

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 8, 2017, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. October 25, 2017 Regular Meeting
 - b. October 23, 2017 Special Meeting
3. Voucher Approval
4. Old or General Business
 - a. Main Street Initiative update
 - b. PA H17075 – Margaret Sulentic- 23 Van Buren – Rehab or Replace Carriage House – **Exhibit A**
 - c. COA H17071 – Midwest Motels of Deadwood – 633 Main – Install Catch Fence – **Exhibit B**
5. New Matters before the Deadwood Historic District Commission
 - a. COA H17084 – Gene Hunter – 1 Charles – Demolition of Garage – **Exhibit C**
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17085 – Joette Johnson – 78 Williams – Replace Siding & Install Storm Windows – **Exhibit D**
 - b. PA H17086 – Mike Gustafson – 270 Main – Additions and New Parking Garage – **Exhibit E**
 - c. PA H17087 – Ron Almanza–33 Taylor–Repair Foundation/Porch/Roof/Windows/Fence & Siding–**Exhibit F**
7. HP Programs and Revolving Loan Program
 - a. HP Program Applications – **Exhibit G**
 - i. Joette Johnson – 78 Williams – Siding Program
 - ii. Joette Johnson – 78 Williams – Wood Windows & Doors Program
 - b. HP Program Grant Extensions – **Exhibit H**
 - i. Iver & Monica Gibbs – 850 Main – Wood Windows & Doors Program
 - ii. Iver & Monica Gibbs – 850 Main – Siding Program
 - iii. Roger & Ann Ochse – 35 Madison – Elderly Resident Program
 - iv. Margaret Sulentic – 23 Van Buren – Elderly Resident Program
 - v. Margaret Sulentic – 23 Van Buren – Foundation Program
 - vi. Lori Keehn – 107 Forest – Wood Windows & Doors Program
 - vii. Lori Keehn – 107 Forest – Siding Program
 - c. HP Program Subordination – **Exhibit I**
 - i. Greg Vecchi – 19 Centennial
 - d. Revolving Loan Program – **Exhibit J**
 - i. Bonnie Fosso – 170 Pleasant St – Extension Request
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 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 25, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order

Recess Meeting for Program

2017 Deadwood Century Award Program

Reconvene Meeting

2. Approval of HPC Meeting Minutes
 - a. October 11, 2017 Regular Meeting
 - b. October 16, 2017 Special Meeting
3. Voucher Approval
4. Old or General Business
 - a. Main Street Initiative update
 - b. PA H17075 – Margaret Sulentic- 23 Van Buren – Rehab or Replace Carriage House – **Exhibit A**
5. New Matters before the Deadwood Historic District Commission
 - a. COA H17071 – Midwest Motels of Deadwood – 633 Main – Install Catch Fence – **Exhibit B**
 - b. COA H17076 – Lisa Jorgenson – 641 Main – Restore Front Façade-Rear Life Safety Issues – **Exhibit C**
 - c. COA H17077 – Tim Conrad – 36 Water Street – Replace Siding – **Exhibit D**
 - d. COA H17080 – NBD, LLC – 643 Main – Restore Front Façade – **Exhibit E**
 - e. COA H17081 – NBD, LLC – 645 Main – Restore Front Façade – **Exhibit F**
 - f. COA H17082 – NBD, LLC – 647 Main – Restore Front Façade – **Exhibit G**
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17078 – Amy Gorzalka – 50 Van Buren- Foundation and Storm Windows – **Exhibit H**
 - b. PA H17079 – Gordon Mack – 103 Charles – Remove Stucco and Replace Siding – **Exhibit I**
7. HP Programs and Revolving Loan Program
 - a. HP Program Applications – **Exhibit J**
 - i. Tim Conrad – 36 Water Street – Siding Program
 - ii. Lou & Linda Stojack – 64 Denver – Wood Windows and Doors Program Re-Submittal
 - iii. Lisa Jorgenson – 641 Main – Façade Program – **Exhibit K**
 - iv. NBD, LLC, 643, 645 and 647 Main – Façade Program – **Exhibit L**
 - b. HP Commission Liaison to Neighborworks Board Discussion – Commissioner Toews
 - c. Revolving Loan Program – **Exhibit M**
 - i. Dave Swaney – 37 Lee – Request to Forgive RW
 - ii. Mike & Esther Schmidt – 17 Lincoln – Loan Extension Request
 - iii. Kurt & Dawn Bialas – 24 Raymond – Loan Extension Request
 - iv. Bernie Reausaw – 336 Williams – Loan Extension Request
 - v. Dennis Bammer – 10 Van Buren – Loan Extension Request
 - vi. Randy Johnston – 95 Stewart – Loan Extension Request
 - vii. Tim Conrad – 52 Lincoln – Loan Extension Request
 - viii. Joette Johnson – 78 Williams – Loan Requests
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
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City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, October 11, 2017

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

Absent: Dale Berg and Lynn Namminga

Present City Commission: Dave Ruth Jr.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, and Meghan Wittmis, Recording Secretary were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, October 25, 2017 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Meeting recessed for the 2017 Deadwood Century Award Program

Mr. Kuchenbecker presented the Century Award to the Pastor of the First Baptist Church. A large representation was present from the congregation.

Meeting reconvened for business

Approval of HPC Minutes:

October 11, 2017 Regular Meeting

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HPC minutes of Wednesday, October 11, 2017. Aye – All. Motion carried.

October 16, 2017 Special Meeting

It was moved by Ms. Posey and seconded by Ms. Ochse to approve the HPC minutes of Thursday October 16, 2017 Special Meeting. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$185,296.75. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker updated the commission Main Street Initiative Committees:

- The Promotion Committee has a Community Mixer scheduled for December 1st at Mustang Sally's and the Celebrity Hotel parking lot from 5:00 p.m. to 7:00 p.m. There will be caroling, a tree lighting, Santa Clause with gifts for kids, hot beverages, and s'mores. November 3rd is the Little Black Dress event which is a fundraiser for Revitalization and MS; Craft Beer Fest November 10th.
- The Design Committee has the banners back and is working on getting those up. Phase III of the vehicle wayfinding is complete.
- Economic Restructuring will have SDSU architectural students here November 3rd – 5th. They will be working on the upper floor development of nine buildings downtown for residential and rehabilitation efforts.
- Still ongoing discussion with Century Link, we are in a holding pattern as they acquire Level 3 Communications and determine the leadership as we look at potential squares on community gathering places on Main Street. The Organization Committee is also working on speaker's bureau.

PA H17075 – Margaret Sulentic – 23 Van Buren – Rehab or Replace Carriage House – Exhibit A

Mr. Johnson stated the Commission met on Monday regarding this and they just needed a motion to continue. Mr. Kuchenbecker stated the engineers were working on revising their plans. ***It was moved by Mr. Blair and seconded by Mr. Toews to continue the project approval for Case H17075 Margaret Sulentic 23 Van Buren Carriage House to the next meeting. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA H17071 – Midwest Motels of Deadwood – 633 Main – Install Catch Fence – Exhibit B

Mr. Kuchenbecker stated he would like a motion to continue. He would like to meet with the owners onsite with to look at the proposed catch fence. ***It was moved by Ms. Posey and seconded by Mr. Blair to continue. Aye – All. Motion carried.***

COA H17076 – Lisa Jorgenson – 641 Main – Restore Front Façade-Rear Life Safety Issues – Exhibit C

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 641 Main, a contributing structure on Main Street in the Deadwood City Planning Unit. The applicant is requesting permission to replace the windows on the front and back with similar style windows and repaint all wood work, repair back door and replace the wood work around it, repair brick and mortar below back door, replace deck and staircase in back, tuck-point masonry, replace gutter and downspout for water flow and replace/repair/paint cornice on front and top of building. The applicant and contractor has been working closely with staff in accessing work to be completed for the façade easement program. 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 of the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Ms. Posey based upon the guidance found in DOC 17.68.050, I find the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – All. Motion carried.***

COA H17077 – Tim Conrad – 36 Water Street – Replace Siding – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 36 Water Street, a contributing structure located in the McGovern Hill Planning Unit circa 1902. The applicant is requesting permission to remove the 8" siding and install new siding with a 4" reveal. The project will bring the proportions of the siding more in scale with the resource. The proposed work and changes do not encroach upon 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. Mr. Toews asked if the applicant would be working on windows. Mr. Kuchenbecker stated they are considering windows and he is encouraging the owners to consider the window program as well. Ms. Ochse asked if the owner had responded to inspection of the repairs on the property on Lincoln. Mr. Walker stated he did not have that information in front of him so he would need to get back to her. Ms. Ochse asked if it was right to move forward and approve another loan when the owner hasn't responded to the minimum maintenance on his previous loan. Mr. Ruth Jr. pointed out that this item is not a loan, just the project approval. Ms. Ochse does not want to approve this request due to the lack of response on the Lincoln property. It was suggested to possibly put a contingency on the approval of item 7 A, the loan request, rather than this project approval. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon the guidance found in DOC 17.68.050, I find the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – Mr. Toews, Mr. Johnson, Ms. Posey and Mr. Blair. Nay – Ms. Ochse. Motion carried.***

COA H17080, H17081 & H17082 – NBD, LLC – 643, 645 & 647 Main – Restore Front Façade – Exhibits E, F & G

Mr. Kuchenbecker stated the applicant has submitted applications for 643, 645 and 647 Main Street for Certificate of Appropriateness requesting permission to restore the front façade. Applicant is requesting permission to remove the first floor storefront and replace the façade with a historically appropriate wood store front. The façade design was based upon the attached historic photos and conversation with the Deadwood Historic Preservation and Archivist. Paint shall be removed by chemical or other historic preservation appropriate means to expose the original brick in order to determine the condition of the brick and decide whether to paint or leave exposed. The existing window and filled in brick will be removed and replaced with historically appropriate windows. New historically appropriate cornice will be installed at the top of the façade. Also will be installing new pilaster capitals. The applicant has engaged Chamberlain Architects for the project who has worked closely with staff on 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. This is a fantastic project. Mr. Toews stated this is some of the best presentation work he's seen in a long time. Ms. Posey stated that this is beautiful and so well researched. ***It was moved by Mr. Blair and seconded by Mr. Toews based upon the guidance found in DOC 17.68.050, I find the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness for Exhibits E, F and G -- 643, 645 and 647 Main Street. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA H17078 – Amy Gorzalka – 50 Van Buren- Foundation and Storm Windows – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 50 Van Buren a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to replace windows and install storm windows. Applicant will also be repairing the foundation. Staff will coordinate with the owner through the window program. Some windows may not need to be replaced with the added protection and efficiency of storm windows. 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 District or the Deadwood National Historic Landmark District. Ms. Ochse stated that the owner has put off closing on her loan. Mr. Walker stated the owner is scheduled to sign papers Monday. Ms. Ochse proposed this approval be contingent on the owner signing the loan papers. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon all the evidence presented, the HP Commission finds 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 contingent on signing loan documents with NeighborWorks. Aye – All. Motion carried.***

PA H17079 – Gordon Mack – 103 Charles – Remove Stucco and Replace Siding – Exhibit I

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 103 Charles a non-contributing structure located in the Cleveland Planning Unit c 1990. Because it is less than 50 years old, it cannot contribute to the Deadwood National Historic Landmark District at this time. The applicant is requesting permission to remove stucco on east side of building and replace with LP Smart Side 3/8x8"x16' and paint the original color. Applicant will also be removing the south side to continue the match. ***It was moved by Ms. Posey and seconded by Ms. Ochse based upon all the evidence presented, the HP Commission finds this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Aye – All. Motion carried.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit J

- i. Tim Conrad – 36 Water 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. ***It was moved by Ms. Ochse and seconded by Mr. Toews to approve the application for the Siding Program contingent upon the completion of the minimum maintenance on the Lincoln property. Aye – All. Motion carried.***
- ii. Lou & Linda Stojack – 64 Denver – Wood Windows and Doors Program Re-Submittal
The applicant submitted an application on September 13, 2017 but was denied because the windows did not fall under the guidelines of the grant. The owner is resubmitting their grant request and will be installing double hung windows per the grant guidelines. 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. ***It was moved by Ms. Ochse and seconded by Ms. Posey to approve the application for the Wood Windows and Doors Program. Aye – All. Motion carried.***
- iii. Lisa Jorgenson – 641 Main – Façade Program – Exhibit K
The Historic Preservation Office has received a Historic Façade Easement Program Application for Woody's Old Time Photos located at 641 Main in Deadwood. The total cost of the façade restoration project is \$93,750.00 with the grant portion of the project capped at \$75,000. The applicant plans to replace the windows on the front and back with similar style windows. Repaint all woodwork and make necessary repairs to the cornice and paint. Replace deck and staircase in back, tuck-point masonry, repair back door, and replace gutter and downspout for better water drainage. The applicant is going to be doing the project in two phases with half of the project in 2017 and the other half in 2018. Staff has determined the applicant meets the criteria for the Historic Façade Easement Program and will coordinate with the applicant during the proposed project. ***It was moved by Mr. Blair and seconded by Ms. Posey to accept 641 Main Street into the Historic Façade Easement Program. Aye – All. Motion carried.***
- iv. NBD, LLC, 643, 645, & 647 Main – Façade Program – Exhibit L
The Historic Preservation Office has received three applications for the Historic Façade Easement Program for 643, 645 and 647 Main Street in Deadwood.
 - 643 Main -- The applicant plans to remove the first floor storefront and replace with historically appropriate wood. Paint shall be removed on brick to determine if it can be left exposed. Windows will be replaced with historically appropriate windows. New historically appropriate cornice will be installed and new pilaster capitals. The total cost of the façade restoration project is \$140,000.00 with the grant portion of the project capped at \$75,000.00.

- 645 Main -- The applicant will be removing the fake shutters, windows and brick infill from the original window opening. The windows will be replaced with historically appropriate windows. Existing wood work and moldings will be cleaned, repaired and painted. The total cost of the façade restoration project is \$95,000.00 with the grant portion of the project capped at \$75,000.00.
- 647 Main -- The applicant will be cleaning the wood trim, moldings and cornice. Refurbish and paint the second story. The brick will be repaired and tuck-pointed where needed. The first story stucco veneer and storefront will be removed and replaced by historical storefront to resemble existing photos and buildings. The total cost of the façade restoration project is \$110,000.00 with the grant portion of the project capped at \$75,000.00.

Staff has determined the applicant meets the criteria for the Historic Façade Easement Program and will coordinate with the applicant and architect during the proposed project. Mr. Kuchenbecker asked Mr. Burns with Chamberlain Architects what the timing of this project would be. Mr. Burns stated this will be a 2018 project by the time they get through the design stage. ***It was moved by Ms. Posey and seconded by Mr. Toews to accept NBD, LLC, 643, 645 & 647 Main Street into the Historic Façade Easement Program. Aye – All. Motion carried.***

HP Program Grant Extension Request – Exhibit K

- Greg Vecchi – 19 Centennial – Wood Windows and Doors Program

It was moved by Ms. Posey and seconded by Mr. Namminga to approve the HP Program Grant Extension Request for six months and this will be the last extension allowed for this grant. Aye – All. Motion carried.

HP Commission Liaison to NeighborWorks Board Discussion – Commissioner Toews

Mr. Toews stated he did not feel that he was able to contribute much value to the items that are discussed at these board meetings. Mr. Toews feels a Historic Preservation Commission liaison to the NeighborWorks Board is not necessary. ***It was moved by Ms. Ochse and seconded by Mr. Blair to eliminate the Liaison position to the NeighborWorks Board. Aye – All. Motion carried.***

Revolving Loan Program/Disbursements

Revolving Loan Program Disbursements

It was moved by Ms. Ochse and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$39,202.04, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$8,373.24, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Ms. Ochse and seconded by Mr. Blair to approve HP Retaining Wall Grant disbursement in the amount of \$13,000.00, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye – All. Motion carried.

Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported he signed off on the building permit for Mike Schmidt as he finally found a contractor. The Comprehensive Plan surveys are due by October 31st. Mike Runge discovered a button from the Civil War in the collection from the Rec Center. Also the Experience Tours will begin test runs in November. The Sorenson's project at 26 Burnham is nearing completion and the Park's project at 48 Taylor is coming along. Mike Runge and Grant Welford have been conducting video interviews for the 30th Anniversary of the Syndicate Fire.

Committee Reports:

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:04 p.m.

ATTEST:

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

11/03/17

8:31 AM

DEADWOOD HISTORIC PRESERVATION COMMISSION

Site Visit

City Hall, 108 Sherman Street, Deadwood, South Dakota

Monday, October 23, 2017 ~ 1:00 p.m.

There will be a meeting of the Deadwood Historic Preservation Commission to be held on Monday, October 23, 2017, 1:00 p.m. at City Hall, 102 Sherman Street, Deadwood, SD

This Historic Preservation will be discussing the Carriage House located at 23 Van Buren.

No Action to be Taken.

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Monday, October 23, 2017 ~ 1:00 p.m.

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

Absent: Tom Blair

Present City Commission: Dave Ruth

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

Open discussion took place regarding the carriage house located at 23 Van Buren. Mike Albertson with Albertson Engineering was available to answer questions regarding what needs to be done to restore and save this historic structure.

No action was taken.

ATTEST:

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

Case No. H17075
Address: 23 VAN BUREN AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 23 VAN BUREN AVE, a contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: MARGARET SULENTIC
Owner: MARGARET SULENTIC
Constructed: c 1880

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 historical 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:**
 - a. **Option one:** Rehab of carriage home/garage as outlined in the plans drawn by Albertson's Engineering. Rehab of existing would cost significantly more with the added risk to employees due to current structure's condition. The only original items that would remain in a rehab of existing would be the 2x4's, otherwise all items would be new.
 - b. **Option two:** Demo of the building would be the quicker and safer route with the least blocking/disturbing for the ally way, it would however remove all historical items and be 100% new.

It is the recommendation of two engineering firms now that action is taken immediately and no one enter the structure.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Option one would be the preferred approach from the two options provided by the applicant; although, with option one there would be limited materials remaining from the original structure. Under option one, 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.

Under the option two approach, the proposed work and changes does damage ^{and} destroy a historic resource and has an adverse effect on the character of the building; however, it does not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Staff questions if there all options have been considered. Could other unidentified options be less expensive and not damage or destroy the historic resource.



Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

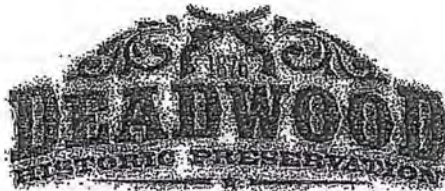
OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

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



FOR OFFICE USE ONLY	
Case No.	<u>H17075</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>10/4/17</u>
Date of Hearing	<u>10/11/17</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: 23 Van Buren St., Deadwood, SD 57732

Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

Owner's Name: Margaret Sullivan
Address: 23 Van Buren
City: Deadwood State: SD Zip: 57732
Telephone: _____ Fax: _____
E-mail: _____

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

Contractor's Name: Rangel Construction Company LLC
Address: 2626 West Main St. Ste #3
City: Rapid City State: SD Zip: 57702
Telephone: 605-716-0547 Fax: 605-716-5496
E-mail: mario@rangelconstructioncompany.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 checked="" type="checkbox"/> Addition | <input 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 type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input type="checkbox"/> Windows | <input type="checkbox"/> Fencing |
| <input checked="" type="checkbox"/> Other <u>Rehab or Re-build</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | |

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>11/06/17</u>		Project Completion Date (anticipated): <u>01/26/2018</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 type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER -- Describe in detail below or use attachments			

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.

2 Options on this project:

- 1: Rehab of carriage home/garage as outlined in the plans drawn by Albertson's Engineering
- 2: Tear down existing building and demo and re-build new to create identical looking buildings

Rehab of existing would cost significantly more with the added risk to employees due to current structures condition. The only original items that would remain in a rehab of existing would be the 2x4's, otherwise all items would be new.

Demo of the building would be the quicker and safer route with the least blocking/disturbing for the ally way, it would however remove all historical items and be 100% new.

It is the recommendation of two engineering firms now that action be taken immediately and no one enter the structure.

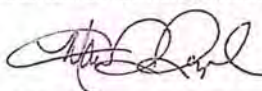
FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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

_____	_____		10/04/2017
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.

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. *Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.*

ALL WORK:

- ☒ Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

- ☒ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- ☐ Exterior material description.
- ☐ Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- ☒ Photograph of existing conditions from all elevations.
- ☐ Color samples and placement on the structure.
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

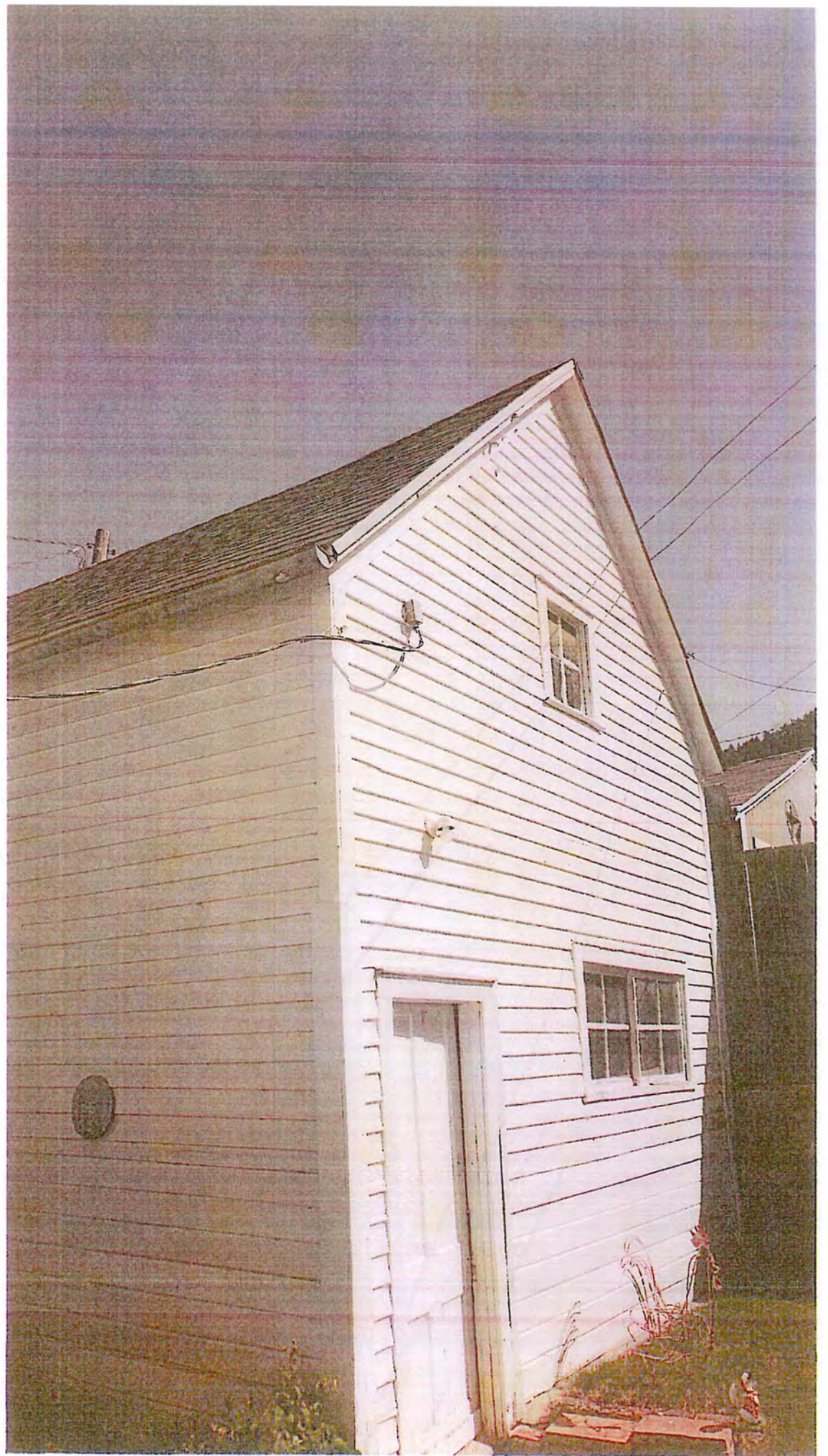
PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☐ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- ☐ Material list including door and window styles, colors and texture samples.
- ☐ Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- ☐ Color photographs of proposed site and structures within vicinity of new building.

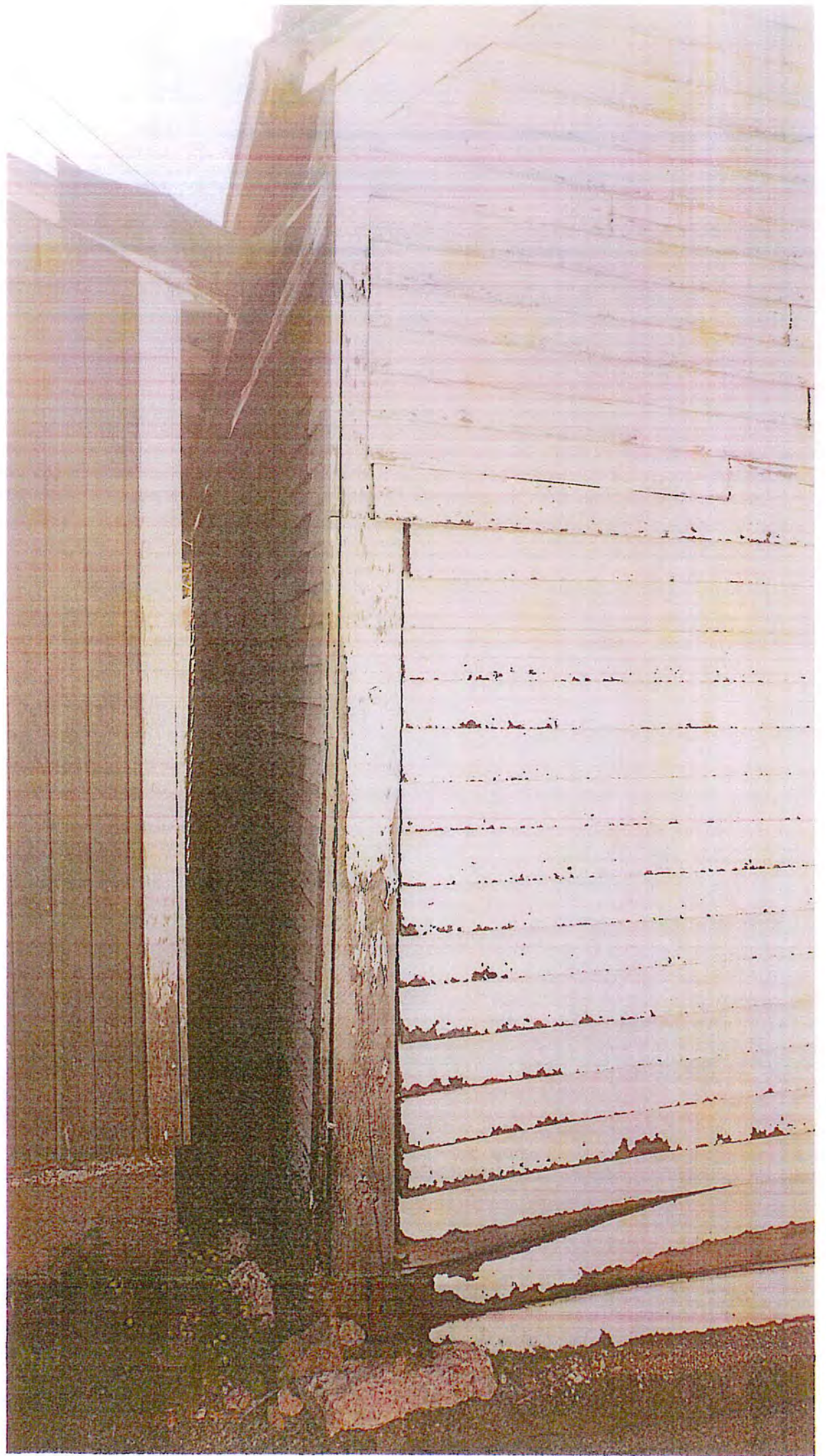












GENERAL ASSUMPTIONS OF STRUCTURE

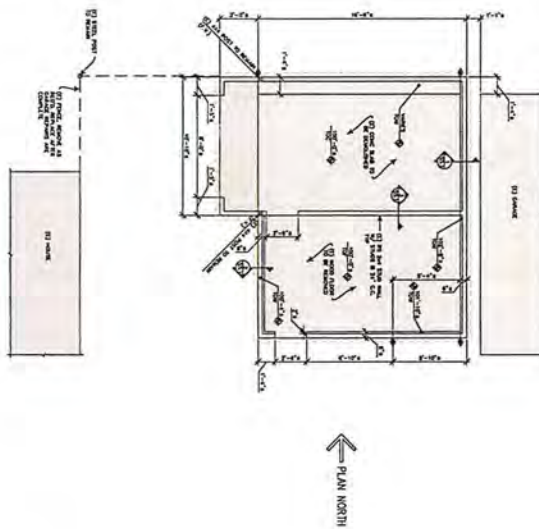
1. ALL STRUCTURAL INFORMATION IS BASED ON THE EXISTING FOUNDATION RECORDS AND VISUAL INSPECTION OF THE STRUCTURE.
2. THE FOUNDATION RECORDS ARE THE ONLY SOURCE OF INFORMATION FOR THE EXISTING FOUNDATION.
3. THE FOUNDATION RECORDS ARE THE ONLY SOURCE OF INFORMATION FOR THE EXISTING FOUNDATION.
4. THE FOUNDATION RECORDS ARE THE ONLY SOURCE OF INFORMATION FOR THE EXISTING FOUNDATION.
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9. THE FOUNDATION RECORDS ARE THE ONLY SOURCE OF INFORMATION FOR THE EXISTING FOUNDATION.
10. THE FOUNDATION RECORDS ARE THE ONLY SOURCE OF INFORMATION FOR THE EXISTING FOUNDATION.

DEMOLITION PLAN NOTES AND ASSUMPTIONS

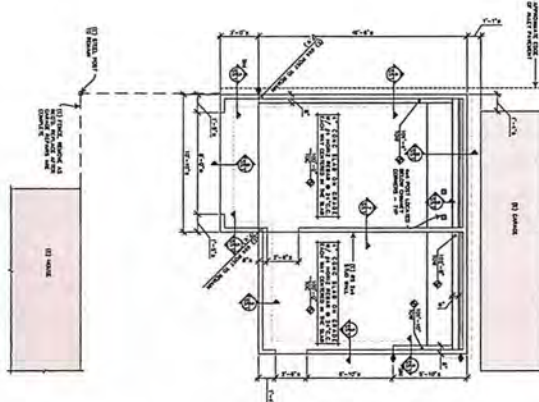
1. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DEADWOOD, SOUTH DAKOTA, ORDINANCE 10.01.01.
2. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DEADWOOD, SOUTH DAKOTA, ORDINANCE 10.01.01.
3. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DEADWOOD, SOUTH DAKOTA, ORDINANCE 10.01.01.
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10. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DEADWOOD, SOUTH DAKOTA, ORDINANCE 10.01.01.

FOUNDATION REPAIR PLAN NOTES AND ASSUMPTIONS

1. ALL REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DEADWOOD, SOUTH DAKOTA, ORDINANCE 10.01.01.
2. ALL REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DEADWOOD, SOUTH DAKOTA, ORDINANCE 10.01.01.
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FOUNDATION DEMOLITION PLAN
SCALE 1/4"=1'-0"



FOUNDATION REPAIR PLAN
SCALE 1/4"=1'-0"

2ND FLOOR REPAIR PLAN NOTES

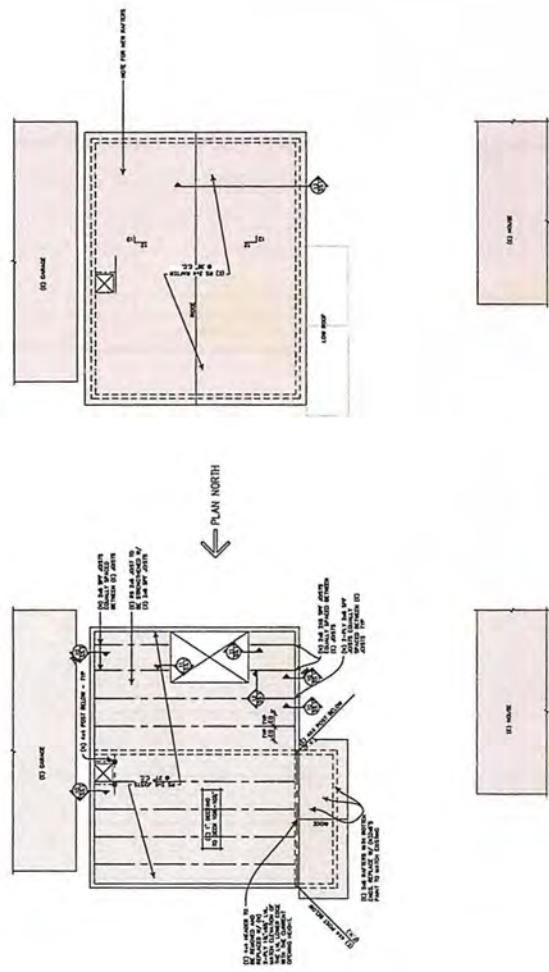
- SEE SHEET S2.1 FOR STRUCTURAL NOTES
- SEE SHEET S2.2 FOR ROOF REPAIR NOTES
- SEE SHEET S2.3 FOR ROOF FRAMING NOTES
- SEE SHEET S2.4 FOR ROOF FINISHES NOTES
- SEE SHEET S2.5 FOR ROOF DRAINAGE NOTES
- SEE SHEET S2.6 FOR ROOF VENTILATION NOTES
- SEE SHEET S2.7 FOR ROOF INSULATION NOTES
- SEE SHEET S2.8 FOR ROOF CLADDING NOTES
- SEE SHEET S2.9 FOR ROOF ACCESSORIES NOTES
- SEE SHEET S2.10 FOR ROOF MAINTENANCE NOTES

GENERAL REQUIREMENTS OF REPAIRS

- ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
- ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS.
- ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE.
- ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE.
- ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE.
- ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN NATIONAL BUILDING CODE.
- ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE EUROPEAN BUILDING CODE.
- ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AUSTRALIAN BUILDING CODE.
- ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE JAPANESE BUILDING CODE.
- ALL REPAIRS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CHINESE BUILDING CODE.

ROOF REPAIR PLAN NOTES

- SEE SHEET S2.1 FOR STRUCTURAL NOTES
- SEE SHEET S2.2 FOR ROOF REPAIR NOTES
- SEE SHEET S2.3 FOR ROOF FRAMING NOTES
- SEE SHEET S2.4 FOR ROOF FINISHES NOTES
- SEE SHEET S2.5 FOR ROOF DRAINAGE NOTES
- SEE SHEET S2.6 FOR ROOF VENTILATION NOTES
- SEE SHEET S2.7 FOR ROOF INSULATION NOTES
- SEE SHEET S2.8 FOR ROOF CLADDING NOTES
- SEE SHEET S2.9 FOR ROOF ACCESSORIES NOTES
- SEE SHEET S2.10 FOR ROOF MAINTENANCE NOTES



2ND FLR & ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

23 VAN BUREN GARAGE ASSESSMENT
DEADWOOD, SOUTH DAKOTA
JAB
09-25-2017



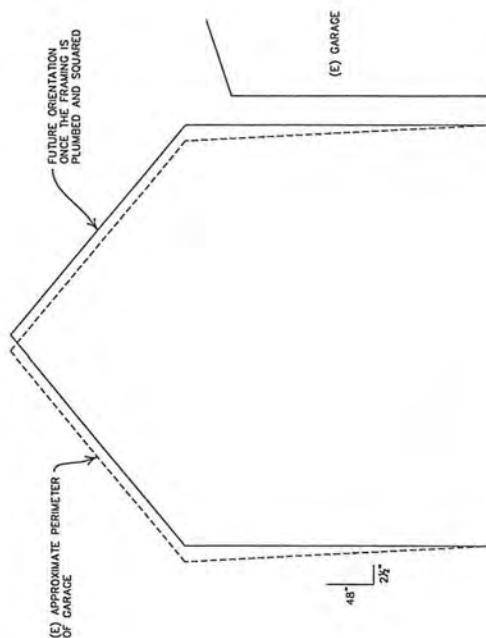
DATE	2017-208
BY	10/27/17
CHECKED	
APPROVED	

Albertson Engineering Inc.
1002 W. MAIN, SUITE C
SIOUX FALLS, SOUTH DAKOTA 57102
605.343.9006



LATERAL FRAMING REPAIR NOTES NOTES

- [illegible]



LATERAL FRAMING REPAIR ELEVATIONS
SCALE: 1 1/2" = 1'-0"

23 VAN BUREN GARAGE ASSESSMENT
DEADWOOD, SOUTH DAKOTA

09-25-2017 JAB LATERAL FRAMING REPAIR ELEVATIONS



10/27/17			

2017-288

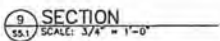
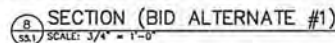
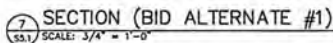
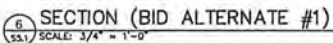
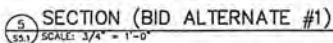
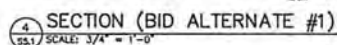
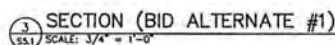
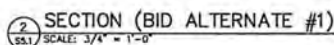
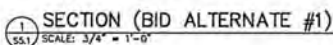
Albertson Engineering Inc.

0025-5518/98/0005-0000\$05.00/0



57702 AKOTA

S3.1



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



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

MEMORANDUM

EXHIBIT B

Date: November 3, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: COA H17071 – 633 Main – Midwest Motels of Deadwood

A Historic Preservation Program application for Certificate of Appropriateness was received by this office for 633 Main – Midwest Motels of Deadwood. Due to staff vacation schedules the staff report will follow on Monday, November 6, 2017.

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>H17071</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>9/27/17</u>
Date of Hearing	<u>10/11/17</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>633 Main Street</u>
Historic Name of Property (if known): <u>Bullock Hotel</u>

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

Owner's Name: <u>Midwest Motels of Deadwood</u>	Architect's Name: _____
Address: <u>658 Main Street</u>	Address: _____
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>	City: _____ State: _____ Zip: _____
Telephone: <u>605-545-5779</u> Fax: _____	Telephone: _____ Fax: _____
E-mail: <u>density.mmd@mch.net</u>	E-mail: _____

Contractor's Name: _____	Agent's Name: _____
Address: <u>Not Selected</u>	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
E-mail: _____	E-mail: _____

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input 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 checked="" type="checkbox"/> FENCE/GATE	<input checked="" 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.

Parking Next Rock hill rocks come off the hill onto parked vehicles. Would Request that the hotel be allowed to install a catch Fence. Would like to Install a brown chain link fence

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.

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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

[Handwritten Signature] 9.27.17
Tim Ugg B. Esen 09-27-2017

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.

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ALL WORK:



Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

- ☐ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- ☐ Exterior material description.
- ☐ Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- ☐ Photograph of existing conditions from all elevations.
- ☐ Color samples and placement on the structure.
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☐ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- ☐ Material list including door and window styles, colors and texture samples.
- ☐ Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- ☐ Color photographs of proposed site and structures within vicinity of new building.

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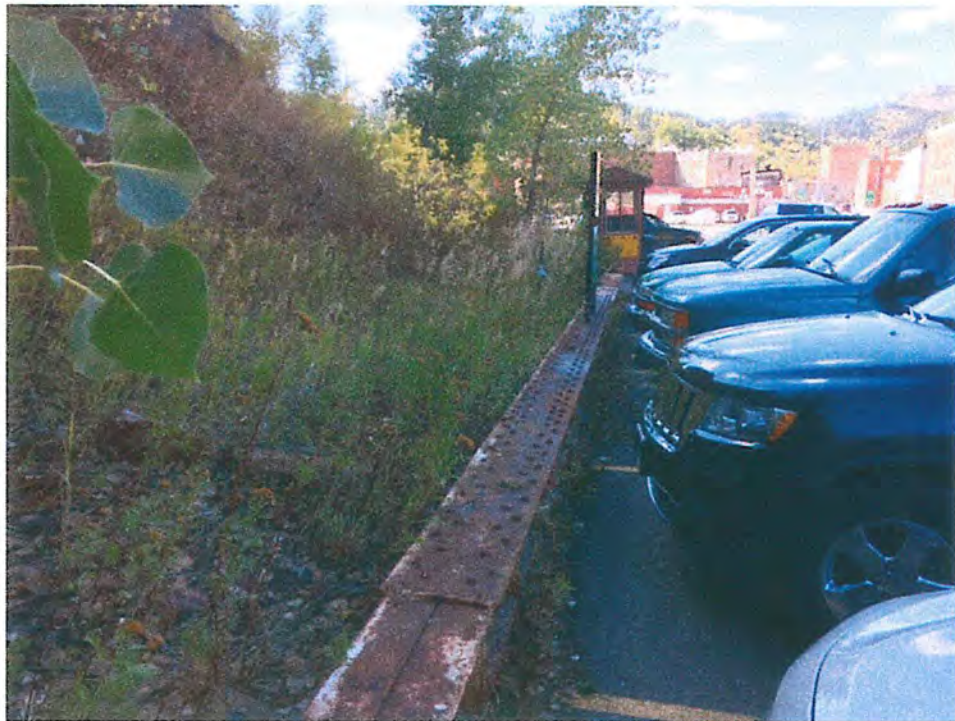
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Date: 11/03/2017

Case No. H17084

Address: 1 CHARLES ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 1 CHARLES ST, a non-contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: GENE HUNTER

Owner: GENE HUNTER

Constructed: 1890

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This resource was not included in the 1993 Architectural Survey because of it is located in the local historic district which was not included in this survey. The 1988 Architectural Survey lists the resource as non-contributing or not eligible although there are no specifics. It is staffs assumption the house has lost its historic integrity due to the change of siding materials and alterations of the window configuration. The garage appears to be from the 1930s.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission for demolition of the garage. The roof is sagging and could possibly collapse at any time.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: It should be noted this resource is located within the local historic district (Planning Unit 4) which according to the ordinance require plans for new construction. Per the ordinance, in order to receive a certificate of appropriateness; the applicant must submit plans for the property. Such plans must include or contemplate new construction, and the applicant shall provide the historic district commission with plans for this purpose.

Since this is a non-contributing residential resource within the local historic district, it is staff's opinion, this requirement could possibly be waived for this particular case as it is also 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. This is based on the fact the resource is listed as a non-contributing structure. Furthermore, the resource appears in poor deteriorated condition.



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>H17084</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>10/31/17</u>
Date of Hearing	<u>11/08/17</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>1 Charles St., Deadwood, SD</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>Gene Hunter</u>
Address: <u>38 Van Buren</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57702</u>
Telephone: <u>605-381-9857</u> Fax: <u>605-342-6801</u>
E-mail: <u>fattoe340@gmail.com</u>

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

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

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

TYPE OF IMPROVEMENT			
<input 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>Demolition of garage</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>12/1/2017</u>		Project Completion Date (anticipated): <u>12/31/2017</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 checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	<input checked="" type="checkbox"/> Demolition
	<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
<p>Describe, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.</p> <p>Failure to supply adequate documentation could result in delays in processing and denial of the request.</p> <p style="font-size: 1.2em; margin-top: 20px;">Demolition of garage at 1 Charles, Deadwood.</p> <p style="font-size: 1.2em;">Garage roof is sagging and could possibly collapse at any time.</p>

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.

Gene Hunter 11/30/2017
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: 11/03/2017

Case No. H17085

Address: 78 WILLIAMS ST

Staff Report

The applicant has submitted an application for Project Approval for work at 78 WILLIAMS ST, a non-contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: JOETTE JOHNSON

Owner: JOETTE JOHNSON

Constructed: c 1890

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: In the 1993 Architectural Survey, this house had sustained several modern alterations including: an addition at front; dryvit siding; and a majority of replacement windows. Because of these modifications, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time. Since the survey, the siding was replaced with a wood grain cement board siding but installation was not of high quality work.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to replace siding and install a storm door on the front and one storm window upstairs.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The proposed work and changes will improve the resource and take it closer to a contributing structure, therefore the 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.	<u>H17085</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>10/23/17</u>
Date of Hearing	<u>11/08/17</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>78 Williams</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>Joette Johnson</u>
Address: <u>PO Box 14</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-580-0857</u> Fax: _____
E-mail: <u>joette.johnson@icloud.com</u>

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

Contractor's Name: <u>Seth Winzel</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: <u>347-7691</u> Fax: _____
E-mail: _____

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input 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 checked="" type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input checked="" 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
<p>Describe, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.</p> <p>Failure to supply adequate documentation could result in delays in processing and denial of the request.</p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px;"> <p style="font-size: 1.2em;">Replace Siding and install one storm door on the front and one storm window upstairs.</p> </div>

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 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.

EXHIBIT E

Date: 11/03/2017

Case No. H17086

Address: 270 MAIN ST

Staff Report

The applicant has submitted an application for Project Approval for work at 270 MAIN ST, a NON-CONTRIBUTING structure located in FOUNTAIN CITY Planning Unit in the City of Deadwood.

Applicant: MIKE GUSTAFSON

Owner: MIKE GUSTAFSON

Constructed: 1990

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 motel cannot contribute to the Deadwood National Historic Landmark District at this time because it currently is less than 50 years old.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to make two small additions to the front of the casino and hotel one for an elevator and lobby landings and the other for a lobby lounge. Applicant also would like to add a parking structure to accommodate 84 vehicles; this will require grading of the hillside. Applicant will be removing the parking in front of the building along the road and putting in all new landscaping per attached plans.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: It is staff's opinion the proposed work, if completed could be an improvement to this area of the National Historic Landmark compared to the current conditions. The proposed project may provide traffic and parking solutions to the site which is caused by the size and extent of the existing facility.

While reviewing this project, staff would like the commission to consider this application as too early for any project approval action. These are really preliminary plans based on the grading plan options presented in the narratives along with the 35% completion of the architectural plans and conceptual plans for the landscaping enhancements. These terms are used throughout the supporting documentation. Therefore, it is staff's opinion no formal approval should be given at this time other than the Historic Preservation Commission providing a preliminary directive to the applicant and their representatives as to whether this project would be considered adverse to the historic districts as preliminarily presented.

It should be further noted, under new ordinances, once final plans are submitted and approved and prior to a building permit issued, a performance bond must be in place with the City of Deadwood to ensure proposed work is completed to the approved plans. Since no final plans are available, it does not make sense to take formal action on a project approval at this time.

This area of the historic districts has seen dramatic changes and been through several legal battles over the protection of the landmark district. While the scale and massing of the project is

drastically different from the original integrity of this area of the historic district almost all of this character has been lost with the exception of portions of the landscape and the Ferris and Auer properties – the two remaining residential properties within this section of the historic districts.



If a decision other than to continue the project is chosen to be taken, 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. H17086
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 11/01/17
Date of Hearing 11/08/17

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: 270 MAIN ST.

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: MIKE GUSTAFSON

Address: 270 MAIN ST.

City: DEADWOOD State: SD Zip: 57732

Telephone: 605.510.6107 Fax: _____

E-mail: mqmikegustafson@gmail.com

Architect's Name: GENE FENNEL

Address: 1113 ST. JOSEPH ST.

City: RAPID CITY State: SD Zip: 57701

Telephone: 605.716.0520 Fax: _____

E-mail: gene@fendasmc.com

Contractor's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☒ New Construction

☐ General Maintenance

☒ Other SITE GRADING

☒ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☒ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>1/2018</u>		Project Completion Date (anticipated): <u>9/2019</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> ADDITION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Other <u>PARKING STRUCTURE</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.

- (2) SMALL ADDITIONS TO THE FRONT OF THE CASINO/HOTEL;
- AN ELEVATOR AND LOBBY/LANDINGS c 200 SF/LEVEL X 3 LEVELS
 - A LOBBY LOUNGE OF APPROXIMATELY 800 SF
 - A PARKING STRUCTURE OF A GRADE LEVEL AND ONE RAISED LEVEL TO ACCOMMODATE 34 VEHICLES;
 - SUBSEQUENT GRADING OF THE HILLSIDE TO ACCOMMODATE THE PARKING STRUCTURE, RELOCATION OF COVERS AND RECONFIGURATION OF STREET/HIGHWAY ACCESS POINTS & LANDSCAPING. PLANS, ELEVATIONS AND ILLUSTRATION ATTACHED.

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. *Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.*

ALL WORK:

- ☒ Photograph of ~~house~~ ^{SITE} and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

- ☒ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- ☒ Exterior material description.
- ☒ Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- ☒ Photograph of existing conditions from all elevations.
- ☒ Color samples and placement on the structure.
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

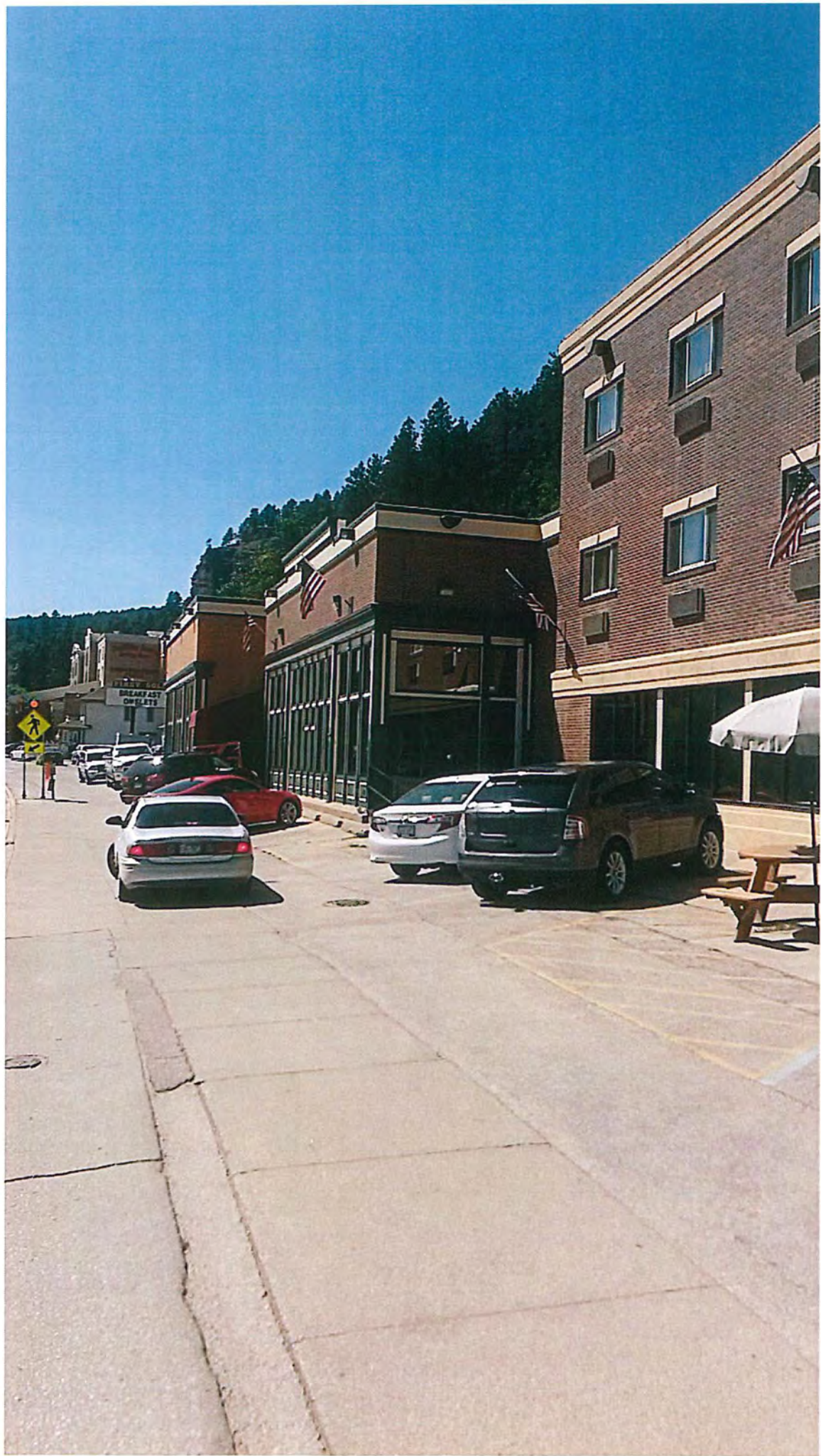
- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☒ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- ☒ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☒ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☒ Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- ☒ Material list including door and window styles, colors and texture samples.
- ☐ Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- ☒ Color photographs of proposed site and structures within vicinity of new building.

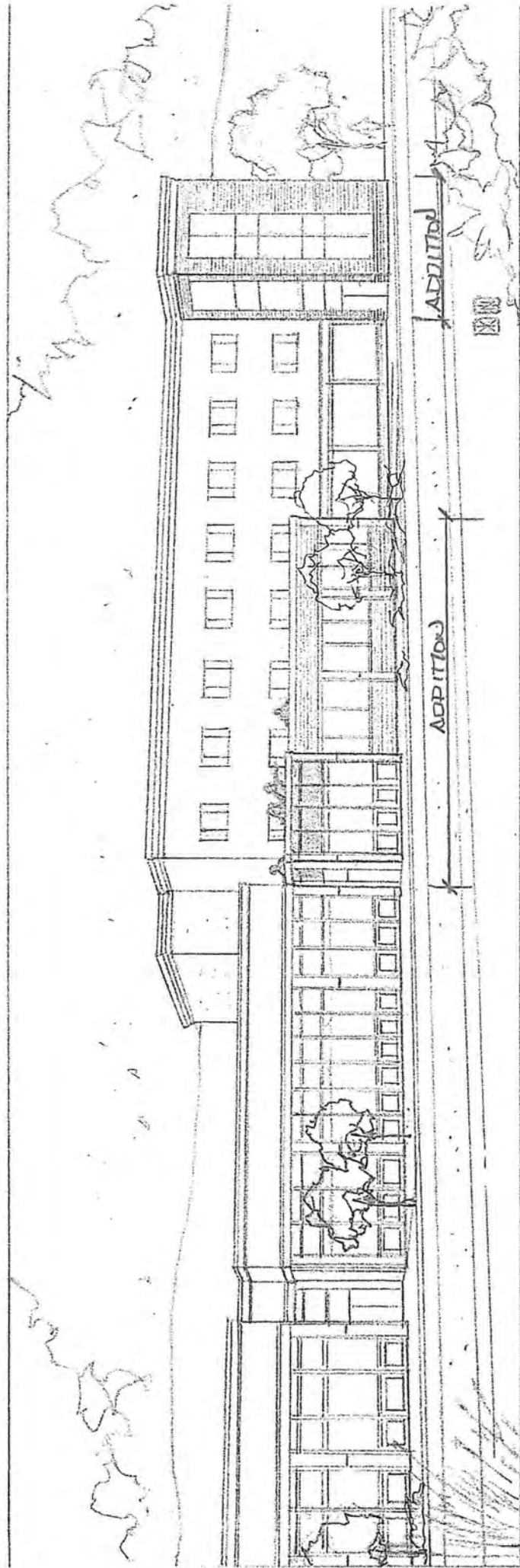












Civil Narrative for First Gold Parking Structure

As this is not a full submittal, some of the details may be unclear to the reviewing entity. The intent of this narrative is to provide details of the proposed improvements that may or may not be conveyed within this submittal.

Removals

Removals are shown on Sheets C300 and C301. Removals noted are as per discussions with the City, State, and the design team.

Complex (West side of casino)

On the west side of the Complex, asphalt and concrete pavements will be removed to make room for the new parking structure. An island exists that includes both power and various communications boxes and appurtenances. Private utilities will be relocated to more ideal locations based on final design plans and discussions with the private utility companies. Two approaches will be removed and replaced with standard curb, gutter, and sidewalk per City and SDDOT requirements. A new commercial type approach will be constructed at the entrance of the new parking structure. This has been discussed with both City and SDDOT and all entities agreed in principle to this proposed layout sketches. Several existing water services lines have been identified in this area. The services that are necessary will be reconstructed from the building to the main, service line stubs not required for future development will be abandoned at the main. If determined there are similar sanitary sewer services, the design team will work with City staff to resolve these issues in the same fashion.

First Gold Complex (In front of casino)

The limits of removals coincide with the proposed changes shown in the landscape drawings. Grading in this area will need to be developed as plans move forward. Additionally one of the existing approaches in front of the Complex will be removed per previous recent discussions. The existing approach on the far east side of the Casino will remain but be improved as a gated egress only approach. Based on the proposed changes within in this area, it does appear that some coordination of both public and private utilities will be required. Coordination efforts are discussed further in this narrative.

First Gold Complex (East side of casino)

In general, the limits of removal east of the casino have not been shown. This will require additional coordination with the Owner, City and SDDOT staff, and all private utility companies to incorporate the potential changes. In general the proposed changes will align with landscape improvements and any other potential parking lot improvements. In Utilities in this area have been identified and may or may not need to be relocated. We do not anticipate any major challenges within this area.

Site Improvements

Preliminary site improvements are shown on Sheets 400 and 401. Complete site improvements have not yet been identified.

First Gold Complex (West side of casino)

As noted above, water and sewer services will be evaluated for need. Services may be upsized to eliminate need for extra lines to First Gold Complex. Existing approaches will be replaced with new curb, gutter, and sidewalk as necessary to meet the SDDOT and City requirements. As per the potential landscape plans, new sidewalk will be added to improve ADA requirements along the corridor. A new commercial type approach will be constructed as an entrance into the new parking structure. Sidewalk grades through the approach will be based on ADA requirements.

First Gold Complex (In front of casino)

The proposed "boardwalk" type of connection from the SDDOT right-of-way sidewalk to the First Gold Complex is currently in the developmental stages. Coordination within our design team is ongoing. Elevation changes up to 2-feet are anticipated and the design team understands these requirements. Elevation changes will be completed through the use of small C-walls and landscape islands as noted in the landscape architecture plans. One approach is proposed for elimination. Within this approach is an storm sewer area inlet. This inlet will be converted to a curb inlet "Type B" style inlet. Existing public utility service lines will be reviewed and assessed as discussed throughout this narrative.

Utilities

Public and private utilities have been located within the street side area along Highway 14. Public utilities include water, sanitary sewer and storm sewer; private utilizes include gas, electric and various communication lines. The proposed improvements do affect these utilities.

Public Utilities –

Our team has been in contact with City staff concerning local public utilities. We have also reached out to the City's design team for the Highway 14 Access Management Project. Our team will continue to work with all parties to ensure all necessary public improvements are complete.

Water Main –

An existing water main has been located adjacent to the First Gold Complex. Work with the proposed parking structure does not affect the exiting water main. Our topographic survey identified multiple service points within the corridor in front of First Gold. A few of the existing services appear to be utilized and functional today, some of these may not be necessary. We will work with City staff and their consultant to identify all requirements and adjust the connection points as necessary.

Sanitary Sewer –

Sanitary sewer is located between Highway 14 and the First Gold Complex. No improvements to the First Gold Complex will affect the existing sanitary sewer network at the present time. Our design team does have concerns with future City improvements in conjunction with the Highway 14 project. We also anticipate that all concerns can be resolved prior to final design.

Storm Sewer –

The majority of the existing storm sewer is located within the SDDOT highway right-of-way. Several connections will be proposed to SDDOT and City staff to allow adequate drainage from the First Gold Complex. Improvements proposed with the new parking structure and other potential buildings expansions increase runoff slightly from the site. Features such as landscaping islands in the pedestrian corridor could be used for stormwater quality and runoff reduction measures.

Private Utilities –

As conceptual design is nearly complete, our design team will contact local private utility companies to review the project. Our team has worked directly with all of the private utility companies previously. We will work directly with their engineering departments to develop an adequate corridor either within the public right-of-way or on private property.

Parking Needs

Typical to Deadwood, parking within the City limits has always been a major concern. Although the new parking structure will add approximately 20 parking spots to the First Gold Complex once complete, other site limitations have been identified and possible solutions are discussed below.

Work on Highway 14, as proposed by SDDOT, is considered an Access Management project. The owner of First Gold has agreed in principal, with SDDOT, to close 6 of the 7 existing approaches. Two new approaches will be constructed to replace the multiple closures.

As part of the multiple approach closures, the parking area just east of the casino is most affected. Services vehicles (food suppliers, beverage suppliers, etc.) enter into this parking area from one of the upper entrances and exit through the lower approach. These vehicles range in size from larger van type vehicles to full size semi-trailers. By limiting the access directly east of the casino area, additional parking will be lost to allow improved flow for the delivery vehicles.

The design team has reviewed this issue with SDDOT staff and has developed a partial solution. At our meeting, we discussed potentially leaving one additional approach open to Highway 14 and making this a gated egress only access point. Work on improving this solution will continue as the design team does have additional concerns with the functionality of this solution.

A second solution is also being considered. In order to allow for additional traffic movement just east of the casino, we are proposing to remove a portion of the hillside behind the casino. This area would be leveled and allow the coolers, utility boxes, and other items located behind the wooden fence to be moved behind the casino. Clearing out an area of the hillside behind the casino would allow us to relocate all of the equipment to behind the building. If the equipment within the fenced area was relocated this would allow us to create a larger open area adjacent to the casino. Creating this area would allow the lower parking lot to function as a safer and more maneuverable turnaround spot for larger vehicular traffic as they exit the complex.

Grading

This is shown on Sheets 500 and 501. As discussed above, in order to complete the improvements shown within the preliminary design plans and discussed in this narrative, additional grading of the hillside will be required.

Grading (west side of casino) –

In order to construct the new parking structure and meet the setback requirements, a portion of the hill behind the structure will need to be removed. It is anticipated that approximately 25' of material will be "shaved" from the hillside. The majority of this new cut will be visually hidden from the street by the proposed new parking structure. Geotechnical recommendations are forthcoming. It is anticipated that following approval of this submittal we will reach out to a geotechnical engineer for pavement and slope stability recommendations. For the preliminary design submittal, we have matched current slopes that have already been constructed.

Grading (east of casino) –

In order to provide a safer vehicular turnaround area just east of the casino, we are proposing to remove the hill directly behind and east of the casino. The area directly behind the casino will be removed to allow relocation of all exterior appurtenances. Cleaning up the area directly east of the casino will provide the area needed to allow adequate maneuverability for local patrons with the lower accesses being closed. This will also allow large areas for delivery vehicles to turn around.

The grading plan also attempts to clean up the face of the wall. Over the past few years several varied cuts have been made to different depths and elevations. The proposed grading plan would "smooth" out the face of the existing wall and should be more visually appealing.

It should be anticipated by City staff that if this submittal is approved, grading plans would be finalized in the following 2 – 4 weeks. The grading necessary to begin the parking structure should begin well ahead of the work for the proposed structure. KTM staff will develop final grading plans for City staff review prior to beginning the proposed work. Full phasing plans, traffic control plans, and erosion and sediment control plans will be developed for the grading submittal.

In discussions with the Owner and Contractor, excess material will be hauled off site to a nearby quarried area owned by Hills Material, Inc. The excess material from First Gold will be hauled to the quarry and used as backfill material to their pits.

Highway Right-of-Way

Our team has met with both SDDOT and City staff to discuss potential future right-of-way acquisition, utility improvements, easements, and project requirements. The landowner has agreed in principle to all requests made including providing additional where needed. These discussions are ongoing as all projects continue to move forward.

Please feel free to contact me by phone 605.791.5866 or email michaelt@ktmdsi.com with any questions or concerns.

Thank you,

Michael Towey, PE

KTM Design Solutions, Inc.

MATERIALS & SYMBOLS

	GRAVEL
	UNDISTURBED SOIL
	DISTURBED SOIL
	CONCRETE
	CEMENT BLOCK
	BRICK
	STEEL
	ACOUSTICAL TILE
	RIGID INSULATION
	BATT INSULATION
	BLOWN INSULATION
	SMALL SCALE GYPSUM
	PLYWOOD
	ROUGH WOOD
	WOOD BLOCKING
	DIMENSION
	TEXT LEADER
	NAME SYMBOL
	DOOR SYMBOL
	WINDOW SYMBOL
	ELEVATION MARKER
	DETAIL NUMBER
	DETAIL REFERENCE
	SHEET NUMBER

SHEET INDEX

COVER SHEET	
C101	CIVIL LEGEND AND ABBREVIATIONS
C200	SURVEY
C300	REMOVALS 1 OF 2
C301	REMOVALS 2 OF 2
C400	SITE PLAN 1 OF 2
C401	SITE PLAN 2 OF 2
C500	GRADING 1 OF 2
C501	GRADING 2 OF 2
C600	EROSION CONTROL 1 OF 2
C601	EROSION CONTROL 2 OF 2
LA 1.01 LANDSCAPE CONCEPT PLAN	
A1.0	SITE PLAN
A2.0	PARKING STRUCTURE - GROUND PLAN
A2.1	PARKING STRUCTURE 2ND LEVEL PLAN
A2.2	CASINO LOBBY & ELEVATOR PLAN
A3.0	PARKING STRUCTURE ELEVATIONS
A3.1	CASINO ADDITIONS PLANS

CODE INFORMATION

CODES USED	
BUILDING SPRINKLERED PER NFPA	2012 IBC
OCCUPANCY GROUP	STAND-PPE @ PARKING; YES ADDS
TYPE OF CONSTRUCTION	S2 PARKING GARAGE; A-2 LOUNGE
SQUARE FOOTAGE	IS VS
	695 SF; 206 SF & 16,343 SF +

CONSULTANTS

STRUCTURAL:	ALBERTSON ENGINEERING INC.
CIVIL:	KTM DESIG SOLUTIONS
LANDSCAPE ARCHITECT:	TALLGRASS LANDSCAPE ARCHITECTURE
MECHANICAL & ELECTRICAL ENGINEER:	PHIL NICHOLS ASSOCIATES

FIRST GOLD PARKING & ADDS

DEANWOOD, SD

DATE	10/21/17
BY	DD
CHECKED	10/21/17

Fennell Design
Architecture & Project Management
300 MAIN ST. STE. 200
DEANWOOD, SD 57003
PH: 605-251-1111
FAX: 605-251-1112
EMAIL: info@fennelldesign.com
WWW.FENNELLDDESIGN.COM

0.0

35% SUBMITTAL
PRELIMINARY NOT FOR CONSTRUCTION

A1.0

Furnell Design
Architecture & Project Management
1801 7th St. N
Suite 100
Minneapolis, MN 55412
612.338.1111
www.furnelldesign.com

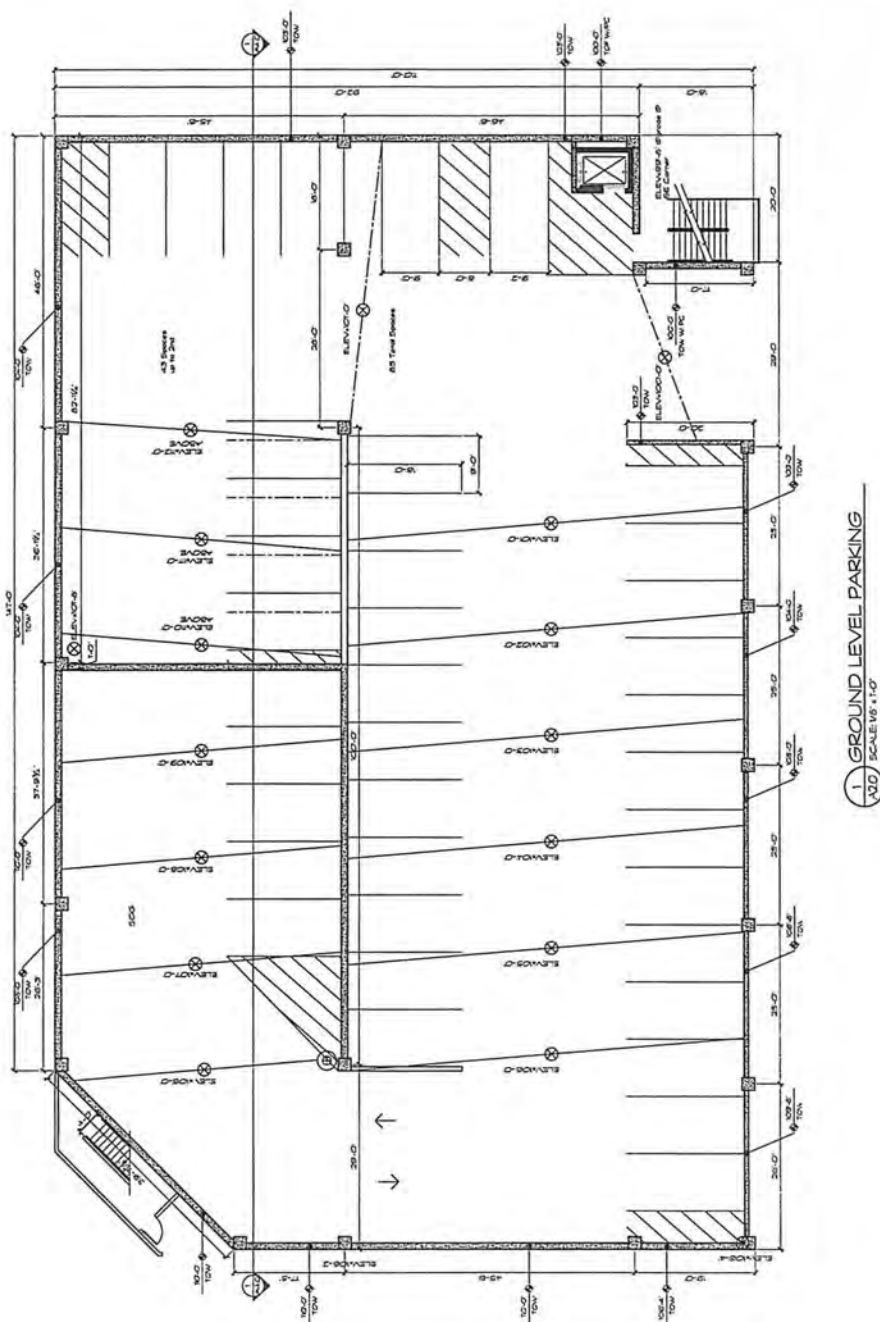
DATE	10/24/17
BY	10/24/17
CHECKED	10/24/17
APPROVED	10/24/17

PROJECT
FIRST GOLD PARKING STRUCTURE
DEVELOPER, SD

ARCHITECTURAL SITE PLAN

1. SITE PLAN
A1.0
SCALE: 1" = 20'





1 GROUND LEVEL PARKING
A20 SCALE: V5" = 1'-0"



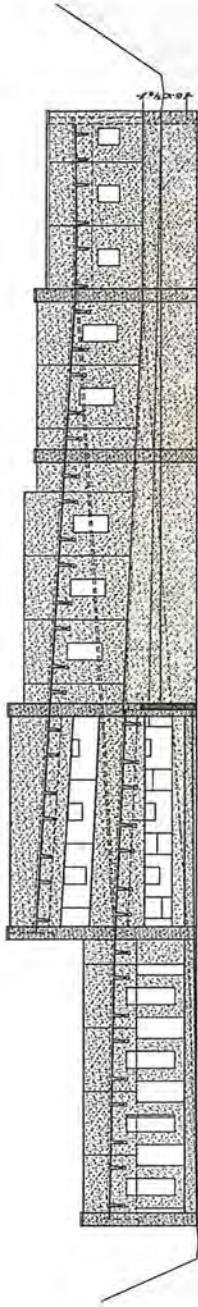
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Furnell Design
Architecture & Project Management
103 ST. JOSEPH ST.
SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.1100
WWW.FURNELLD.COM

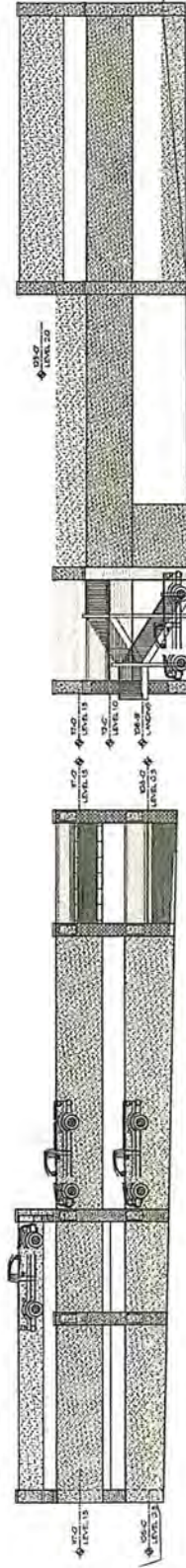
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6	06/01/14	REVISED PER COMMENTS
7	07/01/14	REVISED PER COMMENTS
8	08/01/14	REVISED PER COMMENTS
9	09/01/14	REVISED PER COMMENTS
10	10/01/14	REVISED PER COMMENTS

PROJECT NO.	1000000000
DATE	01/15/14
BY	AD
CHECKED BY	AD
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FIRST GOLD PARKING STRUCTURE & ADDITIONS
DEADWOOD, SD
EXTERIOR ELEVATIONS

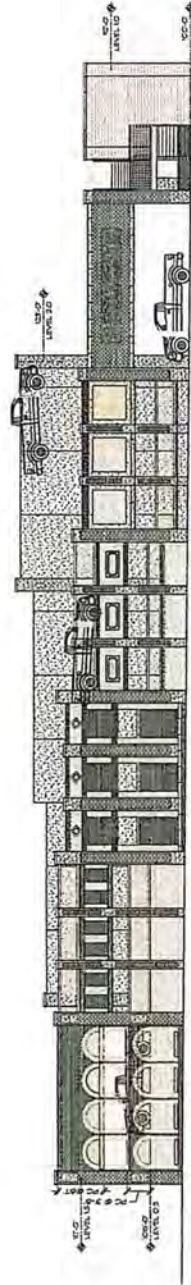


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A3.0 SCALE 1/8" = 1'-0"



1 NORTH ELEVATION
A3.0 SCALE 1/8" = 1'-0"

1 NORTH ELEVATION
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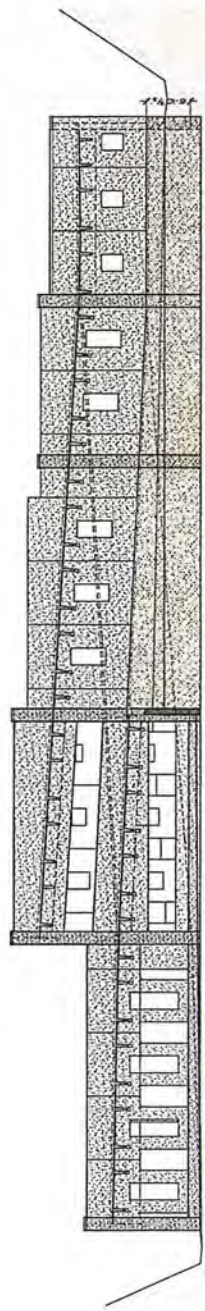


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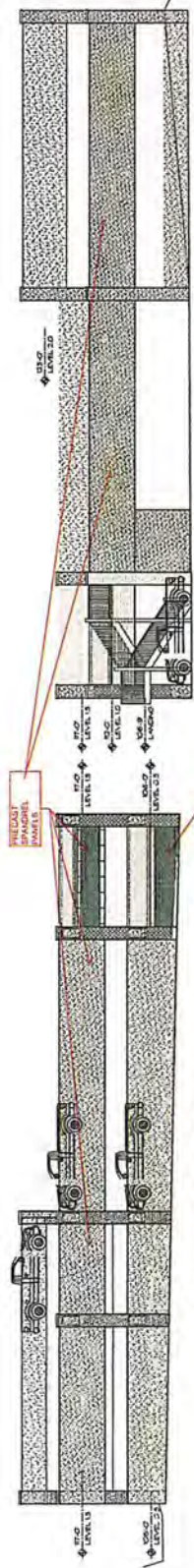
Funnell Design
 Architecture & Project Management
 1000 N. 10th St.
 Suite 100
 Minneapolis, MN 55401
 Tel: 612.338.1111
 Fax: 612.338.1112
 Email: info@funnel-design.com

A3.0

PROJECT INFORMATION
 PROJECT: FIRST GOLD PARKING STRUCTURE & ADDITIONS
 LOCATION: DEARBORN, MI
 CLIENT: FIRST GOLD
 ARCHITECT: FUNNELL DESIGN
 DATE: 10/20/17
 DRAWING NO.: A3.0
 SHEET NO.: 1 OF 1

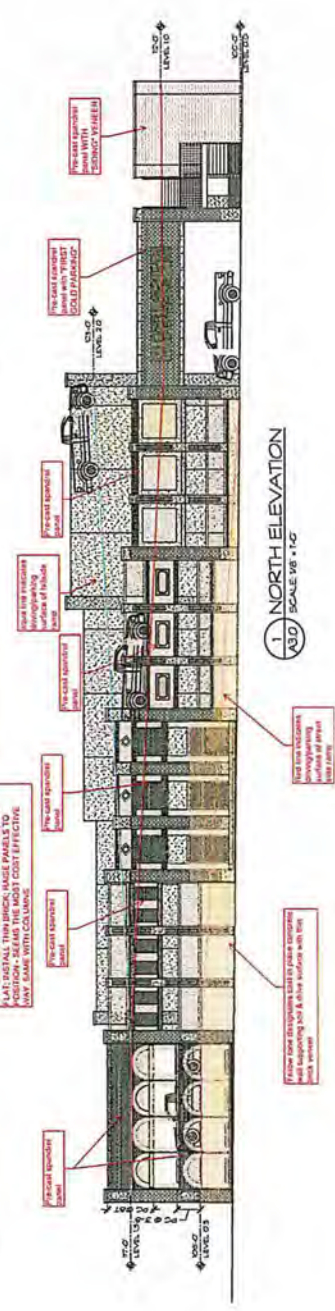


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1 NORTH ELEVATION
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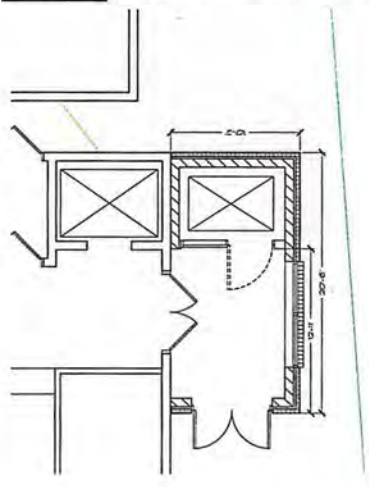
A2.2

Furnell Design
Architecture & Project Management
1000 7th St
San Francisco, CA 94103
415.774.8100
www.furnell.com

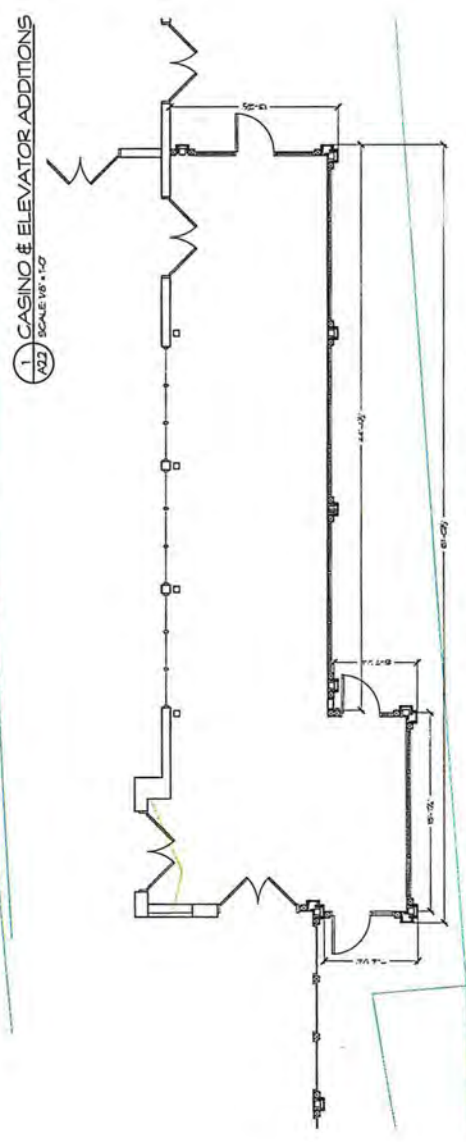
FIRST GOLD PARKING STRUCTURE & ADDITIONS
CASINO LOBBY & ELEVATOR ADDITIONS
DEANWOOD, SD

NO.	DATE	DESCRIPTION
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2	11/15/18	REVISED PER COMMENTS
3	12/10/18	REVISED PER COMMENTS
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12	09/10/19	REVISED PER COMMENTS

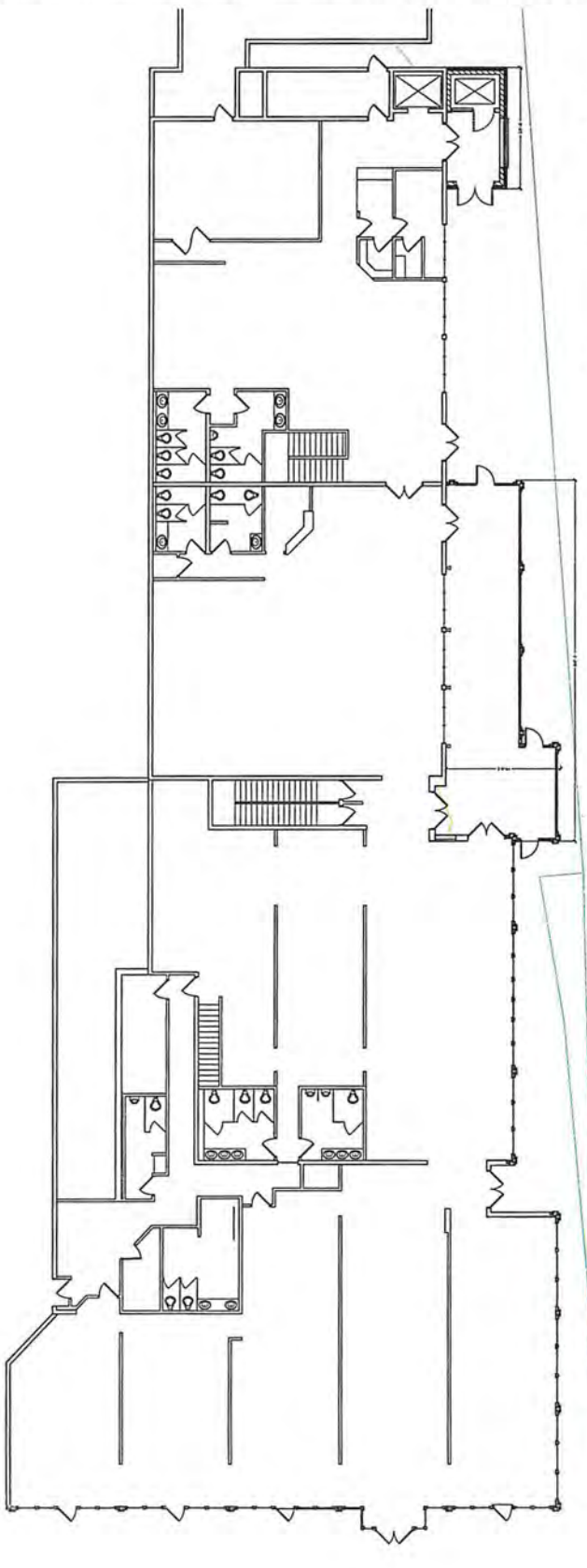
3 ELEVATOR ADDITION
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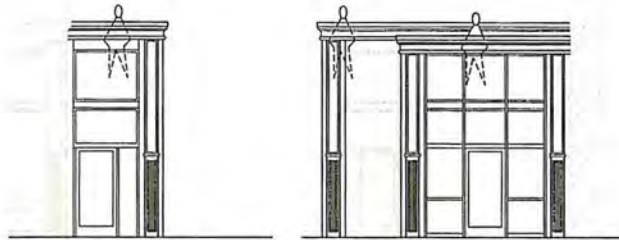


2 CASINO LOBBY/LOUNGE ADDITION
A22 / SCALE 1/8" = 1'-0"



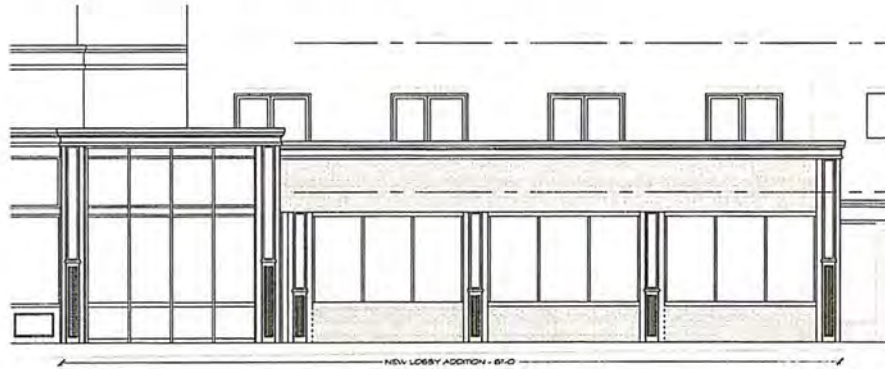
1 CASINO & ELEVATOR ADDITIONS
A22 / SCALE 1/8" = 1'-0"



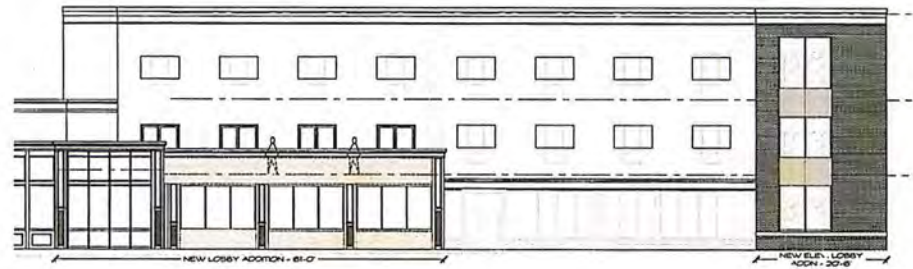


3 CAS. LOB. WEST ELEV.
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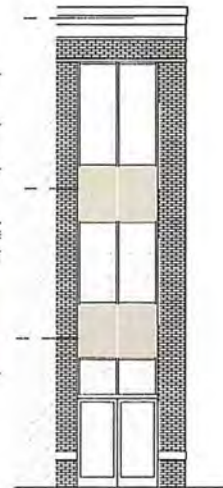
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A31 SCALE 1/4" = 1'-0"



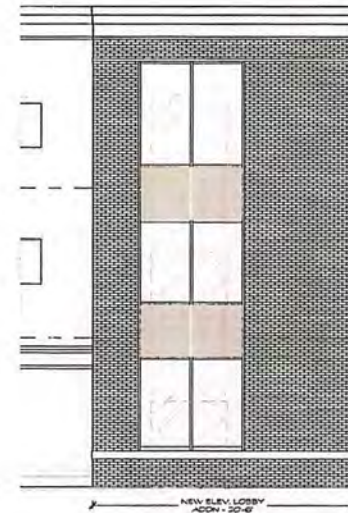
4 CASINO LOBBY SOUTH ELEV.
A31 SCALE 1/4" = 1'-0"



1 CASINO LOBBY SOUTH ELEV.
A31 SCALE 1/8" = 1'-0"



5 ELEVATOR/LOBBY WEST ELEV.
A31 SCALE 1/4" = 1'-0"



6 ELEVATOR/LOBBY SOUTH ELEV.
A31 SCALE 1/4" = 1'-0"

FIRST GOLD PARKING STRUCTURE
DEADWOOD, SD

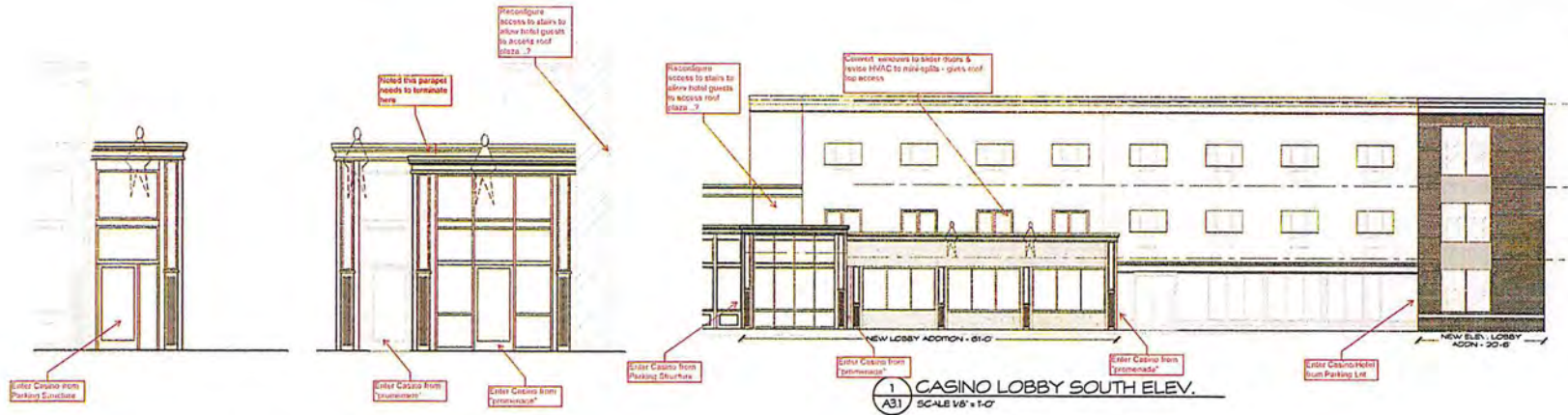
FUNNELL DESIGN CASINO & ELEVATOR ADDITIONS

COMP NO. 100008
CHECKED BY
DATE 10/24/17
DESIGNED BY FHL

NO.	REVISION	DATE	BY

USE BY: ARCHITECT, ENGINEER, AND CITY AND COUNTY PLANNING DEPARTMENT. NO OTHER REUSE OR ALTERATION WITHOUT WRITTEN PERMISSION.
Funnell Design
Architecture & Project Management

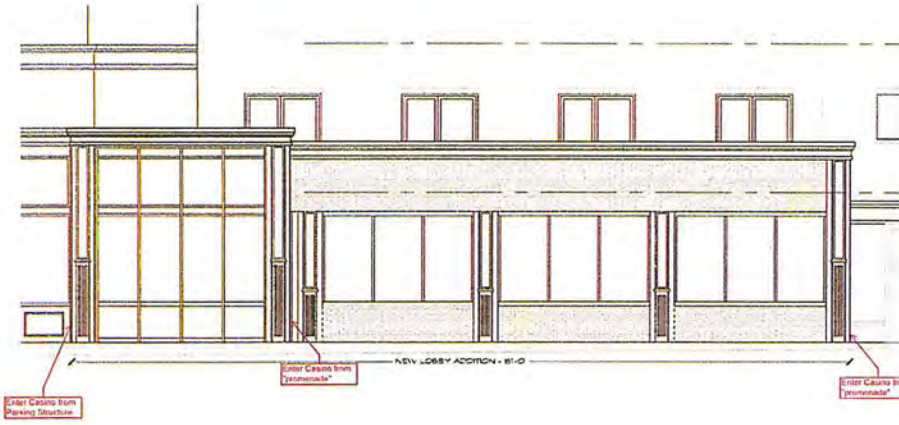
A3.1



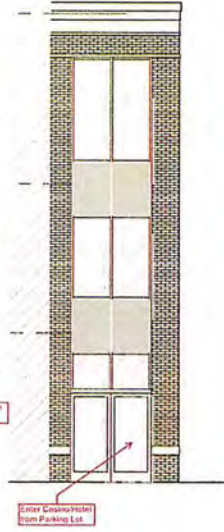
1 CASINO LOBBY SOUTH ELEV.
A3.1 SCALE 1/8" = 1'-0"

3 CAS. LOB. WEST ELEV.
A3.1 SCALE 1/4" = 1'-0"

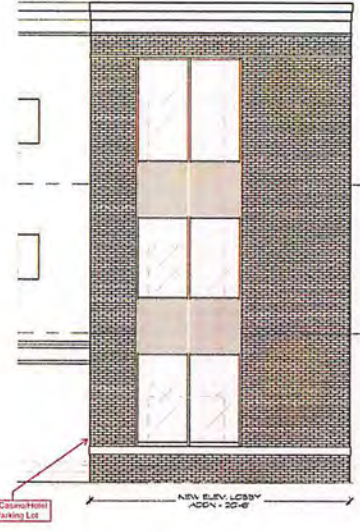
2 CAS. LOB. EAST ELEV.
A3.1 SCALE 1/4" = 1'-0"



4 CASINO LOBBY SOUTH ELEV.
A3.1 SCALE 1/4" = 1'-0"



5 ELEVATOR/LOBBY WEST ELEV.
A3.1 SCALE 1/4" = 1'-0"



6 ELEVATOR/LOBBY SOUTH ELEV.
A3.1 SCALE 1/4" = 1'-0"

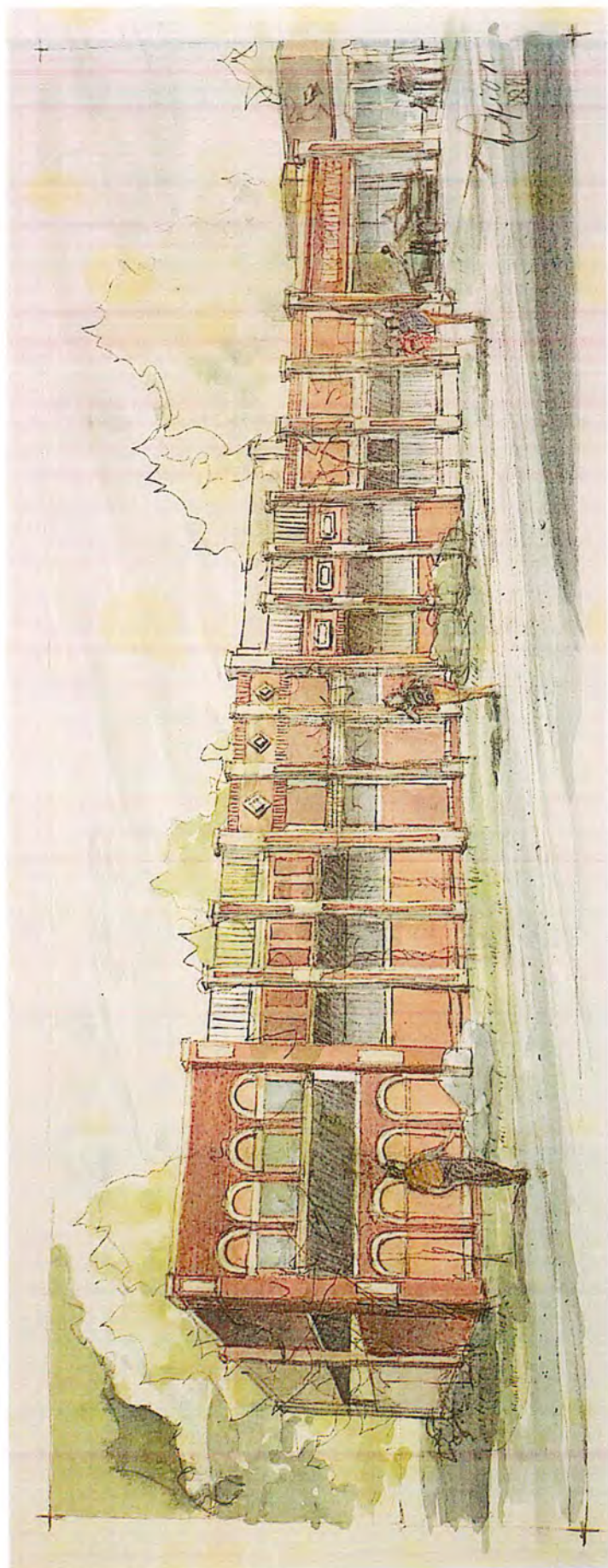
FIRST GOLD PARKING STRUCTURE
DEADWOOD, SD

FACILITY CASINO & ELEVATOR ADDITIONS

DATE	10/24/17
BY	FIN
NO.	
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100 ST. JOSEPH ST.
DEADWOOD, SD 57501
307.537.1111
Fennell Design
Architecture & Project Management

A3.1





THE LING

NO.	REVISED	BY
	DATE	

Fennell Design
Architecture & Project Management
1113 ST. JOSEPH ST.
MADISON CITY, SD 57701
(605) 718-0020
237 N 6TH ST
CUSTER, SD 57730
(605) 718-0020

C200



FIRST GOLD HOTEL AND GAMING
PARKING STRUCTURE
270 MAIN STREET, DEADWOOD, SOUTH DAKOTA

OTIS 1134

COMM. NO. 1	COMM. NO. 1
CASE FILE	FILE
DATE	SEP 2017
DEATH BY	KID

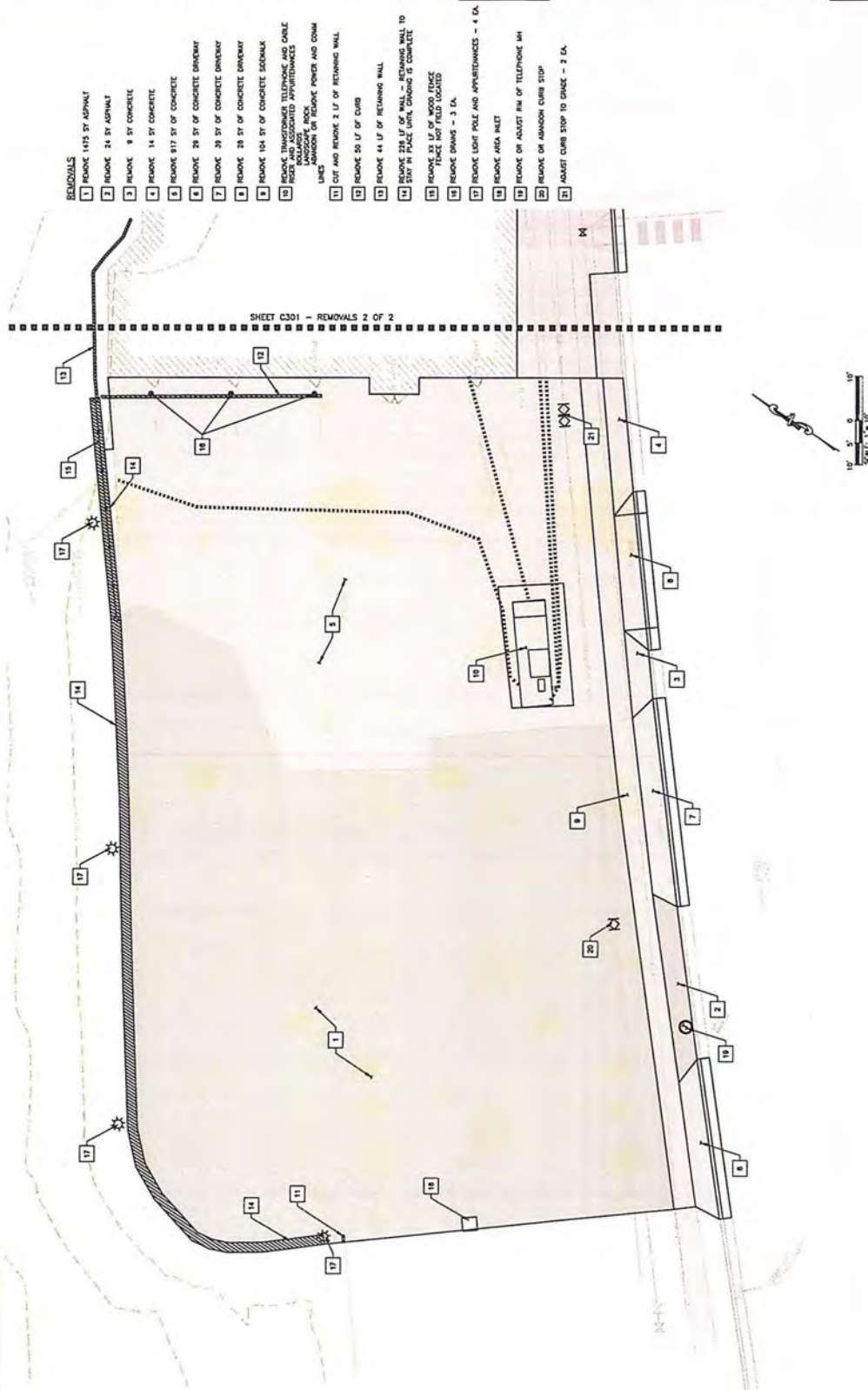
[illegible]

55% SUBMITTAL

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Architecture & Project Management
1113 ST. JOSEPH ST.
HAWAII CITY, MO 67701
(603) 716-0220

237 N 6TH ST
CUSTISKA, SD 57730
(603) 716-0220

C300





228 Gates City, Pine Bluff, SD 57131
(605) 791-3444 | (605) 791-1632
www.ktmdesignsolutions.com
CONSTRUCTION ADMINISTRATION

FIRST GOLD HOTEL AND GAMING
PARKING STRUCTURE
270 MAIN STREET, DEADWOOD, SOUTH DAKOTA

REMOVALS 2 OF 2

SHEET TITLE

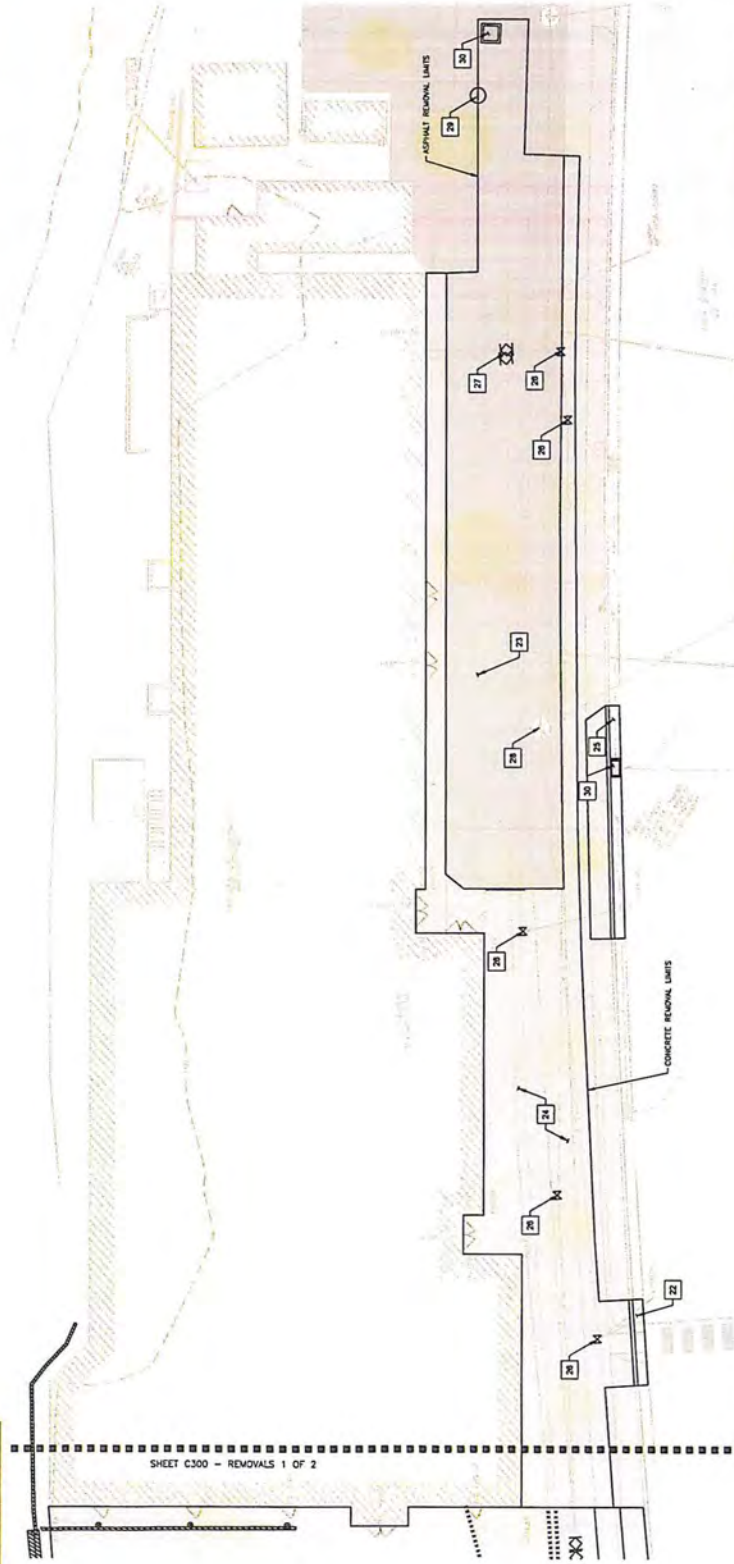
DATE: SEP 2017
DRAWN BY: NM
CHECKED BY: NM
DATE: SEP 2017
FILE: C301

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	SEP 2017

35% SUBMITTAL

Funnell Design
Architecture & Project Management
1113 E. 42ND ST.
SIOUX FALLS, SD 57104
(605) 716-0530
FAX: (605) 716-0530
CELL: (605) 716-0530

C301



SHEET C300 - REMOVALS 1 OF 2

- REMOVALS
- 21 REMOVE 17' OF CONCRETE CURB AND OUTLET
 - 22 REMOVE 377 SF OF ASPHALT
 - 23 REMOVE 387 SF OF CONCRETE DRIVEWAY
 - 24 REMOVE 34' SF OF CONCRETE DRIVEWAY
 - 25 ADJUST VALVE CAP TO GRADE - 4 EA.
 - 26 ADJUST WATER SERVICE CAP TO GRADE - 2 EA.
 - 27 ADJUST SANITARY SEWER MANHOLE TO GRADE - 1 EA.
 - 28 ADJUST TELEPHONE VAULT MANHOLE TO GRADE - 1 EA.
 - 29 ADJUST STORM SEWER MANHOLE TO GRADE - 2 EA.



1213 Avenue C, Suite 200, Rapid City, SD 57701
Tel 605.791.1344 | Fax 605.791.1343
www.ktmdesignsolutions.com
Cory L. Kuntz, P.E., LEED AP
Cory L. Kuntz, P.E., LEED AP
Cory L. Kuntz, P.E., LEED AP

FIRST GOLD HOTEL AND GAMING
PARKING STRUCTURE
270 MAIN STREET, DEADWOOD, SOUTH DAKOTA

SHEET 3/12

SITE PLAN 2 OF 2

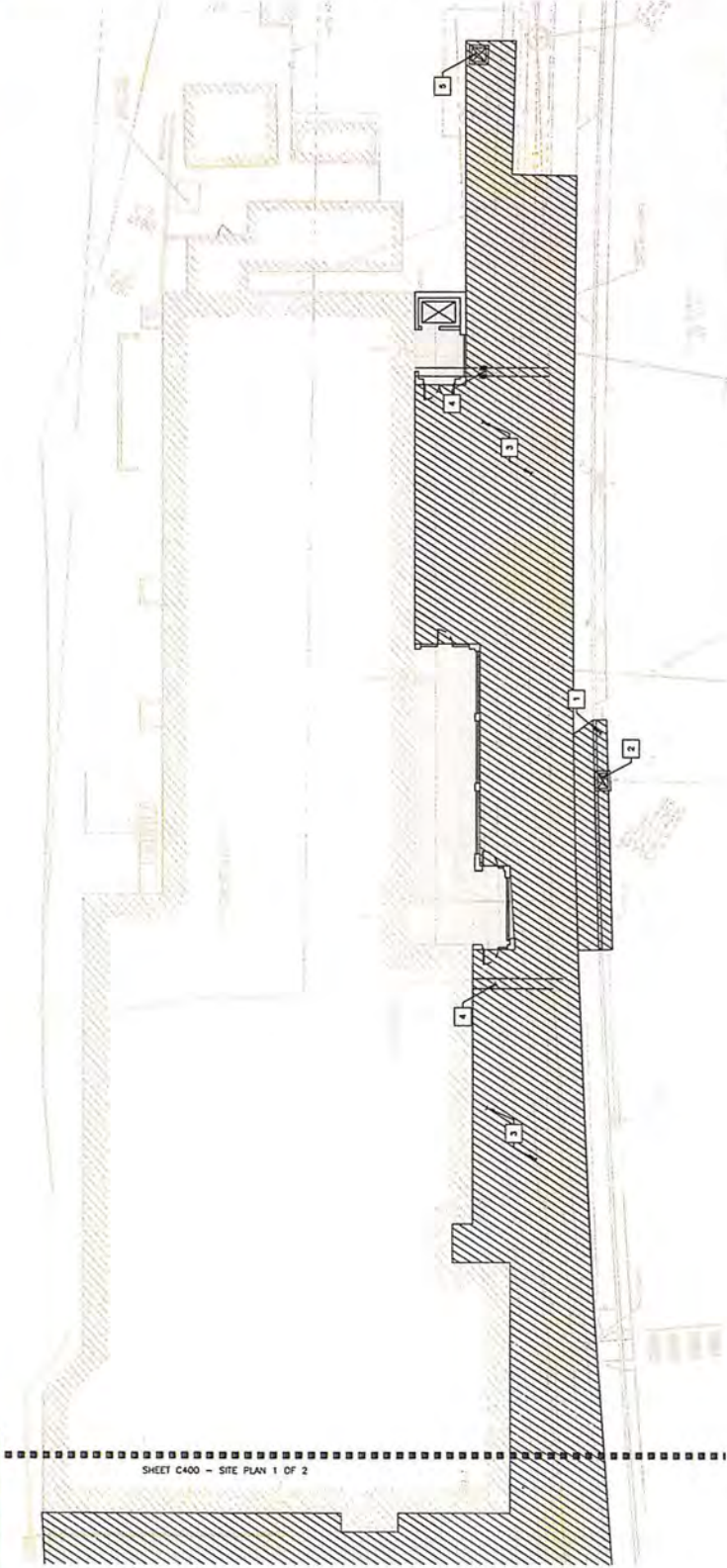
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DATE	2/14/17
DATE	2/14/17

DATE	2/14/17
FILE	FILE
DATE	2/14/17
DATE	2/14/17

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RAPID CITY, SD 57701
(605) 714-0200
217 N. 4TH ST.
RAPID CITY, SD 57701
(605) 714-0200

C401



- SITE CONSTRUCTION
- 1 CURB AND OUTLET
 - 2 ADJUST STORM SEWER MEET TO GRADE
REPLACE WITH TYPE "V" CASTING INSTEAD OF
TYPE "V" CASTING. VERIFY MEET TO GRADE
CONFORMS TO REQUIREMENTS
 - 3 SEE LANDSCAPING PLANS
 - 4 VERIFY MEET FOR SERVICE LINE RECONSTRUCT TO BUILDING
OR MANHOLE AS APPROPRIATE
 - 5 ADJUST STORM SEWER MEET TO GRADE

SHEET C400 - SITE PLAN 1 OF 2



35% SUBMITTAL

CONRAD, INGLI	COMM #
CASE FILED	FILE
DATE	SEP 2017
DEPT/UNIT BY	KLM

FIRST GOLD HOTEL AND GAMING
PARKING STRUCTURE
270 MAIN STREET, DEADWOOD, SOUTH DAKOTA

GRADING 1 OF 2

LEGEND

—	3250	PROPOSED HOCK CONTOUR
—	3255	PROPOSED INTERMEDIATE CONTOUR
—	3260	EXISTING HOCK CONTOUR
—	3265	EXISTING INTERMEDIATE CONTOUR
—	3270	CONSTRUCTION LIMITS
—	ENC	FLOW DIRECTION
—		CONTOUR INTERVAL 5'



218 South 1st St., Rapid City, SD 57701
P: 605.343.8844 F: 605.343.8843
www.ktmdesign.com
Consulting & Design Administration

NOTES:
PROPOSED CONTOURS SHOWN ARE FINAL GRADE (TOP OF
PAVEMENT OR TOP OF TYPICAL).

LEGEND

- 3250 — PROPOSED INDEX CONTOUR
- 3250 — PROPOSED INTERMEDIATE CONTOUR
- 3250 — EXISTING INDEX CONTOUR
- 3250 — EXISTING INTERMEDIATE CONTOUR
- 3250 — CONSTRUCTION LIMIT
- 3250 — FILL DIRECTION
- 3250 — CONTOUR INTERVAL '5'

GRADING QUANTITIES

- AL CONTOUR
- AL CONTOUR (TOP OF FINISH OR FINISH GRADE TO EXISTING GRADE)
- OUT 8540 CUBIC YARDS
- FILL 2340 CUBIC YARDS (1.2 FILL FACTOR)
- NET CUT 85170 CUBIC YARDS



K:\200-888171 First Gold Hotel and Casino\Drawings\PROJECT SHEETS\GRADING\GRADING-CH000 25 PRESENTING 10/24/2017 8:53AM

35% SUBMITTAL

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Architecture & Project Management
1113 S. 40TH ST.
RAPID CITY, SD 57701
(605) 714-0200
218 S. 1ST ST.
RAPID CITY, SD 57701
(605) 714-0200

C501

20' 10' 0' 20'
SCALE: 1" = 20'

FIRST GOLD HOTEL AND GAMING
PARKING STRUCTURE
220 MAIN STREET, DEADWOOD, SOUTH DAKOTA
SHEET 2 OF 2
GRADING 2 OF 2

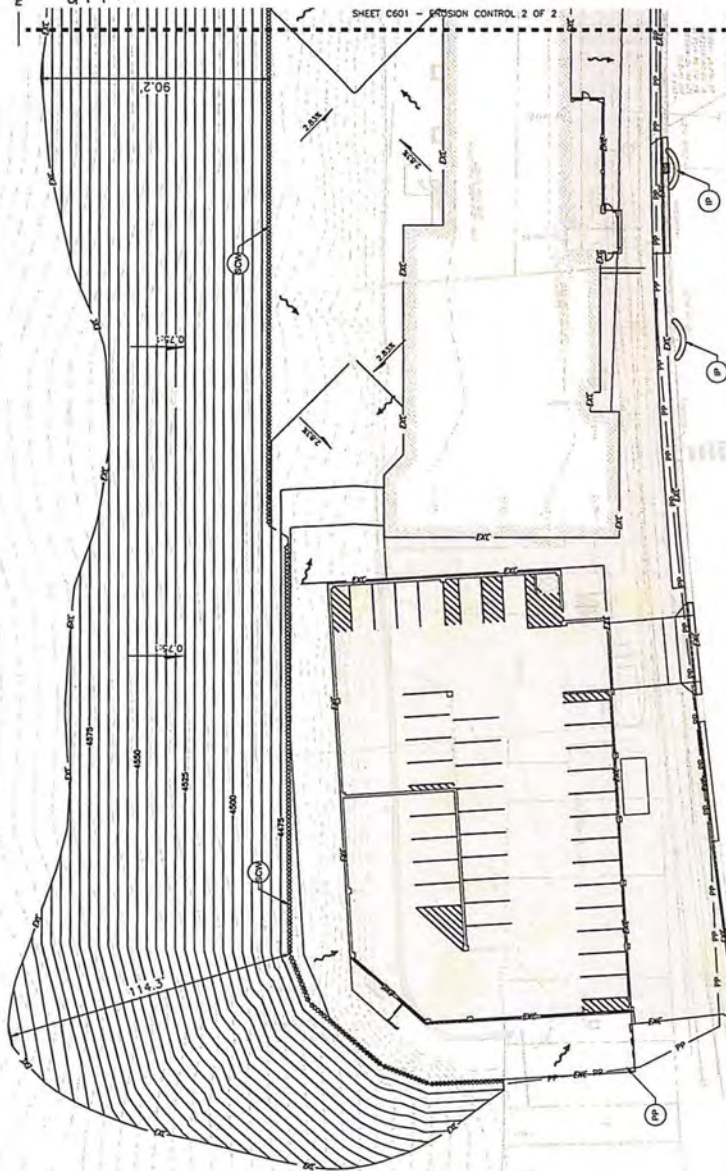


KTM
KTM SOLUTIONS, INC.
CONSULTING & ADMINISTRATION
1310 West 10th St., Suite 100, St. Paul, MN 55108
Tel: 612.222.1111
Fax: 612.222.1112
www.ktmconsulting.com
E-mail: ktm@ktmsolutions.com

EROSION CONTROL LEGEND

- (A) CONCRETE WASHOUT AREA
- (B) SEDIMENT CONTROL BLANKET
- (C) VEHICLE TRACKING CONTROL (ROCK CONSTRUCTION ENTRANCE)
- (D) SEDIMENT CONTROL MATS
- (E) PALET PROTECTION
- (F) PERIMETER PROTECTION - SEDIMENT CONTROL MATS OR SALT FENCE

GROUND LEGEND
--- DIRECTION OF SLOPE OR GRADE (DOWN HILL)
--- PROPOSED BENCH CONTOUR
--- PROPOSED INTERIMEDIATE CONTOUR
--- EXISTING BENCH CONTOUR
--- EXISTING INTERIMEDIATE CONTOUR
--- EXISTING INTERIMEDIATE CONTOUR
CONTOUR INTERVAL = 1'



FIRST GOLD HOTEL AND GAMING
PARKING STRUCTURE
270 MAIN STREET, DEERWOOD, SOUTH DAKOTA
SHEET C601

DATE	10/27/2017
BY	MM
CHECKED	MM
DATE	10/27/2017
BY	MM
CHECKED	MM
DATE	10/27/2017
BY	MM
CHECKED	MM

35% SUBMITTAL

Furnell Design
Architecture & Project Management
1113 ST. JOSEPH ST.
DEERWOOD, SD 57001
(605) 794-0220
FAX: (605) 794-0220
CELL: (605) 794-0220

C600



C601

CONAL NO.1	COMM#
CARD FILE	FILE
DATE: SEP 2017	
ORIGIN: BIC	KM

NO.	TRANSACTION	DATE

DESIGN CONTROL LEGEND

(PM)	CONCRETE RAISED AREA
(CD)	SEGMENT CONTROL, BLANKET
(VTC)	POLE TAPPING CONTROL (POLE CONSTRUCTION OUTRACK)
(SCM)	SEGMENT CONTROL, WATTLE
(P)	PILET PROTECTION

PM ————— PM —————
PERMETER PROTECTION — SEGMENT CONTROL,
WATTLE OR SKY FENCE

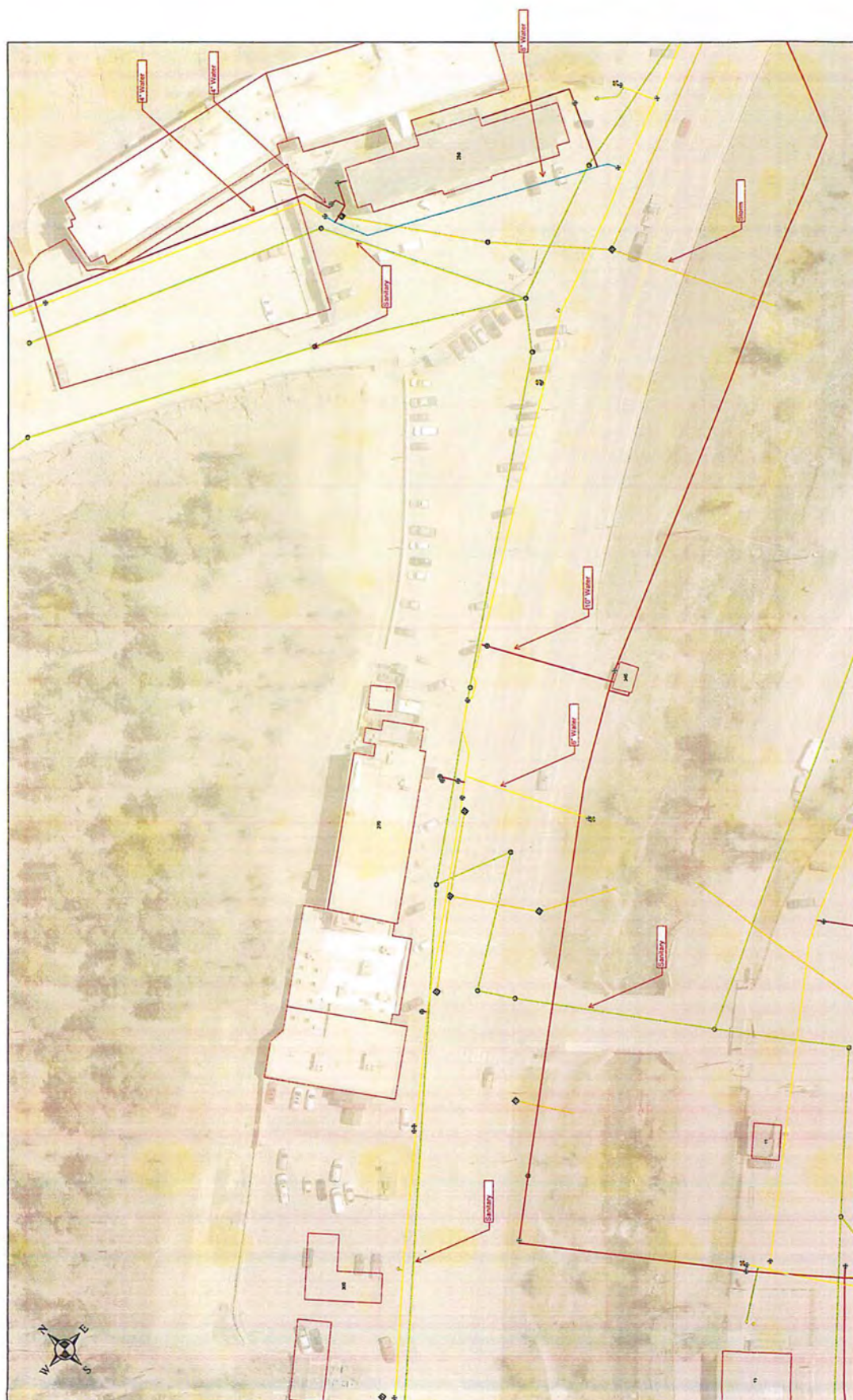
~ ~ ~ ~ ~
DIRECTION OF SLOPE OR GRADE (DOWN HILL)

SEASONING LEGEND

2212	PROPOSED ROCK CONTOUR
2212	PROPOSED INTERMEDIATE CONTOUR
2243	EXISTING ROCK CONTOUR
2242	EXISTING INTERMEDIATE CONTOUR

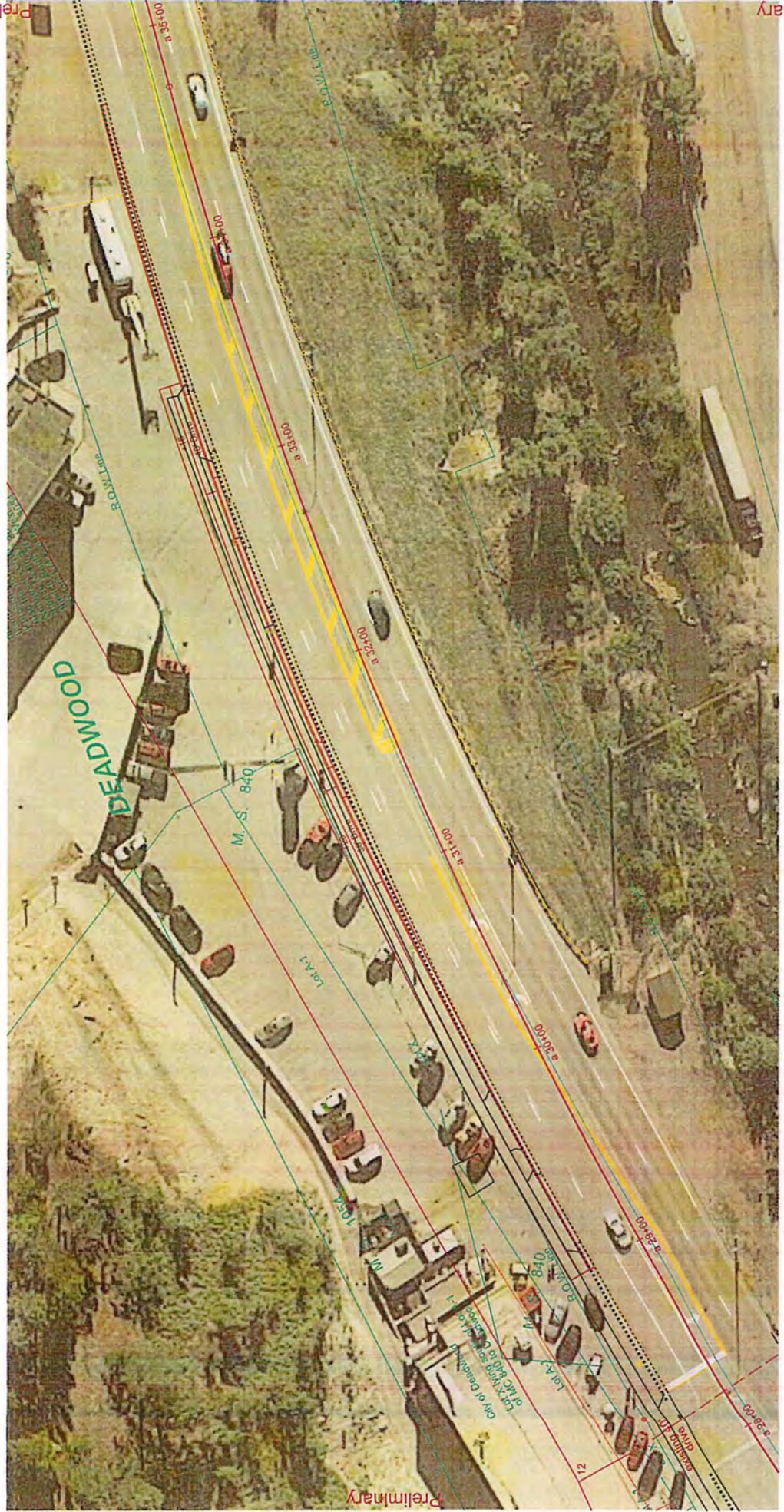
CONTOUR INTERVAL = 1'





Preliminary

Preliminary



Preliminary

Preliminary

Preliminary

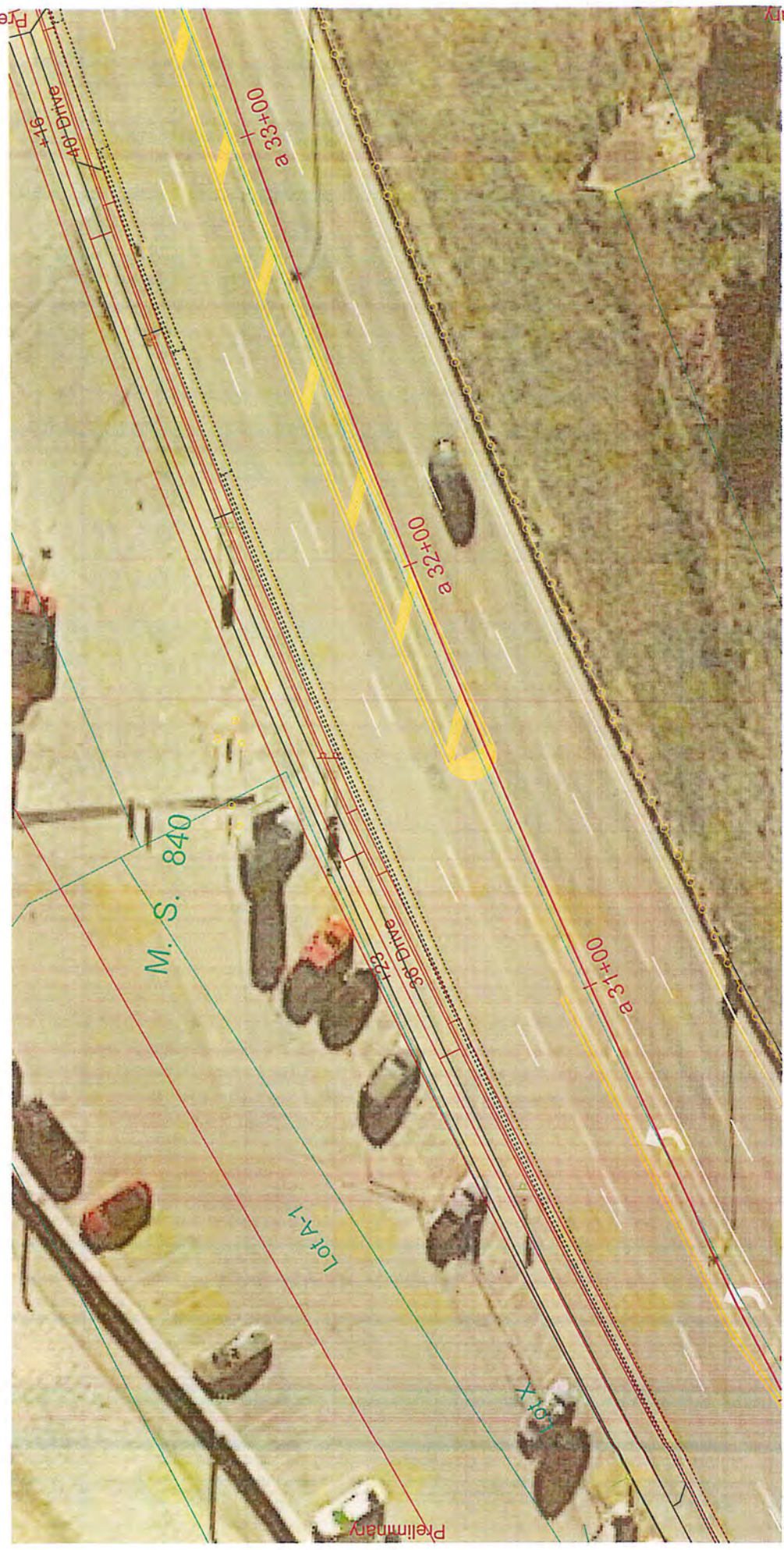


EXHIBIT F

Date: 11/03/2017

Case No. H17087

Address: 33 TAYLOR AVE

Staff Report

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

Applicant: RON ALMANZA
Owner: RON ALMANZA
Constructed: c1890

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 repair the foundation, new construction of front porch, repair/replace roof, replace the cyanide lids on new roof, rehabilitation of garage, replace windows and storms, fence for south side of back yard, and paint and siding for house and garage.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: In September 2013, under a different owner, the Deadwood Historic Preservation Commission had approved paying the difference for maintaining the cyanide lid roof. Attached is the architectural recommendations, previous quotes, and agreement. Previous owner did not proceed with project and roof still needs redone. Current owner has stated they are amiable to same arrangements. All other work to be coordinated with this office to ensure proper guidelines are met.

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.



AN AGREEMENT TO PROVIDE LIMITED ARCHITECTURAL SERVICES

DATE: September 25, 2013

CLIENT: Kevin Kuchenbecher
Historic Preservation Officer
City of Deadwood
108 Sherman Street, Deadwood, SD 57732

PROJECT NAME: Ben Ortiz house at 33 Taylor Avenue, Deadwood.

PROJECT LOCATION: Deadwood, SD

SCOPE OF THE WORK

- Provide limited A/E design recommendations for preparation and repainting of the metal roof shingles (cyanide drum lids), preparation of the roof substrate and underlayment, and reinstallation of the metal shingles and new galvanized flashings.
- Services include creation of a document describing recommendations, including general scope of work, metal shingle preparation, and paint product specifications.
- Bid documents will NOT include detailed scale drawings. Quantity information will need to be determined in the field by the Bidders.
- This proposal includes architectural services only. There is no mechanical, electrical, structural, or civil component of the project.

PROPOSAL

Compensation for architectural services shall be a lump sum fee of \$650 plus mileage, and reimbursable expenses.

REIMBURSABLE EXPENSES

Reimbursable expenses (e.g., postage, copying) as described in the Terms and Conditions shall be billed as a multiple of 1.0 times the cost incurred plus any applicable taxes. Additional sub consultant expenses, should they become necessary, shall be billed as a multiple of 1.15 times the cost incurred plus any applicable taxes. Mileage shall be billed at \$0.55 per mile.

DELIVERABLES

Project Deliverables one digital and one hard copy stamped and signed letter of recommendations with attachments describing recommended rust inhibitors and paint products.

ADDITIONAL PROVISIONS


If Basic Services covered by this Agreement have not been completed within twelve (12) months of the date hereof, through no fault of the architect, the amounts of compensation set forth in this Agreement shall be equitably adjusted.

This Agreement and the attached Terms and Conditions constitute the entire agreement between the parties. The architect will begin services upon receipt of a signed contract.

This proposal will expire if not signed within thirty (30) days.

AUTHORIZED ACCEPTANCE

by Architect



Signature

David B. Stafford, AIA, Architect

Print Name and Title

September 25, 2013

Date

by Client



Signature

Kevin Kuchienbecker

Print Name and Title

09/26/2013

Date

Terms and Conditions

An Agreement for the Provision of Limited Professional Services

Dave Stafford Architecture (hereafter known as "DSA") shall perform the services outlined in this agreement for the stated fee arrangement.

Fee

Where the fee arrangement is to be on an hourly basis the rates shall be those scheduled above.

Billings/Payments

Invoices will be submitted monthly for services and reimbursable expenses and are due when rendered. Invoice shall be considered PAST DUE if not paid within 30 days after the invoice date and DSA may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service. Retainers shall be credited on the final invoice. A service charge will be charged at 1.5% (or the legal rate) per month on the unpaid balance. In the event any portion of an account remains unpaid 90 days after billing, the Client shall pay cost of collection, including reasonable attorneys' fees.

Access To Site

Unless otherwise stated, DSA will have access to the site for activities necessary for the performance of the services. DSA will take precautions to minimize damage due to these activities, but has not included in the fee the cost of restoration of any resulting damage.

Hidden Conditions and Hazardous Materials

A hazardous condition is hidden if concealed by existing finishes or if it cannot be investigated by reasonable visual observation. If DSA has reason to believe that such a condition may exist, DSA shall notify the Client who shall authorize and pay for all costs associated with the investigation of such a condition and, if necessary, all costs necessary to correct said condition. If (1) the Client fails to authorize such investigation or correction after due notification, or (2) DSA has no reason to believe that such a condition exists, the Client is responsible for all risks associated with this condition, and DSA shall not be responsible for the existing condition nor any resulting damages to persons or property. DSA shall have no responsibility for the discovery, presence, handling, removal, disposal or exposure of persons to hazardous materials of any form.

Indemnifications

The Client shall indemnify and hold harmless DSA and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorneys fees) arising out of or resulting from the performance of the services, provided that any such claims, damage, loss or expense is caused in whole or in part by the negligent act or omission and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except DSA) or anyone for whose acts any of them may be liable. This indemnification shall include any claim, damage or losses due to the presence of hazardous materials.

Termination of Services

This agreement may be terminated upon 10 days written notice by either party should the other fail to perform his obligations hereunder. In the event of termination, the Client shall pay DSA for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

Ownership Documents

All documents produced by DSA under this agreement shall remain the property of DSA and may not be used by the Client for any other endeavor without the written consent of DSA.

Dispute Resolution

Any claim or dispute between the Client and DSA shall be submitted to non-binding mediation, subject to the parties agreeing to a mediator(s). This agreement shall be governed by the laws of the principal place of business of the architect.

No Warranty

DSA makes no warranty, either expressed or implied, as to DSA's findings, recommendations, plans, specifications or professional advice. DSA has endeavored to perform its services in accordance with generally accepted standards of practice in effect at the time of performance. The client recognizes that neither DSA nor any of DSA's consultants or subcontractors owes any fiduciary responsibility to the client.



September 23, 2013

Mr. Kevin Kuchenbecker
Department of Planning, Zoning and Historic Preservation
City of Deadwood
108 Sherman St.
Deadwood, SD 57732

Ref: Cyanide Lid Roof

Dear Kevin:

Per your request I providing the following recommendations for repairs and reinstallation of the cyanide drum lid roofing on the Ben Ortiz house at 22 Taylor Avenue, Deadwood. I recommend the following:

1. Remove all the metal components:
 - a. Remove all the metal components as carefully as possible. Ordinary flashings may be discarded but the drum lids themselves must be preserved. It may be advisable to number the lids before removal to facilitate reinstallation. Most of the lids will be interchangeable but the cut pieces will need to be reinstalled at their original locations to facilitate reassembly. Some experimentation of removal techniques may be needed depending on how the lids are currently fastened.
2. Clean and Prep:
 - a. The lids must be cleaned and prepped for refinishing. Any loose paint can be removed by careful scraping. Light rust and tightly adhered paint can remain but everything that is loose should be removed with a stiff wire brush. The lids do not need to be polished or cleaned down to brite metal. Simply remove anything that comes off *readily*. Be sure that the entire surface has been brushed enough that there are no glossy spots. Wipe the surface clean.
3. Examine the back sides of the drum lids:
 - a. Look for rust on the back sides. If no rust is present skip to the next step. If rust *is* present, the back sides of the lids should be prepped

as above. Minor amounts of back rust could be handled on a spot by spot basis.

4. Apply Rust Converter Coating to any area, front or back, where tightly bonded rust or bare metal exist. No need to cover old painted surfaces.
5. Apply one (1) coat of Acrylic Primer to entire front surface.
6. Spot prime back side where Rust Converter Coating is applied.
7. Paint entire front side two (2) coats Acrylic House Paint or Aluminum Paint. The choice is aesthetic. Either product will work but the aluminum paint will best replicate the current appearance.

The above steps will prepare the drum lids for reinstallation. All flashing material should be replaced. Use at least 26 gauge galvanized sheet metal. Prep new galvanized sheet metal by degreasing and washing with a mild acid (vinegar). Paint new flashings one (1) coat Acrylic Primer and two (2) coats Acrylic House Paint or Aluminum Paint.

Once the existing metal is removed, the roof should be stripped down to bare boards and any deteriorated sheathing boards should be replaced. Cover the entire roof surface with Ice and Water Shield - a smooth surface product, not the granulated surface kind. Note that on steep roofs it is sometimes easier to run the rolls of Ice and Water Shield up and down the slope instead of horizontal. This is acceptable as long as care is taken to make tightly sealed seams. A seam roller is recommended. Put an extra layer of Ice and Water Shield down the valleys.

Use a 2" x 4" galvanized gutter apron on the eaves and a Style D roof edge on the rakes. The Style D roof edge on the rakes goes on top of the Ice and Water Shield. The gutter apron on the eaves goes underneath with the Ice and Water Shield adhered on top of it. Continuous valleys should have an inverted "V" ridge down the center and hemmed outside edges. I have attached a drawing of a slate roof valley (there are no drawings of cyanide drum lid valleys) that illustrates the recommended valley profile. Reinstall the drum lid shingles using hot dipped galvanized roofing nails with a minimum of two nails per shingle. Use more nails if the original roof used more. Step flashings are preferred to continuous flashings at side walls, chimneys or dormers.

The paint products that I recommend are as follows:

1. Benjamin Moore Super Spec HP Rust Converter Coating - P8200
2. Benjamin Moore Fresh Start Multi-Purpose Latex Primer - N023
3. Benjamin Moore Moorgard 100% Acrylic Low Lustre House Paint N103
OR
4. Benjamin Moore Moorglo 100% Acrylic Soft Gloss House Paint N096
OR
5. Benjamin Moore Weatherproof Aluminum Paint 164

If you need anything more, please don't hesitate to call or email.

Sincerely,


David Stafford, AIA

DS:ds
enclosures





BENJAMIN MOORE®

SUPER SPEC HP®

RUST CONVERTER COATING P82

Features

- Converts rust into inert iron complex
- Long term protection
- Reduces moisture vapor transmission through coating
- Low VOC content
- Safe to use
- Film forming coating
- Water thinned
- Fast dry
- Two step protection

Recommended For

- Equipment
- Structural steel
- Lawn furniture
- Decorative gates, posts and railings
- Machinery
- Surfaces not accessible for blast cleaning

General Description

This water thinned coating is a film forming material that chemically converts rust into a black inert non-corrosive iron complex. This coating provides two step protection in one application. First, it converts tightly adherent rust into a non-rusting black film. Second, it provides corrosion protection against new rust forming. For maximum performance, product should be top-coated. If not top-coated, leaching could occur if exposed to humidity or moisture.

Limitations

- Not for immersion service
- For Metal Substrates Only
- Do not return excess material back to original container
- Must allow 2-3 days dry time before top-coating with epoxies and urethanes
- For maximum protection, prime before top-coating.
- Caution should be taken when applying P82 to non-rusted areas.
- Although it can be applied to areas that are not rusted, where the product does not convert if top coated with latex, bleeding may occur.
- In areas of high humidity, top-coating will reduce the risk of leaching.

Product Information

Labor Saving Features

- Reduces surface preparation — need to remove loose rust only.
- Fast dry — dry to touch 15 minutes, recoat 4 hours.
- Universal topcoats — recoat with any generic type coating.
- Two step protection in one application.
- Water thinned — safe to use and non-flammable.
- Easy to apply with brush or roller.

Colors: —Standard: P82-00

Certification:

Formulated with non-photochemically reactive solvents.

Does not contain any ozone-depleting substances, either Class I or Class II.

Available in all regulated areas, except South Coast

Technical Assistance

Available through your local authorized independent BENJAMIN MOORE® retailer. For the location of the retailer nearest you, call 1-800-826-2623, see www.benjaminmoore.com, or consult your local Yellow Pages.

Technical Data

Generic Type	Modified Latex	
Pigment Type	Select Inerts	
Volume Solids	51%	
Theoretical Coverage at Recommended	400 Sq. Ft. @ 2.0	
Film Thickness	Mils	
Film Thickness	— Wet	2.9 – 4.9 Mils
	— Dry	1.5 – 2.5 Mils
Dry Time	—To Touch	15 Minutes
	—To Handle	2 Hours
	—To Recoat (Latex or Alkyd)	4 Hours
	— To Recoat (Epoxy or Urethane)	3 Days
Dries By	Coalescence	
Dry Heat Resistance	260° F	
Viscosity	65 ± 5 KU	
Flash Point	>250° F	
Sheen/Gloss	10 @ 60	
Surface Temperature at application	— Min.	50° F
	— Max.	90° F
Surface must be dry and at least 5° above the dew point.		
Reduction	— Brush	not recommended
	— Roller	not recommended
	— Spray	Do not Spray
Clean Up Thinner	Clean Water	
Mixing Ratio	N/A	
Induction Time	N/A	
Pot Life @ 70° F	N/A	
Weight Per Gallon	10.2 lbs	
Storage Temperature	— Min.	50° F
	— Max.	90° F

Volatile Organic Compounds (VOC)⁰
216 grams / Liter 1.8 LBS / Gallon

Super Spec HP® Rust Converter Coating (P82)

Surface Preparation

Remove all loose rust, scale, and deteriorated coating using hand or power tools. Remove all remaining dust, dirt, salt, and chemicals by washing using a solution of 1 part Super Spec HP® P83 Oil & Grease Emulsifier mixed with 6 parts water. Rinse thoroughly. All remaining rust & coatings must be tight adhering with tapered edges.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Application

Apply one coat only; this coating will dry to a black film in 15 minutes. For additional protection top coat with generic types of paint after three hours. For best results, use a Benjamin Moore® Professional custom-blended nylon/polyester bristle brush, or 1/4" nap synthetic roller cover; do not use medium or long nap roller covers.

IMPORTANT: Shake well before using. Do not use directly from can — Pour into separate container and dip brush into that container. Never put brush into this can or return unused product into this can; this would contaminate the remaining material rendering it ineffective.

Cleanup

Clean all equipment immediately after use with clean, fresh water.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.**

Environmental, Health & Safety Information

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

FIRST AID: In case of eye contact, flush with water for 15 minutes; for skin, wash with soap and water. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

IN CASE OF SPILL — Absorb with inert material and dispose of as specified under "Clean Up".

**KEEP OUT OF REACH OF CHILDREN
PROTECT FROM FREEZING**

**Refer to Material Safety Data Sheet for
additional health and safety information.**



FRESH START® MULTI-PURPOSE LATEX PRIMER N023

Features

- Excellent adhesion and sealing
- Easy application
- Mildew resistant
- Quick drying
- Spatter resistant
- Low odor

General Description

A premium quality, 100% acrylic interior and exterior primer that combines many of the qualities desired in a primer: excellent adhesion and sealing properties with the added benefits of being low odor and quick drying. It provides the versatility required for all your interior and exterior project needs.

Recommended For

Interior: Use on new or previously painted wood, plywood, drywall, ceiling tile, Formica®, Masonite®, ceramic tile and cured plaster.

Exterior: Use on new or previously painted wood, fiber cement board, hardboard siding, aluminum, galvanized metal, brick, cured masonry and previously coated ferrous metal surfaces.

Limitations

- Not recommended for sealing knots or over pine sap.
- On hard, non-porous surfaces, such as glazed ceramics and non-ferrous metal, maximum adhesion and hardness may take 3-4 days to develop.
- Do not apply when air and surface temperatures are below 40°F (4.4°C).
- Not for use on hard non-porous surfaces in areas that are continually wet like showers.

Product Information

Colors — Standard:

White

White may be tinted to light pastels with up to 2.0 fl. oz. of Benjamin Moore® Color Preview® or Gennex® colorants per gallon.

For best hiding results, tint to the approximate shade of the finish coat.

— Tint Bases:

Deep Color Base

(When tinted in accordance with Benjamin Moore prescriptions, the Deep Color Base will provide a hiding base coat suitable for use under deep and intense colors.)

— Special Colors:

Contact your Benjamin Moore representative.

Certification:

VOC compliant in all regulated areas

Master Painters Institute MPI # 6, 17, 39, 137

Class A (0-25) over non-combustible surfaces when tested in accordance with ASTM E-84

LEED® Primer LEED® for Schools	CHPS (Collaborative for High Performance Schools)	VOC (any color)
YES	YES	39 g/l or less

Qualifies for
LEED®
Credit
(PRIMER)

Technical Assistance:

Available through your local authorized independent Benjamin Moore retailer. For the location of the retailer nearest you, call 1-800-826-2623, see www.benjaminmoore.com, or consult your local Yellow Pages.

Technical Data^Ø

White

Vehicle Type	100% Acrylic Latex
Pigment Type	Titanium Dioxide
Volume Solids	31.8%
Coverage per Gallon at Recommended Film Thickness	400 – 450 Sq. Ft.
Recommended Film Thickness	– Wet 3.8 mils – Dry 1.2 mils
Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.	
Dry Time @ 77°F (25°C) @ 50% RH	– To Touch 1 Hour – To Recoat 3 Hours
High humidity and cool temperatures will result in longer dry, recoat and service times.	
Dries By	Evaporation, Coalescence
Viscosity	99 ± 3 KU
Flash Point	None
Gloss / Sheen	Flat (5-10 @ 85°)
Surface Temperature at Application	– Min. 40°F – Max 90°F
Thin With	Do Not Thin
Clean Up Thinner	Clean Water
Weight Per Gallon	10.3 lbs
Storage Temperature	– Min. 40°F – Max 90°F

Volatile Organic Compounds (VOC)

White 44 Grams/Liter	.37 Lbs./Gallon
Deep Base 46 Grams/Liter	.39 Lbs./Gallon

^Ø Reported values are for White. Contact Benjamin Moore for values of other bases or colors.

Fresh Start® Multi-Purpose Latex Primer N023

Surface Preparation

Surfaces to be painted must be clean, dry, and free of dirt, dust, grease, oil, soap, wax, scaling paint, water soluble materials, and mildew. Remove any peeling or scaling paint and sand these areas to feather edges smooth with adjacent surfaces. Glossy areas should be dulled. Drywall surfaces must be free of sanding dust.

New plaster or masonry surfaces must be allowed to cure before applying base coat. Cured plaster should be hard, have a slight sheen and maximum PH of 10; soft, porous or powdery plaster indicates improper cure. Never sand a plaster surface; knife off any protrusions and prime plaster before and after applying patching compound. Poured or pre-cast concrete with a very smooth surface should be etched or abraded to promote adhesion, after removing all form release agents and curing compounds. Remove any powder or loose particles before priming. Wood substrates must be thoroughly dry. Caution: Smooth planed clapboards or siding must be sanded thoroughly to break the "mill glaze" allowing proper penetration and adhesion.

Difficult Substrates: If the surfaces to be painted exhibit severe tannin or smoke staining, an alkyd based Benjamin Moore primer may be your best choice for conquering these severe conditions. Consult your Benjamin Moore retailer for further guidance.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Primer/Finish Systems

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary. For best hiding results use Fresh Start® Multi-Purpose Latex Primer tinted to the approximate finish coat color. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

Wood, and engineered wood products:

Primer: Fresh Start® Multi-Purpose Latex Primer (N023)

For bleeding woods such as cedar and redwood, use Fresh Start® Multi-Purpose Latex Primer (N023) or Fresh Start® Multi-Purpose Oil Based Primer (N024)

Finish: 1 or 2 coats of the appropriate Benjamin Moore® finish coat.

Drywall:

Primer: Fresh Start® Multi-Purpose Latex Primer (N023)

Finish: 1 or 2 coats of the appropriate Benjamin Moore® finish coat

Plaster:

Primer: Fresh Start® Multi-Purpose Latex Primer (N023)

Finish: 1 or 2 coats of the appropriate Benjamin Moore® finish coat.

Masonry; Rough or Pitted:

Primer: Super Spec® Latex Block Filler (160) or Super Spec® Masonry Interior/Exterior Hi-Build Block Filler (206)

Finish: 1 or 2 coats of the appropriate Benjamin Moore® finish coat

Masonry; Smooth Poured or Pre-cast Concrete:

Primer: Super Spec® Masonry Acrylic Masonry Sealer (N066) or Fresh Start® Multi-Purpose Latex Primer (N023) or Fresh Start® Exterior Latex Masonry Primer (064)

Finish: 1 or 2 coats of the appropriate Benjamin Moore® finish coat.

Ferrous Metal (Steel and Iron):

Primer: Super Spec HP® DTM Acrylic Low Lustre (P25) or Super Spec HP® Acrylic Metal Primer (P04), Super Spec HP® DTM Alkyd Low Lustre (P23)

Finish: 1 or 2 coats of the appropriate Benjamin Moore® finish coat.

Non-Ferrous Metal (Galvanized & Aluminum): All new metal surfaces must be thoroughly cleaned with an Oil & Grease Emulsifier to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion

Primer: Super Spec HP® Acrylic Metal Primer (P04)

Finish: 1 or 2 coats of the appropriate Benjamin Moore® finish coat.

Repaint, All Substrates: Prime bare areas with the primer recommended for the substrate above.

Application

Stir thoroughly before and during use. Apply one or two coats.

Paint Application: For best results, use a premium Benjamin Moore® custom-blended nylon/polyester brush, premium Benjamin Moore® roller, or a similar product. Apply paint generously from unpainted area into wet area. This product can also be sprayed.

Spray, Airless: Fluid Pressure: 1500 – 2500

Tip: .013 - .017

Thinning/Cleanup

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents.

Clean Up: Clean equipment with mineral spirit. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry empty containers may be recycled in a can recycling program. Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.

Environmental, Health & Safety Information

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

WARNING: This product contains a chemical known to the state of California to cause cancer and birth defects, or other reproductive harm.

FIRST AID: In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

IN CASE OF SPILL – Absorb with inert material and dispose of as specified under "Clean Up".

**KEEP OUT OF REACH OF CHILDREN
PROTECT FROM FREEZING**

**Refer to Material Safety Data Sheet for
additional health and safety information.**



MOORGARD[®]

100% ACRYLIC LOW LUSTRE HOUSE PAINT N103

Features

- Outstanding hiding
- Covers in one coat provided the surface is in good condition and the color change is not extreme
- Superior adhesion and excellent resistance to chalking
- Lifetime warranty (see label for details)
- Soap and water clean up
- Dries quickly
- Resistant to mildew, fading, cracking, peeling, blistering, dirt pick-up, alkali and fumes
- Low temperature application
- Excellent uniformity and touch up

Recommended For

For exterior use on primed or previously painted wood siding, trim, doors, sash, shingles; cured or previously painted masonry such as stucco, cement block construction, poured and precast concrete, unglazed brick, aluminum, vinyl, or site-primed hardboard siding; and previously painted or primed metal.

General Description

A premium quality, 100% acrylic exterior house paint in a popular low lustre finish. Our latest technological improvement, using 100% acrylic resin and proprietary alkyd technology, provides a protective exterior coating that will remain looking freshly painted years after the job is finished. This high solids formula delivers excellent durability, long lasting protection, and is suitable for a variety of exterior surfaces and can be applied at a wider temperature range.

Limitations

- Do not apply when air and surface temperatures are below 40°F (4.4°C)

Product Information

Colors — Standard: Brilliant White (01), Black (80)	Technical Data Vehicle Type 100% Acrylic Latex Pigment Type Titanium Dioxide Volume Solids 43%
— Tint Bases: Benjamin Moore [®] Color Preview [®] bases 1B, 2B, 3B & 4B	Pastel Base Coverage per Gallon at Recommended Film Thickness 300 – 400 Sq. Ft. Recommended Film Thickness – Wet 4.6 mils – Dry 2.0 mils
— Special Colors: Contact your Benjamin Moore representative	Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.
Certification: VOC Compliant in all regulated areas except the South Coast and areas of California that follow the 2007 Suggested Control Measures. Master Painters Institute MPI #214	Dry Time @ 77°F – To Touch 2 – 4 Hours (25°C) @ 50% RH – To Recoat 4 Hours High humidity and cool temperatures will result in longer dry, recoat and service times. Dries By Evaporation, Coalescence Viscosity 103 ± 2 KU Flash Point None Gloss / Sheen Low Lustre Surface Temperature – Min. 40°F at Application – Max. 90°F Thin With Clean Water Clean Up Thinner Clean Water
Technical Assistance Available through your local authorized independent Benjamin Moore [®] retailer. For the location of the retailer nearest you, call 1-800-826-2623, see www.benjaminmoore.com , or consult your local Yellow Pages.	Weight Per Gallon 11.4 lbs Storage Temperature – Min. 40°F – Max. 90°F Volatile Organic Compounds (VOC) 38 Grams/Liter .32 lbs./Gallon

◊ Reported values are for Pastel Base. Contact Benjamin Moore for values of other bases or colors.

Moorgard® 100% Acrylic Low Lustre House Paint N103

Surface Preparation

Surfaces must be clean and free of grease, wax, and mildew. Remove excessive chalk and loose or scaling paint. If previously coated with cement-base water paints, clean by sandblasting. Glossy surfaces must be dulled. Un-weathered areas such as eaves, ceilings, and overhangs should be washed with a detergent solution and/or rinsed with a strong stream of water from a garden hose to remove contaminants that can interfere with proper adhesion. Stains from mildew must be removed by cleaning with Benjamin Moore® Clean (318) prior to coating the surface. **Caution:** Refer to the (318) Clean technical data and material safety data sheets for instructions on its proper use and handling. For metal surfaces, remove rust. Wipe down with paint thinner to remove surface oils.

All new masonry surfaces must be power washed or brushed thoroughly with stiff fiber bristles to remove loose particles. New masonry substrates must be allowed to cure for 30 days before priming or painting. Poured or pre-cast concrete with a very smooth surface should be etched or abraded to promote adhesion, after removing all form release agents and curing compounds.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Primer/Finish Systems

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary. For best hiding results, tint the primer to the approximate shade of the finish coat, especially when a significant color change is desired. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

Wood and engineered wood products:

Primer: Fresh Start® Moorwhite® Exterior Wood Primer (100), Multi-Purpose Latex Primer (N023) or Exterior Wood Primer (094)
Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Hardboard Siding, Bare or Factory Primed:

Primer: Prime or spot prime as needed with Fresh Start® Moorwhite® Exterior Wood Primer (100) or Multi-Purpose Latex Primer (N023)
Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Bleeding Type Woods, (Redwood and Cedar):

Primer: Fresh Start® Exterior Wood Primer (094) or Multi-Purpose Oil Based Primer (N024)
Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Vinyl & Vinyl Composite Siding

Note: Ensure that the surface is properly cleaned and in good condition. For colors that are safe for use on these substrates, use approved Vinyl Select colors. For more information, see <http://www.benjaminmoore.com/en-us/for-contractors/painting-vinyl-and-aluminum-siding>

Primer: Fresh Start® Multi-Purpose Latex Primer (N023).
Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Rough or Pitted Masonry:

Primer: Super Spec® Latex Block Filler (160) or Super Spec® Masonry Interior/Exterior Hi-Build Block Filler (206)
Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Poured or Pre-cast Concrete and Fiber Cement Siding:

Primer: Fresh Start® Multi-Purpose Latex Primer (N023), Super Spec® Masonry Interior/Exterior 100% Acrylic Masonry Sealer (N066) or Super Spec® Masonry Interior/Exterior 100% Acrylic High Build Masonry Primer (N068) or Fresh Start® Exterior Latex Masonry Primer (064)

Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Ferrous Metal (Steel and Iron):

Primer: Super Spec HP® Acrylic Metal Primer (P04) or Super Spec HP® Alkyl Metal Primer (P06)
Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Non-Ferrous Metal (Galvanized & Aluminum): All new metal surfaces must be thoroughly cleaned with Super Spec HP® Oil & Grease Emulsifier (P83) to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion

Primer: No primer needed.

Finish: 1 or 2 coats Moorgard® 100% Acrylic Low Lustre House Paint (N103)

Repaint, All Substrates: Prime bare areas with the primer recommended for the substrate above.

Application

Stir thoroughly before and during use. Apply one or two coats. For best results, use a Benjamin Moore® custom-blended nylon/polyester brush, Benjamin Moore® roller, or a similar product. This product can also be sprayed.

Spray, Airless: Fluid Pressure — 1,500 to 2,500 PSI;

Tip — .013 - .017 Orifice.

Thinning/Cleanup

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents. Clean up with warm soapy water. Brushes should be given an additional quick rinse with mineral spirits followed by a second wash in soapy water, then rinsed thoroughly. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry empty containers may be recycled in a can recycling program. Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.

Environmental, Health & Safety Information

Cancer Hazard. Contains Crystalline Silica that can cause cancer when in respirable form (spray mist or sanding dust).

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

WARNING: This product contains a chemical known to the state of California to cause cancer and birth defects, or other reproductive harm.

FIRST AID: In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

IN CASE OF SPILL — Absorb with inert material and dispose of as specified under "Clean Up".

KEEP OUT OF REACH OF CHILDREN

Refer to Material Safety Data Sheet for additional health and safety information.



MOORGLO[®]

100% ACRYLIC SOFT GLOSS HOUSE PAINT N096

Features

- Outstanding hiding
- Superior adhesion and excellent resistance to chalking
- Lifetime warranty (see label for details)
- Excellent flow and leveling
- Easy to apply with brush, roller or spray
- Soap and water clean up
- Dries quickly
- Resistant to mildew, fading, cracking, peeling, blistering, dirt pickup, alkali and fumes
- Low temperature application (Some colors — see below)

Recommended For

For exterior use on primed or previously painted wood siding, trim, doors, sash, shingles; cured or previously painted masonry such as stucco, cement block construction, poured and pre-cast concrete, unglazed brick; aluminum, vinyl, or site primed hardboard siding; and previously painted or primed metal.

General Description

Moorglo[®] 100% Acrylic Latex House Paint is a premium quality, semi-gloss paint fortified with alkyd resin. It delivers a high-build paint film for excellent durability and long lasting protection. It has the ability to cover in one coat provided the surface is in good condition and the color change is not extreme. It is the perfect coating to repaint aluminum siding.

Limitations

- Do not apply when air and surface temperatures are below 40°F (4.4°C).

Product Information

Colors — Standard:

Brilliant White (01), Black (80)

— Tint Bases:

Benjamin Moore[®] Color Preview[®] bases 1B, 2B, 3B & 4B

— Special Colors:

Contact your Benjamin Moore representative

Certification:

VOC Compliant in all regulated areas except the South Coast and areas of California that follow the 2007 Suggested Control Measures.

Technical Assistance

Available through your local authorized independent Benjamin Moore[®] retailer. For the location of the retailer nearest you, call 1-800-826-2623, see www.benjaminmoore.com, or consult your local Yellow Pages.

Technical Data

Pastel Base

Vehicle Type 100% Acrylic Latex

Pigment Type Titanium Dioxide

Volume Solids 42%

Coverage per Gallon at Recommended Film Thickness 400 – 450 Sq. Ft.

Recommended Film Thickness – Wet 3.8 mils
– Dry 1.6 mils

Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.

Dry Time @ 77°F – To Touch 3 Hours
(25°C) @ 50% RH – To Recoat 4 Hours

High humidity and cool temperatures will result in longer dry, recoat and service times.

Dries By Evaporation, Coalescence

Viscosity 102 ± 2 KU

Flash Point None

Gloss / Sheen Soft Gloss

Surface Temperature – Min. 40°F
at Application – Max. 90°F

Thin With Clean Water

Clean Up Thinner Clean Water

Weight Per Gallon 11.0 lbs

Storage Temperature – Min. 40°F
– Max. 90°F

Volatile Organic Compounds (VOC)

144 Grams/Liter 1.20lbs./Gallon

∅ Reported values are for Pastel Base. Contact Benjamin Moore for values of other bases or colors.

Moorglo® 100% Acrylic Soft Gloss House Paint N096

Surface Preparation

Surfaces must be clean and free of grease, wax, and mildew. Remove excessive chalk and loose or scaling paint. If previously coated with cement-base water paints, clean by sandblasting. Glossy surfaces must be dulled. Un-weathered areas such as eaves, ceilings, and overhangs should be washed with a detergent solution and/or rinsed with a strong stream of water from a garden hose to remove contaminants that can interfere with proper adhesion. Stains from mildew must be removed by cleaning with Benjamin Moore® Clean (318) prior to coating the surface. **Caution:** Refer to the (318) Clean technical data and material safety data sheets for instructions on its proper use and handling. For metal surfaces, remove rust. Wipe down with paint thinner to remove surface oils.

All new masonry surfaces must be power washed or brushed thoroughly with stiff fiber bristles to remove loose particles. New masonry substrates must be allowed to cure for 30 days before priming or painting. Poured or pre-cast concrete with a very smooth surface should be etched or abraded to promote adhesion, after removing all form release agents and curing compounds.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Primer/Finish Systems

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary. For best hiding results, tint the primer to the approximate shade of the finish coat, especially when a significant color change is desired. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

Wood and engineered wood products:

Primer: Fresh Start® Moonwhite® Exterior Wood Primer (100), High-Hiding All Purpose Primer (046), Multi-Purpose Latex Primer (N023) or Exterior Wood Primer (094)

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Hardboard Siding, Bare or Factory Primed:

Primer: Fresh Start® Exterior Wood Primer (094), High-Hiding All Purpose Primer (046) or Multi-Purpose Latex (N023)

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Bleeding Type Woods, (Redwood and Cedar):

Primer: Fresh Start® Exterior Wood Primer (094) or Multi-Purpose Oil Based Primer (N024)

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Vinyl & Vinyl Composite Siding

Note: Ensure that the surface is properly cleaned and in good condition. For colors that are safe for use on these substrates, use approved Vinyl Select colors. For more information, see <http://www.benjaminmoore.com/en-us/for-contractors/painting-vinyl-and-aluminum-siding>

Primer: Fresh Start® Multi-Purpose Latex Primer (N023).

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Rough or Pitted Masonry:

Primer: Super Spec® Latex Block Filler (160) or Super Spec® Masonry Interior/Exterior Hi-Build Block Filler (206)

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Poured or Pre-cast Concrete and Fiber Cement Siding:

Primer: Fresh Start® 100% High-Hiding All Purpose Primer (046),

Multi-Purpose Latex Primer (N023), Super Spec® Masonry Interior/Exterior 100% Acrylic Masonry Sealer (N066) or Super Spec® Masonry Interior/Exterior 100% Acrylic High Build Masonry Primer (N068) or Fresh Start® Exterior Latex Masonry Primer (064)

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Ferrous Metal (Steel and Iron):

Primer: Super Spec HP® Acrylic Metal Primer (P04) or Super Spec HP® Alkyl Metal Primer (P06)

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Non-Ferrous Metal (Galvanized & Aluminum): All new metal surfaces must be thoroughly cleaned with Super Spec HP® Oil & Grease Emulsifier (P83) to remove contaminants. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion

Primer: No primer required.

Finish: 1 or 2 coats Moorglo® 100% Acrylic Soft Gloss House Paint (N096)

Repaint, All Substrates: Prime bare areas with the primer recommended for the substrate above.

Application

Stir thoroughly before and during use. Apply one or two coats. For best results, use a Benjamin Moore® custom-blended nylon/polyester brush, Benjamin Moore® roller, or a similar product. This product can also be sprayed.

Spray, Airless: Fluid Pressure — 1,500 to 2,500 PSI;
Tip — .013 - .017 Orifice.

Thinning/Cleanup

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents. Clean up with warm soapy water. Brushes should be given an additional quick rinse with mineral spirits followed by a second wash in soapy water, then rinsed thoroughly. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency on disposal options.**

Environmental, Health & Safety Information

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Ensure fresh air entry during application and drying. Avoid contact with eyes and prolonged or repeated contact with skin. Avoid exposure to dust and spray mist by wearing a NIOSH approved respirator during application, sanding and clean up. Follow respirator manufacturer's directions for respirator use. Close container after each use. Wash thoroughly after handling.

WARNING: This product contains a chemical known to the state of California to cause cancer and birth defects, or other reproductive harm.

FIRST AID: In case of eye contact, flush immediately with plenty of water for at least 15 minutes; for skin, wash thoroughly with soap and water. If symptoms persist, seek medical attention. If you experience difficulty breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical attention immediately.

IN CASE OF SPILL — Absorb with inert material and dispose of as specified under "Cleanup".

**KEEP OUT OF REACH OF CHILDREN
PROTECT FROM FREEZING**

**Refer to Material Safety Data Sheet for
additional health and safety information.**



WEATHERPROOF ALUMINUM PAINT 164

Features

- Possesses outstanding hiding and leafing properties
- Can be applied to large areas without brush or lap marks
- Excellent resistance to moisture, weather, and industrial fumes
- One coat covers most surfaces; two coats provide greater durability and longer wear
- Produces a beautiful, metallic finish of exceptional brilliance and great durability

Recommended For

Residential or commercial applications where a premium quality finish is desired. For new and previously painted exterior or interior wood, metal, and cured masonry surfaces that are not subject to abrasion. Can withstand up to 600°F temperature over suitable substrates requiring no primer.

General Description

Benjamin Moore® Weatherproof Aluminum Paint (164) produces a beautiful, metallic pigmented finish of exceptional brilliance and great durability. It has excellent hiding and spreads easily, while it protects metal and wood surfaces with a weatherproof film.

Limitations

- Do not apply when air and surface temperatures are below 50°F (10°C)
- Aluminum pigment may rub off; should not be used on surfaces that are subject to frequent contact.

Product Information

Colors — Standard:
Aluminum

— Tint Bases:
Not available

— Special Colors:
Not Available

Certification:

VOC compliant in all regulated areas

Technical Assistance:

Available through your local authorized independent Benjamin Moore retailer. For the location of the retailer nearest you, call 1-800-826-2623, see www.benjaminmoore.com, or consult your local Yellow Pages.

Technical Data[◇]

Brilliant Metallic

Vehicle Type Linseed Coumarone Indene

Pigment Type Aluminum

Volume Solids 43%

Coverage per Gallon at Recommended Film Thickness 650 – 700 Sq. Ft.

Recommended Film Thickness – Wet 2.4 mils
– Dry 1.0 mils

Depending on surface texture and porosity. Be sure to estimate the right amount of paint for the job. This will ensure color uniformity and minimize the disposal of excess paint.

Dry Time @ 77°F – To Touch 3 Hours
(25°C) @ 50% RH – To Recoat Overnight

Painted surfaces can be washed after two weeks. High humidity and cool temperatures will result in longer dry, recoat and service times.

Dries By Oxidation

Viscosity < 50 KU

Flash Point Flammable

Gloss / Sheen Metallic

Surface Temperature – Min. 50°F
at Application – Max. 90°F

Thin With Do Not Thin

Clean Up Thinner Mineral Spirits

Weight Per Gallon 7.79 lbs

Storage Temperature – Min. 40°F
– Max. 90°F

Volatile Organic Compounds (VOC)

436 Grams/Liter 3.64 Lbs./Gallon

[◇] Reported values are for Aluminum. Contact Benjamin for values of other bases or colors

Surface Preparation

Surfaces to be painted should be clean, dry, and free from oil, grease, and dirt. Clean bare metal with mineral spirits or Benjamin Moore® Oil & Grease Emulsifier (P83) to remove contaminants. Remove all loose rust and scale from rusted metal with scraper and wire brush, or by sandblasting.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead.

Primer/Finish Systems

New surfaces should be fully primed, and previously painted surfaces may be primed or spot primed as necessary. For best hiding results, tint the primer to the approximate shade of the finish coat, especially when a significant color change is desired. **Special Note:** Certain custom colors require a Deep Color Base Primer tinted to a special prescription formula to achieve the desired color. Consult your retailer.

Wood:

Finish: 1 or 2 coats Benjamin Moore® Weatherproof Aluminum Paint (164)

Masonry, New and Unpainted (Including Unglazed Brick):

Poured and precast concrete must be allowed to cure for 30 days; block construction should be allowed to cure for 30 days. All surfaces must be thoroughly prepared by removing the laitance and all loose particles.

Primer: Super Spec® Masonry Interior/Exterior 100% Acrylic Masonry Sealer (N066)

Finish: 1 or 2 coats Benjamin Moore® Weatherproof Aluminum Paint (164)

Ferrous Metal (Steel and Iron): All ferrous metal surfaces must be wiped with mineral spirits or cleaned with Benjamin Moore® Oil & Grease Emulsifier (P83) to remove contaminants. Solvent and rags should be changed frequently.

Finish: 1 or 2 coats Benjamin Moore® Weatherproof Aluminum Paint (164)

Non-Ferrous Metal (Galvanized & Aluminum): All new metal surfaces must be thoroughly cleaned with Super Spec HP® Oil & Grease Emulsifier (P83) to remove contaminants. Solvent and rags should be changed frequently. New shiny non-ferrous metal surfaces that will be subject to abrasion should be dulled with very fine sandpaper or a synthetic steel wool pad to promote adhesion.

Primer: Super Spec HP® Acrylic Metal Primer (P04)

Finish: 1 or 2 coats Benjamin Moore® Weatherproof Aluminum Paint (164)

Repaint, All Substrates: Prime bare areas with the primer recommended for the substrate above.

Application

Stir contents of can until mixture is smooth and uniform. Stir occasionally during use, enough to keep the metallic flakes in suspension. Apply one or two coats. For best results, use a Benjamin Moore® custom blended nylon/polyester or china bristle brush, Benjamin Moore® roller, or a similar product. This product can also be sprayed. A full, flowing coat produces the best results.

Do not thin. Do not paint when temperature of air is below 50°F (10°C), nor on damp or rainy days.

Spray, Airless: Fluid Pressure—1,500 to 2,000 PSI***
Tip—.013. Orifice

*** The overspray from aluminum paints will drift for long distances. Use the lowest pressure that provides satisfactory atomization. Do not spray this coating in windy conditions.

Thinning/Cleanup

Do not thin.

Clean brushes and equipment with mineral spirits.

USE COMPLETELY OR DISPOSE OF PROPERLY. This product contains organic solvents which may cause adverse effects to the environment if handled improperly. Save unused product for touch up purposes or a household hazardous waste collection program. Dry, empty containers may be recycled in a can recycling program. Local disposal requirements vary; consult your sanitation department or state designated environmental agency on disposal options.

DANGER - RAGS, STEEL WOOL OR WASTE SOAKED WITH THIS PRODUCT MAY SPONTANEOUSLY CATCH FIRE IF IMPROPERLY DISCARDED. IMMEDIATELY AFTER USE, PLACE RAGS, STEEL WOOL OR WASTE IN A SEALED WATER-FILLED METAL CONTAINER.

Environmental, Health & Safety Information

DANGER!

FLAMMABLE LIQUID AND VAPOR. VAPOR HARMFUL

Contains: Petroleum Distillates, Stoddard Solvent

HARMFUL OR FATAL IF SWALLOWED. ASPIRATION HAZARD. CAUSES IRRITATION TO EYES, SKIN AND RESPIRATORY TRACT

NOTICE: Repeated or prolonged exposure to organic solvents may lead to permanent brain and nervous system damage. Intentional misuse by deliberately concentrating and inhaling vapors may be harmful or fatal.

Keep away from heat and flame. Use only with adequate ventilation. Vapors are heavier than air and may travel along ground or may be moved by ventilation and ignited by pilot lights, or other flames, sparks, heaters, or static discharge. Do not breathe vapors, spray mist or sanding dust. Avoid contact with eyes and prolonged or repeated contact with skin. To avoid breathing vapors or spray mist open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headache or dizziness or if air monitoring demonstrates vapor levels are above the applicable limits, wear an appropriate, properly fitted respirator (NIOSH approved) during and after application. Follow respirator manufacturer's directions for respirator use. Aspiration Hazard. Small amounts aspirated into the respiratory system may cause mild to severe pulmonary injury. Close container after each use.

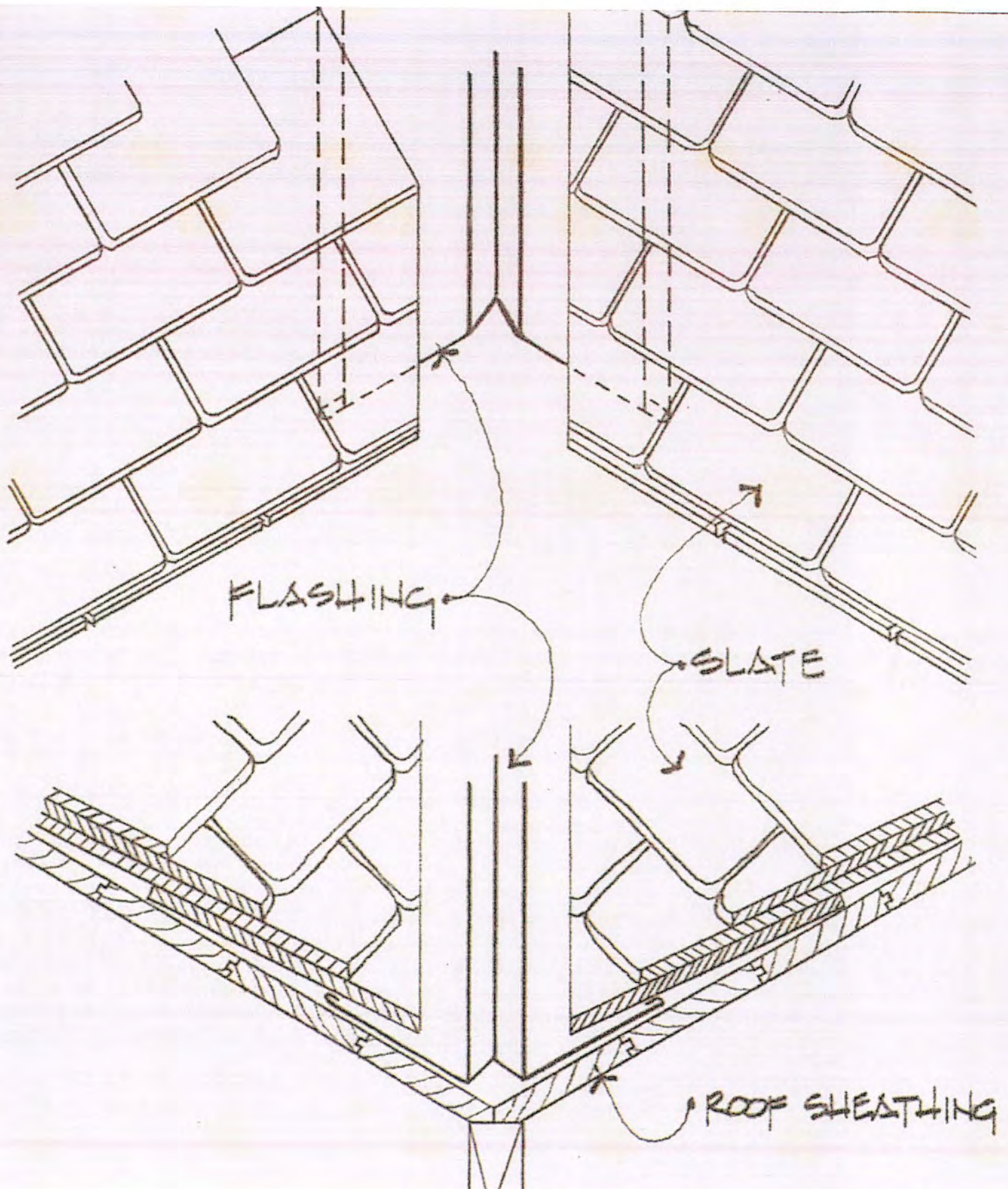
WARNING: This product contains a chemical known to the state of California to cause cancer and birth defects, or other reproductive harm.

FIRST AID: If affected by inhalation of vapors or spray mist, remove to fresh air. In case of eye contact, immediately flush with plenty of water for at least 15 minutes and get medical attention immediately; for skin, wash thoroughly with soap and water. If swallowed, do not induce vomiting. Get medical attention immediately.

IN CASE OF FIRE – Use foam, CO₂, dry chemical or water fog.
SPILL – Absorb with inert material and dispose of as specified under "Thinning/CleanUp".

**KEEP OUT OF REACH OF CHILDREN
KEEP FROM FREEZING**

**Refer to Material Safety Data Sheet for
additional health and safety information.**





PROPOSAL

Date: 10/18/2013

Customer: Ben Ortiz

Job Description: Re-roof using Historic Cyanide Lids

Job Location: 33 Taylor Ave

Deadwood, SD 57732

ITEM	PERFORMED BY	COST
Permits	Jason Rakow Construction,LLC	\$230.95
Materials	Jason Rakow Construction,LLC	\$5,976.38
Carpenter Labor	Jason Rakow Construction,LLC	\$10,965.00
Dumpster	Jason Rakow Construction,LLC	\$238.50
Extra Cyanide Lids	By Others	\$0.00
Clean,prep & Paint Lids	Jason Rakow Construction,LLC	\$4,800.00
	Subtotal	\$22,210.83
	Total	\$22,210.83
	Excise Tax	\$453.32
	GRAND TOTAL	\$22,664.15

This proposal may be withdraw by us if not accepted within 30 day

*Homeowner is responsible for 2% contractors excise tax on all owner-furnished material.

"The amount added includes the greater of the cost or fair market value of the materials plus applicable sales or use tax." - SD Dept. of Revenue

All work will meet or exceed local building codes and jobsite will be clean when work is complete.

Scope of Work: We will tear off existing roofing materials down to roof boards. We will sheet over spaced roof boards with 7/16" o.s.b and install ice & water protection to cover entire roof. We will prep and reinstall cyanide lids as per specs provided. We may need extra cyanide lids. The extra lids will be supplied by others.



AGREEMENT BETWEEN
THE CITY OF DEADWOOD, BEN ORTIZ,
AND JASON RAKOW CONSTRUCTION, LLC

THIS AGREEMENT is by and between the CITY OF DEADWOOD, a municipal corporation with its principal place of business located at 102 Sherman Street, Deadwood, South Dakota 57732, hereinafter referred to as "CITY," BEN ORTIZ, 33 Taylor Avenue, Deadwood, South Dakota 57732, hereinafter referred to as "OWNER," and JASON RAKOW CONSTRUCTION, LLC, with its principal place of business located at 20907 Iverson Field Road, Lead, South Dakota 57754, hereinafter referred to as "CONTRACTOR;"

WHEREAS, OWNER submitted an application for project approval regarding his residence located at 33 Taylor Avenue, Deadwood, South Dakota to replace the cyanide roofing material with an asphalt roof to the Deadwood Historic Preservation Commission; and

WHEREAS, OWNER accepted a bid from CONTRACTOR in the sum of fifteen thousand five hundred ninety dollars and forty-three cents (\$15,590.43) to replace the cyanide roofing material with an asphalt roof; and

WHEREAS, the Deadwood Historic Preservation Commission recognized OWNER'S residence as a contributing resource located at the Inguside Historic District within the City of Deadwood and wanted to preserve such resource; and

WHEREAS, the CITY obtained recommendations for repair and installation of cyanide drum lid roofing from Dave Stafford Architecture attached hereto and incorporated herein as reference as "Appendix 1"; and

WHEREAS, CITY has received and reviewed an amended bid from CONTRACTOR to remove the cyanide roofing material to repair the roof and reinstall the cyanide lids in compliance with Dave Stafford Architecture recommendations for the sum of twenty-two

thousand two hundred ten dollars and eighty-three cents (\$22,210.83), shown by the proposal attached hereto and incorporated herein by reference as “**Appendix 2**”; and

WHEREAS, the CITY has agreed to be responsible for costs in excess of the original bid of fifteen thousand five hundred ninety dollars and forty-three cents (\$15,590.43) to retain the resource located at 33 Taylor Avenue.

Based upon the representations and understandings above, the parties agree as follows:

1. The contract documents consist of this Agreement, the recommendations of Dave Stafford Architecture dated September 23, 2013, and the Jason Rakow Construction, LLC proposal dated October 18, 2013 and are fully a part of this Agreement, as the documents are attached hereto and incorporated herein by reference. This Agreement represents the entire and integrated agreement between the parties and supersedes prior negotiations, representations or agreements, either written or oral;
2. CONTRACTOR shall remove existing roofing material down to the roof boards. Thereafter, CONTRACTOR shall sheet over spaced roof boards with 7/16” o.s.b. and install ice and water protection to cover the entire roof. CONTRACTOR shall further prepare and reinstall the cyanide lids as set forth in the recommendations of Dave Stafford Architecture;
3. The CONTRACTOR shall comply with the following provisions:
 - a. CONTRACTOR shall properly sign the area to prevent any injuries to persons or property and a warning to keep people from entering the work area at all times while work is under way;
 - b. All work shall be done in professional workmanlike manner;
 - c. All work will be subject to a final inspection by the Historic Preservation Officer and City Building Inspector;
 - d. All work is to be completed in accordance with existing building codes;
 - e. Any changes or additional work must be approved in writing by the parties prior to any changes being made;
 - f. CONTRACTOR shall comply with all local and state laws relating to worker’s compensation and additional insurance requirements to adequately protect the OWNER and CITY from any claims or damages arising out of or in conjunction with work contemplated herein; and

- g. CONTRACTOR agrees to indemnify and hold harmless OWNER and CITY and any of its officers, agents and employees from any and all liabilities, actions, causes of actions, claims or executions of any character, including attorney fees, or any sums which OWNER or CITY may have to pay to any person on account of any personal or bodily injury, death, or property damage, which results from any negligent act, error or omission of CONTRACTOR in connection with this Agreement or services performed or materials provided pursuant to this Agreement;
- 4. OWNER shall be responsible for the initial fifteen thousand five hundred ninety dollars and forty-three cents (\$15,590.43) of costs associated with this project. Further; OWNER shall pay two percent (2%) CONTRACTOR'S excise tax for the initial fifteen thousand five hundred ninety dollars and forty-three cents (\$15,590.43) of costs;
- 5. CITY shall be responsible for the remaining six thousand six hundred twenty dollars and forty cents (\$6,640.40) payable to CONTRACTOR; and
- 6. CITY shall warranty the roof for a term of twenty-five (25) years. Thus, CITY shall be responsible for repairing and/or replacing the roof if there is damage to the roof within twenty-five (25) years following the completion of series set forth herein, subject to an action against CONTRACTOR.

[Signatures and acknowledgements on following pages]

Dated this ____ day of _____, 2013.

CITY OF DEADWOOD

By: _____
Charles M. Turbiville, Mayor

ATTEST:

Mary Jo Nelson
City Finance Officer

Dated this ____ day of _____, 2013.

JASON RAKOW CONSTRUCTION, LLC

By: _____
Jason Rakow

State of South Dakota)
) SS
County of _____)

On this ____ day of _____, 2013, before me, the undersigned officer, personally appeared Jason Rakow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

(SEAL)

Notary Public
My Commission Expires: _____

Dated this ____ day of _____, 2013.

By: _____
Ben Ortiz, Owner

State of South Dakota)
) SS
County of _____)

On this ____ day of _____, 2013, before me, the undersigned officer, personally appeared Ben Ortiz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

(SEAL)

Notary Public
My Commission Expires: _____

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>H17087</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>11/1/17</u>
Date of Hearing	<u>11/8/17</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>33 TAYLOR AVE DEADWOOD SD 57732</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 checked="" type="checkbox"/> consultant <input type="checkbox"/> other _____

Owner's Name: <u>RON ALMANZA</u>
Address: <u>33 TAYLOR AVE.</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-645-7973</u> Fax: _____
E-mail: _____

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

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

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Accessory Structure
<input checked="" type="checkbox"/> New Construction	<input checked="" 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	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	

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

Foundation repair
New Construction of front porch
Roof repaired or new, replacement of cyanide lids
Garage rehabilitation, windows and paint/siding
Fence for south back yard. No fence line exists ^{SIDE OF}
Window replacement, storm, screens
Facade replacement
Paint, ~~caulk~~ caulk, for house and garage.

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.

 11/1/17  11/1/17
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.



MEMORANDUM

EXHIBIT G

Date: November 3, 2017
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.

- Joette Johnson – 78 Williams -- Siding Program
Staff has determined the project meets the criteria for the Siding Program. Staff will coordinate with the applicant during the proposed project and recommends acceptance into the program.
- Joette Johnson – 78 Williams –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 and recommends acceptance into the program.



Wood Windows and Doors Application

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

1. Address of Property:

78 Williams Deadwood SD
57732

2. Applicant/Owner name & mailing address:

Scott Johnson

PO Box

Deadwood SD 57732

Telephone: (605) 582-0857

E-mail: johnson@icloud.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: _____

Date submitted: ___/___/___

Owner's signature: _____

Date submitted: 10/23/17

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 of Existing Wood Door(s)
Front View		1 Screen upstairs			1 Screen Front Door	
Right Side View						
Left Side View						
Rear View						
Total Windows						
	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



Siding Program Application

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

1. Address of Property:

78 William Dwn SD 57732

2. Applicant's name & mailing address:

Joette Johnson

P.O. Box 14

Deadwood SD 57732

Telephone: (605) 580-0452

E-mail joette.johnson@icloud.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.

5. Certification

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

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

Applicant's signature: _____

Date submitted: / /

Owner's signature: Joette Johnson

Date submitted: 10/23/17

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



MEMORANDUM

EXHIBIT H

Date: November 3, 2017
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/Siding
The grant expires on 11/24/17. The applicant has been doing renovations on the interior of the home and is now starting work on the exterior. They have hired a contractor for the windows and the siding contractor is planning on starting work in mid-November. Because winter is coming the applicant is requesting a six month extension. Staff recommends extending the grant for an additional six months which will expire 05/24/18.
- Roger & Ann Ochse 35 Madison Elderly Resident
The grant expires on 11/01/17. The applicant has expended funds from the grant for life safety repairs and still has items to complete. Staff recommends extending the grant for an additional six months which will expire 05/01/18.
- Margaret Sulentic.... 23 Van Buren Elderly Resident & Foundation
The grant expires on 11/22/17. The applicant is currently seeking HP approval for the project. Because of this delay staff recommends extending the grant for an additional six months which will expire 05/22/18.
- Lori Keehn..... 107 Forest Wood Windows & Doors/Siding
The grant expires on 11/04/17. The applicant has hired a contractor but work has not started and has not been able to secure a start date from this contractor. The applicant is in the process of contacting other contractors to get these projects done. This is the applicant's second extension. Staff recommends extending the grant for an additional six months which will expire 05/04/18.



MEMORANDUM

EXHIBIT I

Date: November 3, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Subordination Request

Greg Vecchi, 19 Centennial, is currently in the Wood Windows and Doors and Siding Programs. He is in the process of refinancing this property. The financing company is requesting the subordination of the two grants.

We have had other such requests in the past and a letter is written to the lender explaining our programs which has sufficed. However, this particular finance company is still requesting the subordination because of our "Recapture of Grant" clause in the grant agreement. We would be in second and third position on this refinance. The Loan Committee discussed the subordination and recommends signing the subordinations for Greg Vecchi at 19 Centennial. A copy of the grant agreements and subordination agreements are attached.

RECOMMENDED MOTION

Move to approve the subordination requests for Greg Vecchi, 19 Centennial, Wood Windows and Doors and Siding Program grants.



Doc #: 2016-04969
Date: 10/13/2016 14:46:00
Sheree L. Green
Register of Deeds
Lawrence Co. - Fee \$30.00

This document prepared by:
City of Deadwood Historic Preservation
108 Sherman Street
Deadwood, SD 57732
(605) 578-2082
Fax (605) 578-2084

Deadwood Historic Preservation Commission

GRANT AGREEMENT

GRANTOR:	Deadwood Historic Preservation Commission City of Deadwood 108 Sherman Street Deadwood, South Dakota 57732
GRANTEE:	Gregory M. Vecchi 19 Centennial Avenue Deadwood, SD 57732
GRANT PROGRAM:	Wood Windows and Doors Program
PROJECT PERIOD:	180 days from execution of Grant Agreement
MAXIMUM GRANT:	\$20,000.00

The City of Deadwood's Historic Preservation Commission, 108 Sherman Street, Deadwood, South Dakota, hereinafter "GRANTOR", for and in consideration of the above referenced GRANT PROGRAM, does grant the above specified funds to Greg Vecchi, hereinafter "GRANTEE". This GRANT PROGRAM is secured by the following described real estate to-wit:

Lots 8 & 9 in Block K of the original Townsite of Deadwood, Lawrence County, South Dakota, according to the P.L. Rogers Map of the City of Deadwood, Lawrence County, South Dakota, subject to easements, reservations, rights of way and other matters of record in the office of the Lawrence County Register of Deeds.

Acceptance of this GRANT PROGRAM is indication of GRANTEE's willingness to conduct a rehabilitation project in conformance with the following conditions outlined by the GRANTOR:

1. **Eligible Expenditures.** GRANTEE acknowledges eligible expenditures for GRANT PROGRAM are for materials, or materials and labor provided by a third party that are necessary and reasonable for the completion of the GRANT PROGRAM. Invoices must be submitted to GRANTOR for approval and reimbursement.

2. **Contractor Selection.** The selected Contractor by GRANTEE must be licensed with the City of Deadwood. A Building Permit will be required prior to the start of the project. If GRANTEE desires to change contractors, new approval must be obtained from GRANTOR.
3. **Competitive Procurement Process.** GRANTEE agrees all procurement of goods and services shall be conducted in a manner that provides maximum open and free competition. GRANTEE must seek at least two (2) competitive quotes. Although it is not always necessary to select the lowest quote, an explanation for the selection must be documented, which should be retained in your files and made available to GRANTOR upon request. GRANTEE should maintain procedures to ensure that procurement of goods and services do not present a conflict of interest. This requirement may be waived under special circumstances with a written request by GRANTEE and approval by GRANTOR.
4. **Retention of records.** GRANTEE must maintain auditable records of all expenditures under this GRANT AGREEMENT for three (3) years after completion of this GRANT PROGRAM.
5. **Publicity and Acknowledgement of Grant Assistance.** The GRANTEE shall allow the GRANTOR to install temporary signage during the duration of the GRANT PROGRAM to inform the public that this project is funded with the financial assistance of GRANTOR.
6. **Grant Disbursement.** GRANT PROGRAM funds will be disbursed to the GRANTEE or Contractor for completed work within the PROJECT PERIOD. The PROJECT PERIOD shall refer to a timeframe of 180 days commencing from the date of this executed agreement. Partial payments can be made based on actual work completed and verified by GRANTOR. These payments may be subject to some withholding to ensure completion of GRANT PROGRAM project. Payments will take time due to the GRANTOR approval process. Final payment can only be done upon City of Deadwood's Building Inspector site review, Historic Preservation Officer approval, and, if a contractor is involved, the contractors signed waiver of any liens against the property.
7. **Project End Date.** The time limit for completing the GRANT PROGRAM will be 180 days, commencing from the date of this executed agreement with the GRANTOR. If any problems arise, a written request by GRANTEE for an extension of the project must be submitted to the GRANTOR for consideration within 10 days of the end of PROJECT PERIOD. This extension will be awarded on a case by case basis and, typically, will be granted only once during the PROJECT PERIOD. Extensions generally do not exceed 6 months. If the GRANT PROGRAM's project is not completed within the time limit, GRANTEE will be subject to full GRANT PROGRAM recapture. Failure to complete the GRANT PROGRAM on time may impact GRANTEE'S ability to receive future GRANT PROGRAM assistance.
8. **Final Inspection.** Within thirty (30) days of the project end date, GRANTEE agrees to allow the Deadwood Building Inspector and Historic Preservation Officer a final inspection of the GRANT PROGRAM. If the GRANTEE fails to allow access to inspect GRANT PROGRAM project, GRANTEE will be subject to full GRANT PROGRAM recapture under legal methods allowed to GRANTOR.
9. **Maintenance of Property.** The GRANTEE agrees to maintain above referenced property to the Minimum Maintenance Standards as adopted by the City of Deadwood and GRANTEE shall allow the Deadwood Building Inspector and Historic Preservation Officer inspection of above referenced property within reasonable notice.
10. **Demolition or Moving of Property.** The GRANTEE agrees to not demolish, move or allow above reference property to deteriorate to a point of demolition by neglect. GRANTOR has the right to deny any request to demolish or move the above reference property and shall enforce any possible actions for the GRANTEE's neglect of the property.

11. Recapture of Grant. The GRANTOR shall require GRANTEE forfeit the GRANT PROGRAM funds in the event GRANTEE:

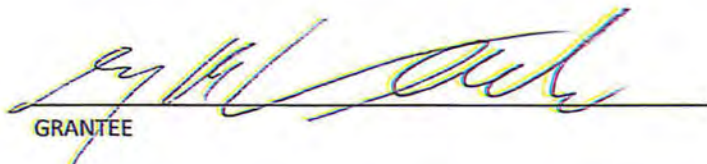
- a. Fails to complete the GRANT PROGRAM project as described in your Project Approval or Certificate of Appropriateness application (EXHIBIT A); or
- b. Fails to complete the project within PROJECT PERIOD of this GRANT AGREEMENT or within the allowed time period of any approved time extension period; or
- c. Fails to obtain approval from the GRANTOR prior to making any substantial changes to the GRANT PROGRAM project described in Exhibit A; or
- d. Fails to allow Deadwood Building Inspector and Historic Preservation Officer to inspect during the GRANT PROGRAM project and within 30 days of project end date; or
- e. In the event of the death of the GRANTEE, grant terms and conditions may be assumed by immediate family members. Other circumstances may be considered by the Historic Preservation Commission on a case-by-case basis.

12. Recording. This document may be recorded. Should the City of Deadwood elect to record this document, the Applicant shall be responsible for the recording fee.

By signing this GRANT AGREEMENT GRANTEE acknowledges GRANTEE is subject to the terms of this GRANT AGREEMENT.

GRANTEE certifies all information contained in the supporting application and all information furnished in support of this GRANT AGREEMENT is given for the purpose of obtaining financial assistance in the form of a grant as true and complete to the best of GRANTEE's knowledge and belief. GRANTEE acknowledges GRANTEE has read the policy guidelines for the grant included with and for this application and agrees to all of the terms and conditions contained in the GRANT AGREEMENT.

GRANTEE acknowledges the GRANTOR is merely granting funds in connection with the GRANT PROGRAM 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 approved by the GRANTOR. GRANTEE agrees 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 GRANTOR's acceptance, consideration, approval, or disapproval of grant and the issuance or non-issuance of a grant.


GRANTEE


DATE

GRANTEE

DATE

In witness whereof, I hereunto set my hand and official seal.

Ashwa Dwyer York
Notary Public
My Commission Expires 11-20-17

CITY OF DEADWOOD, HISTORIC PRESERVATION OFFICE



DEADWOOD HISTORIC PRESERVATION OFFICER

DATE 9/14/2016

Laure Fogel
DEADWOOD HISTORIC PRESERVATION COMMISSION CHAIR

9-14-16
DATE

ATTEST:


Mary Jo Nelson
Finance Officer



Doc #: 2016-04969
Page 4 of 4

This document prepared by:
City of Deadwood Historic Preservation
108 Sherman Street
Deadwood, SD 57732
(605) 578-2082
Fax (605) 578-2084



Deadwood Historic Preservation Commission

GRANT AGREEMENT

GRANTOR:	Deadwood Historic Preservation Commission City of Deadwood 108 Sherman Street Deadwood, South Dakota 57732
GRANTEE:	Greg Vecchi 19 Centennial Avenue Deadwood, SD 57732
GRANT PROGRAM:	Siding Program
PROJECT PERIOD:	180 days from execution of Grant Agreement
MAXIMUM GRANT:	\$10,000.00

The City of Deadwood's Historic Preservation Commission, 108 Sherman Street, Deadwood, South Dakota, hereinafter "GRANTOR", for and in consideration of the above referenced GRANT PROGRAM, does grant the above specified funds to Greg Vecchi, hereinafter "GRANTEE". This GRANT PROGRAM is secured by the following described real estate to-wit:

Lots 8 & 9 in Block K of the original Townsite of Deadwood, Lawrence County, South Dakota, according to the P.L. Rogers Map of the City of Deadwood, Lawrence County, South Dakota, subject to easements, reservations, rights of way and other matters of record in the office of the Lawrence County Register of Deeds.

Acceptance of this GRANT PROGRAM is indication of GRANTEE's willingness to conduct a rehabilitation project in conformance with the following conditions outlined by the GRANTOR:

1. **Eligible Expenditures.** GRANTEE acknowledges eligible expenditures for GRANT PROGRAM are for materials, or materials and labor provided by a third party that are necessary and reasonable for the completion of the GRANT PROGRAM. Invoices must be submitted to GRANTOR for approval and reimbursement.
2. **Contractor Selection.** The selected Contractor by GRANTEE must be licensed with the City of Deadwood. A Building Permit will be required prior to the start of the project. If GRANTEE desires to change contractors, new approval must be obtained from GRANTOR.
3. **Competitive Procurement Process.** GRANTEE agrees all procurement of goods and services shall be conducted in a manner that provides maximum open and free competition. GRANTEE must seek at least two (2) competitive quotes. Although it is not always necessary to select the lowest quote, an explanation for the selection must be documented, which should be retained in your files and made available to GRANTOR upon request. GRANTEE should maintain

Adopted 05/27/15

procedures to ensure that procurement of goods and services do not present a conflict of interest. This requirement may be waived under special circumstances with a written request by GRANTEE and approval by GRANTOR.

4. **Retention of records.** GRANTEE must maintain auditable records of all expenditures under this GRANT AGREEMENT for three (3) years after completion of this GRANT PROGRAM.
5. **Publicity and Acknowledgement of Grant Assistance.** The GRANTEE shall allow the GRANTOR to install temporary signage during the duration of the GRANT PROGRAM to inform the public that this project is funded with the financial assistance of GRANTOR.
6. **Grant Disbursement.** GRANT PROGRAM funds will be disbursed as a reimbursement only to the GRANTEE for completed work within the PROJECT PERIOD. The PROJECT PERIOD shall refer to a timeframe of 180 days commencing from the date of this executed agreement. Partial payments can be made based on actual work completed and verified by GRANTOR. These payments may be subject to some withholding to ensure completion of GRANT PROGRAM project. Payments will take time due to the GRANTOR approval process. Final payment to GRANTEE can only be done upon City of Deadwood's Building Inspector site review, Historic Preservation Officer approval, and, if a contractor is involved, the contractors signed waiver of any liens against the property.
7. **Project End Date.** The time limit for completing the GRANT PROGRAM will be 180 days, commencing from the date of this executed agreement with the GRANTOR. If any problems arise, a written request by GRANTEE for an extension of the project must be submitted to the GRANTOR for consideration within 10 days of the end of PROJECT PERIOD. This extension will be awarded on a case by case basis and, typically, will be granted only once during the PROJECT PERIOD. Extensions generally do not exceed 6 months. If the GRANT PROGRAM's project is not completed within the time limit, GRANTEE will be subject to full GRANT PROGRAM recapture. Failure to complete the GRANT PROGRAM on time may impact GRANTEE'S ability to receive future GRANT PROGRAM assistance.
8. **Final Inspection.** Within thirty (30) days of the project end date, GRANTEE agrees to allow the Deadwood Building Inspector and Historic Preservation Officer a final inspection of the GRANT PROGRAM. If the GRANTEE fails to allow access to inspect GRANT PROGRAM project, GRANTEE will be subject to full GRANT PROGRAM recapture under legal methods allowed to GRANTOR.
9. **Maintenance of Property.** The GRANTEE agrees to maintain above referenced property to the Minimum Maintenance Standards as adopted by the City of Deadwood and GRANTEE shall allow the Deadwood Building Inspector and Historic Preservation Officer inspection of above referenced property within reasonable notice.
10. **Demolition or Moving of Property.** The GRANTEE agrees to not demolish, move or allow above reference property to deteriorate to a point of demolition by neglect. GRANTOR has the right to deny any request to demolish or move the above reference property and shall enforce any possible actions for the GRANTEE's neglect of the property.
11. **Recapture of Grant.** The GRANTOR shall require GRANTEE forfeit the GRANT PROGRAM funds in the event GRANTEE:
 - a. Fails to complete the GRANT PROGRAM project as described in your Project Approval or Certificate of Appropriateness application (EXHIBIT A); or
 - b. Fails to complete the project within PROJECT PERIOD of this GRANT AGREEMENT or within the allowed time period of any approved time extension period; or

- c. Fails to obtain approval from the GRANTOR prior to making any substantial changes to the GRANT PROGRAM project described in Exhibit A; or
- d. Fails to allow Deadwood Building Inspector and Historic Preservation Officer to inspect during the GRANT PROGRAM project and within 30 days of project end date; or
- e. In the event of the death of the GRANTEE, grant terms and conditions may be assumed by immediate family members. Other circumstances may be considered by the Historic Preservation Commission on a case-by-case basis.

By signing this GRANT AGREEMENT GRANTEE acknowledges GRANTEE is subject to the terms of this GRANT AGREEMENT.

GRANTEE certifies all information contained in the supporting application and all information furnished in support of this GRANT AGREEMENT is given for the purpose of obtaining financial assistance in the form of a grant as true and complete to the best of GRANTEE's knowledge and belief. GRANTEE acknowledges GRANTEE has read the policy guidelines for the grant included with and for this application and agrees to all of the terms and conditions contained in the GRANT AGREEMENT.

GRANTEE acknowledges the GRANTOR is merely granting funds in connection with the GRANT PROGRAM 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 approved by the GRANTOR. GRANTEE agrees 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 GRANTOR's acceptance, consideration, approval, or disapproval of grant and the issuance or non-issuance of a grant.



GRANTEE

8/20/2015

DATE

GRANTEE

DATE

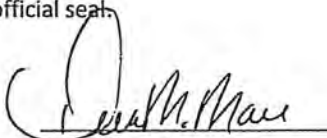
STATE OF SOUTH DAKOTA) ss.

COUNTY OF LAWRENCE)

On this 20 of August, 2015, before me, the undersigned officer, personally appeared Greg Vecchi, known to me or satisfactorily proven to be the persons described in the foregoing instrument, and acknowledged executing the same in the capacity therein stated for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

(SEAL)



Notary Public -

My Commission Expires:

My Commission Expires 02/17/2017

CITY OF DEADWOOD



DEADWOOD HISTORIC PRESERVATION OFFICER

08-25-2015
DATE



DEADWOOD HISTORIC PRESERVATION COMMISSION CHAIR

8-25-15
DATE

ATTEST:



Mary Jo Nelson
Finance Officer



WHEN RECORDED RETURN TO:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, CA 91361

Prepared By:
Certified Document Solutions
17345 Civic Drive #1961
Brookfield, WI 53045
Phone: 844-879-7016

Property Tax ID#: 30025-08400-080-00
File Number 10030761SD

SUBORDINATION AGREEMENT

THIS INDENTURE, made this _____ day of _____, _____ between **DEADWOOD HISTORIC PRESERVATION COMMISSION CITY OF DEADWOOD**, whose address is _____, hereinafter called party of the First Part, and **MORTGAGE RESEARCH CENTER LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR**, whose address is _____, hereinafter called Party of the Second Part,

WITNESSETH, that whereas Party of the First Part is the owner and holder of a certain Lien taken out by Gregory V. Vecchi to Deadwood Historic Preservation Commission City of Deadwood, which Lien was recorded on October 13, 2016, as Instrument 2016-04969, encumbering the land situate in the Lawrence, South Dakota, described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HERewith AND MADE A PART HEREOF

PROPERTY ADDRESS:
19 Centennial Avenue
Deadwood, SD 57732

AND WHEREAS, Gregory M. Vecchi, has made an application to the Party of the Second Part for a loan to Mortgage Research Center LLC, its successors and/or assigns as their respective interests may appear, in which the loan amount is not to exceed \$150,000.00, to be secured by a First Lien encumbering the above described premises, and Party of the Second Part has required as a condition precedent to making of said loan that the Party of the First Part subordinate its lien and the lien thereof and all of its rights there under to the lien to be placed upon said premises as aforesaid, and Party of the First Part is agreeable to such subordination.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00), and other valuable consideration in hand paid by the Party of the Second Part to the Party of the First Part, receipt whereof is hereby acknowledged, and as inducement for making the aforesaid loan by the Party of the Second Part to the aforesaid Gregory M. Vecchi, the Party of The First Part does hereby subordinate the aforesaid lien by it and the lien thereof and all of its rights and there under to the lien recorded in Official Records, Recorded on _____ in Book _____, Page _____, or Document Number _____ of the Public Records of the Lawrence, South Dakota, encumbering the above described premises and does hereby covenant with the Party of the Second Part that it has

not transferred or assigned the aforesaid lien held by it, nor the Promissory Note it secures, nor any interest held by it in either of said instruments, and it executed this Subordination Agreement as tenants by the entirety of the entire interest held by it in said Note and lien and declare any right or claim held by it to be subject and inferior to the Mortgage held by the Party of the Second Part and to all rights of the Party of the Second Part there under.

IN WITNESS WHEREOF, THE PARTY OF THE FIRST PART HAS HEREUNTO SET ITS HAND AND SEAL ON THE DAY AND YEAR FIRST WRITTEN.

DEADWOOD HISTORIC PRESERVATION COMMISSION CITY OF DEADWOOD

By _____
Print Name: _____
Title: _____

STATE OF _____ }
COUNTY OF _____ }

On this the ____ day of _____, _____, before me, _____, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ (Title of Signor) of Deadwood Historic Preservation Commission City of Deadwood, a _____, and that he/she, as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the _____ by himself as _____.

In witness whereof I hereunto set my hand and official seal.

NOTARY PUBLIC
My Commission Expires _____

This instrument has been prepared solely based on information provided to the preparer who makes no warranties as to either the state of the title or the correctness of the information furnished.

Prepared by:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Exhibit "A"

Lot 8 in Block K of the Original Townsite of Deadwood, Lawrence County, South Dakota, according to the P.L. Rogers Map of the City of Deadwood.

WHEN RECORDED RETURN TO:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, CA 91361

Prepared By:
Certified Document Solutions
17345 Civic Drive #1961
Brookfield, WI 53045
Phone: 844-879-7016

Property Tax ID#: 30025 08100 080 00
File Number 10030761SD

SUBORDINATION AGREEMENT

THIS INDENTURE, made this _____ day of _____, _____ between **DEADWOOD HISTORIC PRESERVATION COMMISSION CITY OF DEADWOOD**, whose address is _____, hereinafter called party of the First Part, and **MORTGAGE RESEARCH CENTER LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR**, whose address is _____, hereinafter called Party of the Second Part,

WITNESSETH, that whereas Party of the First Part is the owner and holder of a certain Lien taken out by Gregory M. Vecchi to Deadwood Historic Preservation Commission City of Deadwood, which Lien was recorded on October 19, 2015, as Instrument 2015-04535, encumbering the land situate in the Lawrence, South Dakota, described as follows:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HERewith AND MADE A PART HEREOF

PROPERTY ADDRESS:
19 Centennial Avenue
Deadwood, SD 57732

AND WHEREAS, Gregory M. Vecchi, has made an application to the Party of the Second Part for a loan to Mortgage Research Center LLC, its successors and/or assigns as their respective interests may appear, in which the loan amount is not to exceed \$150,000.00, to be secured by a First Lien encumbering the above described premises, and Party of the Second Part has required as a condition precedent to making of said loan that the Party of the First Part subordinate its lien and the lien thereof and all of its rights there under to the lien to be placed upon said premises as aforesaid, and Party of the First Part is agreeable to such subordination.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00), and other valuable consideration in hand paid by the Party of the Second Part to the Party of the First Part, receipt whereof is hereby acknowledged, and as inducement for making the aforesaid loan by the Party of the Second Part to the aforesaid Gregory M. Vecchi, the Party of The First Part does hereby subordinate the aforesaid lien by it and the lien thereof and all of its rights and there under to the lien recorded in Official Records, Recorded on _____ in Book _____, Page _____, or Document Number _____ of the Public Records of the Lawrence,

South Dakota, encumbering the above described premises and does hereby covenant with the Party of the Second Part that it has not transferred or assigned the aforesaid lien held by it, nor the Promissory Note it secures, nor any interest held by it in either of said instruments, and it executed this Subordination Agreement as tenants by the entirety of the entire interest held by it in said Note and lien and declare any right or claim held by it to be subject and inferior to the Mortgage held by the Party of the Second Part and to all rights of the Party of the Second Part there under.

IN WITNESS WHEREOF, THE PARTY OF THE FIRST PART HAS HEREUNTO SET ITS HAND AND SEAL ON THE DAY AND YEAR FIRST WRITTEN.

DEADWOOD HISTORIC PRESERVATION COMMISSION CITY OF DEADWOOD

By _____
Print Name: _____
Title: _____

STATE OF _____}
COUNTY OF _____}

On this the ____ day of _____, _____, before me, _____, the undersigned officer, personally appeared _____, who acknowledged himself to be the _____ (Title of Signor) of Deadwood Historic Preservation Commission City of Deadwood a _____, and that he/she, as such _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the _____ by himself as _____.

In witness whereof I hereunto set my hand and official seal.

NOTARY PUBLIC
My Commission Expires _____

This instrument has been prepared solely based on information provided to the preparer who makes no warranties as to either the state of the title or the correctness of the information furnished.

Prepared by:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Exhibit "A"

Lot 8 in Block K of the Original Townsite of Deadwood, Lawrence County, South Dakota, according to the P.L. Rogers Map of the City of Deadwood.

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



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

MEMORANDUM

EXHIBIT J

Date: November 8th, 2017
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.

- Bonnie Fosso – 170 Pleasant St – Extension Requests

The applicant is requesting an extension on her two loans

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

To be submitted to Historic Preservation Commission 11/08/17

LOAN EXTENSION REQUEST CHPRLFFSO

DATE: 11/01/2017

APPLICANT: Bonnie Fosso

PROPERTY ADDRESS: 170 Pleasant St

LOAN AMOUNT: \$25,000 (Preservation)

INTEREST RATE: 0%

TERM: FINAL 6 month extension

PAYMENT AMOUNT: \$0 during construction

PURPOSE: Extend maturity date to 5/13/2018

SECURITY: 1st Mortgage

UNDERWRITER'S REVIEW:

This loan matures on 11/13/2017. The borrower is requesting a 6 month extension to use the remaining funds. . The project had multiple delays but is progressing. The new maturity date will be 05/13/2018.

UNDERWRITER'S RECOMMENDATION:

I would recommend the extension for approval to allow the borrower to draw down the remaining funds, but make this the final extension allowed on this loan.

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

Historic Preservation
Commission

ACTION

☐ Approved

☐ Denied

☐ Continued

Date: __/__/__

Signed: _____

To be submitted to Historic Preservation Commission 11/08/17

LOAN EXTENSION REQUEST CHPLSFSSO

DATE: 11/01/17
APPLICANT: Bonnie Fosso
PROPERTY ADDRESS: 170 Pleasant St
LOAN AMOUNT: \$25,000 (Up to \$25,000 Life Safety)
INTEREST RATE: 0%
TERM: 6 month extension
PAYMENT AMOUNT: \$0 during construction
PURPOSE: Extend Maturity Date to 5/26/2018
SECURITY: Mortgage

UNDERWRITER'S REVIEW: (Owner Occupied)

Loan Matures 11/26/2017 The Borrower has requested a 6 month extension of her Life Safety Loan. The project had multiple delays but is progressing. The new maturity date would be 05/26/2018.

UNDERWRITER'S RECOMMENDATION:

I would recommend the extension for approval to allow the borrower to draw down the remaining funds. But make this the final extension.

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

Historic Preservation
Commission

ACTION

- ☐ Approved
☐ Denied
☐ Continued

Date: __/__/__

Signed: _____