DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 11, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

- Call meeting to Order
- 2. Approval of HPC Meeting Minutes
 - a. September 27, 2017
 - b. October 5, 2017 Special Meeting
- 3. Voucher Approval
- 4. Old or General Business
 - a. Main Street Initiative update
 - b. Headstone Grant Application Exhibit A
 - c. Proposed 30th Anniversary of the Deadwood Syndicate Fire Exhibit B
 - d. Fall/Winter Internship, Evangeline Tarway Exhibit C
 - e. Downtown Walking Tour Brochure Exhibit D
 - f. Outside Deadwood Grant Nolin Monument Project Extension Exhibit E
- 5. New Matters before the Deadwood Historic District Commission
 - a. COA H17072 Midwest Motels of Deadwood 633 Main Repair Step Exhibit F
- 6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17073 Randy Westendorf 23 1/2 Mckinley- Foundation and Window Repairs Exhibit G
 - PA H17074 Joseph & Julie Opheim 26 Fremont Repair Foundation, replace siding, replace one window and one door – Exhibit H
 - c. PA H17075 Margaret Sulentic- 23 Van Buren Rehab or Replace Carriage House Exhibit I
- 7. HP Programs and Revolving Loan Program
 - a. HP Program Applications Exhibit J
 - i. Amy Gorzalka 50 Van Buren -- Foundation
 - ii. Amy Gorzalka 50 Van Buren -- Wood Windows and Doors Program
 - iii. Randy Westendorf 23 1/2 McKinley Street Foundation Program
 - iv. Randy Westendorf 23 1/2 McKinley Street Wood Windows and Doors Program
 - v. Ronald Underhill 32 Taylor Elderly Resident Program
 - vi. Mark Speirs 34 Van Buren Elderly Resident Program
 - vii. Joseph & Julie Opheim 26 Fremont Wood Windows and Doors Program
 - viii. Joseph & Julie Opheim 26 Fremont Siding Program
 - ix. Joseph & Julie Opheim 26 Fremont Foundation Program
 - b. HP Program Grant Extension Request Exhibit K
 - i. Greg Vecchi 19 Centennial Wood Windows and Doors Program
 - c. Revolving Loan Program
- 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.)
- 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.

10/06/17 1:09 PM

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 27, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

- 1. Call meeting to Order
- 2. Approval of HPC Meeting Minutes September 13, 2017
- 3. Voucher Approval
- 4. Old or General Business
 - a. Main Street Initiative update
 - b. 2017 Revolving Loan Budget Adjustment Exhibit A
 - c. Grant Program Guidelines -- Payment Procedure Addition Exhibit B
 - d. De-Accession request for Clowser Collection, Deadwood History Inc. Exhibit C
 - e. Replacement of Large Format Plotter in City Archives Exhibit D
 - f. Headstone Grant Application Exhibit E
- 5. New Matters before the Deadwood Historic District Commission
- 6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17066 Shama Properties LLP- 151 Charles Addition to rear of house Exhibit F
 - b. PA H17067 Jo Roebuck-Pearson 36 Lincoln Repair Soffits & Tuck-point Brick Exhibit G
 - c. PA H17068 Shane Walton 46 Jackson Remove kitchen window Exhibit H
 - d. PA H17069 Richard & Sandy Neeson 26 Washington Repair siding, repair or replace retaining
 wall, replace roof, replace windows, install storm windows, install screen door. Exhibit 1
 - e. PA H17070 Tyson Almanza 62 Taylor Reconstruct porch, remove siding, repair foundation, install wood windows, asphalt roof Exhibit J
- 7. HP Programs and Revolving Loan Program
 - a. HP Program Applications Exhibit K
 - i. Jo Roebuck-Pearson 36 Lincoln Siding Program
 - ii. Joette Johnson 78 Williams Foundation Program
 - iii. Richard & Sandy Neeson 26 Washington Retaining Wall Program
 - iv. Richard & Sandy Neeson 26 Washington Foundation Program
 - v. Richard & Sandy Neeson 26 Washington Wood Windows and Doors Program
 - vi. Richard & Sandy Neeson 26 Washington Siding Program
 - vii. Tyson Almanza 62 Taylor Foundation Program
 - viii. Tyson Almanza 62 Taylor Wood Windows and Doors Program
 - ix. Tyson Almanza 62 Taylor Siding Program
 - b. Revolving Loan Program Exhibit L
 - i. Charles Williamson 340 Williams Request to Forgive
 - ii. Steve & Jill Olson 53 Lincoln Retaining Wall Loan
 - iii. Steve & Jill Olson 53 Lincoln Forgivable Retaining Wall Loan
 - iv. Kris Fenton 27 Lincoln Retaining Wall Loan Increase
- 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.

City of Deadwood HISTORIC PRESERVATION COMMISSION Wednesday, September 27, 2017

<u>Present Historic Preservation Commission</u>: Thomas Blair, Michael Johnson, Lynn Namminga, Ann Ochse and Beverly Posey.

Absent: Dale Berg and Lyman Toews

Present City Commission:

<u>Present Staff:</u> Kevin Kuchenbecker, Historic Preservation Officer, Crystal Murray, 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, September 27, 2017 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

August 23, 2017 Regular Meeting

It was moved by Mr.Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, September 13, 2017.

Voucher Approval:

It was moved by Mr. Namminga and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$48,110.00. 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 been working on the Little Black Dress event.
- The Design Committee's pole banners have been ordered and should be installed within the next two
 weeks.
- SDSU School of Architecture project with the Economic Restructuring Committee on upper floor development is progressing forward in a timely manner.
- The Negotiations Team for CenturyLink is in a holding pattern with CenturyLink's acquisition of Level 3
 Communications.

2017 Revolving Loan Budget Adjustment - Exhibit A

Mr. Kuchenbecker stated the Historic Preservation Grant Programs are experiencing a very busy and successful year in 2017. The grant programs for residential and commercial property owners has witnessed a total of 71 grants being entered into the programs already this year with another 10 anticipated being approved at tonight's meeting. This is compared to 61 grants approved during the 2016 calendar year. The success of and increases in activity for our programs as well as the newly developed Foundation and Ghost Sign Preservation Programs are the reasons why the Historic Preservation Commission needs to supplement the 2017 Revolving Loan Fund Budget. The Historic Preservation Commission needs to make a recommendation to the City Commission to supplement this budget in the amount of \$331,179.13. Mr. Blair asked where the money comes out of. Mr. Kuchenbecker stated the supplement is from the fund itself. This is within the revolving loan fund. *It was moved by Mr. Blair and seconded by Ms. Ochse to recommend to the City Commission to supplement the 2017 Revolving Loan Budget in the amount of \$331,179.13, Aye – All. Motion carried.*

Grant Program Guidelines - Exhibit B

Mr. Kuchenbecker stated the Historic Preservation staff has been experiencing concerns with owners participating in the grant programs regarding payments to contractors. There have been a few issues when payment has been made and matters arise after the fact such as the window is not the correct size, hardware is missing or the work is not being done to the owner's standard but meets the building code standards. After a lengthy discussion, in an effort to protect the homeowner and contractor the Loan Committee is recommending adding a policy to all grant programs requiring withholding ten percent (10%) of all invoices until the project is complete and the homeowner is satisfied with the work being done. It was moved by Ms. Ochse and seconded by Mr. Blair to add a policy procedure effective immediately to all grant programs stating "Ten percent (10%) will be withheld from all payment requests until the project is completed and the Owner agrees the project has been finished to their satisfaction".

De-Accession request for Clowser Collection, Deadwood History Inc. - Exhibit C

Mr. Kuchenbecker stated that on Thursday, September 14, 2017, Rachel Lovelace-Portal, the Curator of Collections from DHI, Inc. came to Deadwood City Hall and dropped off twelve (12) catalog forms of objects from the city owned Donald Clowser collection. DHI staff identified these objects as being damaged beyond repair and would like to deaccession them from the collection. Among these items were coyote hides that had not been tanned and other taxidermy animals that were in bad shape. Ms. Posey asked if these items could be sold. Mr. Kuchenbecker stated that he didn't see that anyone would want them. It was moved by Mr. Blair and seconded by Mr. Namminga to dispose of the items as outlined in Draft #2 of the City of Deadwood Archives Management Policies and Procedures.

Replacement of Large Format Plotter in City Archives - Exhibit D

Mr. Kuchenbecker stated that the City of Deadwood is requesting permission to purchase a large scale color plotter, more specifically the Canon PRO 4000s plotter for downstairs. This new plotter will replace the obsolete Canon plotter that was donated to the City Archives by the Lawrence County Register of Deeds in 2010. Since this machine is obsolete, parts and service for the W8400 have become difficult to locate. It was moved by Ms. Posey and seconded by Ms. Ochse to allow the City of Deadwood Archives to purchase a Canon PRO 4000s plotter from Large Document Solutions. The cost for this purchase will not exceed \$5,000.00 dollars. This is a 2017 budgeted City Archives acquisition.

Headstone Grant Application #17002 - Exhibit E

Mr. Kuchenbecker stated that on September 18, 2017 the Cemetery Committee, a subcommittee of the Deadwood Historic Preservation Commission, met and reviewed the headstone grant application for Nels G. Fredrickson, #17002. As part of the grant program applicants are required to furnish photographs, family trees, and any other pertinent information for the Historic Preservation Files. This applicant provided all the necessary documentation. After reviewing the application, the Cemetery Committee moved to approve the application for the 2017 Headstone Grant Program. It was moved by Mr. Blair and seconded by Ms. Ochse to accept application #17002, into the 2017 HPC Headstone Grant Program as approved by the Cemetery Committee on September 18, 2017.

New Matters before the Deadwood Historic Preservation Commission

PA H17066 - Shama Properties LLP - Addition to rear of house - Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval to build a 5' x 13 ½' addition to the rear of the house for a bathroom. The proposed alteration is at the rear of this noncontributing resource. As such, the proposed word 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. It was moved by Ms. Ochse 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. Aye — All. Motion carried.

PA H17067 - Jo Roebuck-Pearson - 36 Lincoln - Repair Soffits & Tuck-point Brick - Exhibit G

Mr. Kuchenbeckerr stated the applicant is requesting permission to repair siding, soffits and tuck-point brick on the carriage house and main house. Staff has met with the applicant identifying a scope of work for the exterior of the resource. The proposed work and changes does not further encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. It was moved by Mr. Namminga 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. Aye – All. Motion carried.

PA H17068 - Shane Walton - 46 Jackson - Remove Kitchen Window - Exhibit H

Mr. Kuchenbecker stated the applicant is requesting permission to remove one kitchen window in the back of the house. The proposed window change is at the rear of the resource and does not appear to be original to the house. It is not visible from other parts of the historic districts; therefore, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. It was moved by Ms. Posey and seconded by Mr. Namminga 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.

PA H17069 – Richard & Sandy Neeson – 26 Washington – Repair Siding, Retining Wall, Replace Roof, Replace Windows, Install Storm Windows and Screen Door – Exhibit I

Mr. Kuchenbecker stated the applicant is requesting permission to replace windows with wood inserts, also install wood storm windows and a storm screen door. They would also like to replace the roof with asphalt shingles, repair existing siding and repair or replace the retaining wall. Staff has conducted a site visit to review the programs and condition of the resource with the new owners. The proposed work and changes will not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National register Historic Districts or the Deadwood National Historic Landmark District. It was moved by Ms. Posey and seconded by Ms. Ochse based upon all the evidence presented, 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.

<u>PA H17070 – Tyson Almanza – 62 Taylor – Reconstruct Porch, Remove Siding, Repair Foundation, Install Wood Windows, Asphalt Roof – Exhibit J</u>

Mr. Kuchenbecker stated the applicant is requesting permission to reconstruct the deck to original porch, remove inappropriate siding, replace asphalt roof with asphalt shingles, repair the foundation, and repair/replace wood windows and storms with in-kind replacements. Staff will coordinate with the applicant during this process. The applicant wants to restore the grandeur of this resource. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. It was moved by Ms. Posey and seconded by Ms. Ochse based upon all the evidence presented, the HP Commission finds this project does not encroach upon, damage, or destroy and 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 K

- i. Jo Roebuck-Pearson 36 Lincoln Siding Program
- ii. Joette Johnson 78 Williams Foundation Program
- iii. Richard & Sandy Neeson 26 Washington Retaining Wall Program
- iv. Richard & Sandy Neeson 26 Washington Foundation Program
- v. Richard & Sandy Neeson 26 Washington Wood Windows and Doors Program
- vi. Richard & Sandy Neeson 26 Washington Siding Program
- vii. Tyson Almanza 62 Taylor Foundation Program
- viii. Tyson Almanza 62 Taylor Wood Windows and Doors Program
- ix. Tyson Almanza 62 Taylor Siding Program

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the HP Program applications 1-9 as presented. Aye — All. Motion carried.

Revolving Loan Program/Disbursements

Revolving Loan Program - Exhibit L

- i. Charles Williamson 340 Williams Request to Forgive
- ii. Steve & Jill Olson 53 Lincoln Retaining Wall Loan
- iii. Steve & Jill Olson 53 Lincoln Forgivable Retaining Wall Loan
- iv. Kris Fenton 27 Lincoln Retaining Wall Loan Increase

It was moved by Ms. Ochse and seconded by Mr. Blair to approve items 1-4 as presented to the Historic Preservation Commission. Aye - All. Motion carried.

Revolving Loan Program Disbursements

It was moved by Ms. Posey and seconded by Mr. Namminga to approve HP Grant Fund disbursements in the amount of \$56,150.53, based on information as presented by Ms. Murray of NeighborWorks-Dakota Home Services. Ms. Posey Abstained. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Namminga to approve HP Revolving Loan Fund disbursements in the amount of \$13,389.70, based on information presented by Ms. Murray of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Items from Citizens not on Agenda (items will be considered but no action will be taken at this time.)

Margaret Sulentic and representatives from Rangel Construction addressed the Commission regarding Ms.

Sulentic's carriage house that is falling down. Options of repairing and rebuilding were discussed at length. Ms.

Ochse requested a site visit be conducted before the next meeting so the commission has time to ruminate before the decision is made.

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

Mr. Kuchenbecker passed around a picture of the completed headstone for Jim Ludd.

Mr. Kuchenbecker also presented the book 199 Cemeteries to See Before You Die. Mount Moriah Cemetery is listed on page 64.

Committee Reports:

Ms. Ochse stated the Community and Visitor surveys for the Comprehensive Plan will be coming out.

Ms. Posey asked about the deadline on the Gibbens Project.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:02 p.m.

ATTEST:

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

DEADWOOD HISTORIC PRESERVATION COMMISSION SPECIAL MEETING

City Hall, 108 Sherman Street, Deadwood, South Dakota Thursday, October 5, 2017 ~ 4:00 p.m.

- 1. Call meeting to Order
- Old or General Business
 a. Carriage House 23 Van Buren
- 3. Adjournment

City of Deadwood HISTORIC PRESERVATION COMMISSION Thursday, October 5, 2017 ~ 4:00 p.m.

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

Absent: Dale Berg, Lynn Namminga and Tom Blair

Present City Commission: None

<u>Present Staff:</u> Kevin Kuchenbecker, Historic Preservation Officer and Bonny Anfinson, Recording Secretary, were present.

Chair Johnson called the Deadwood Historic Preservation Commission meeting to order Thursday, October 5, 2017 at 4:00 p.m. on site at 23 Van Buren.

Old or General Business:

Carriage House - 23 Van Buren

The Historic Preservation Commission conducted a site visit of the Carriage House located at 23 Van Buren. This item will be discussed at the regularly scheduled Historic Preservation Commission meeting on October 11, 2017. No action was taken at the site visit.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 4:37 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Bonny Anfinson, Historic Preservation Office/Recording Secretary



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

"The Historic City of the Black Hills"

Deadwood, South Dakota 57732

Mike Runge Archivist Telephone (605) 578-2082

EXHIBIT B

MEMORANDUM

Date:

October 5, 2017

To:

Deadwood Historic Preservation Commission

From:

Mike Runge, City Archivist

Re:

Proposed 30th Anniversary of the Deadwood Syndicate Fire

The City of Deadwood Archives would like to hire MacroVision, LLC of Spearfish, South Dakota to develop a 10 minute informational video on the December 18, 1987 Syndicate Fire. The video would be divided into three segments:

- · overview of the buildings lost in the fire
- · night of the fire and aftermath
- Use of the fire for legalization of gaming and the development of historic preservation in Deadwood

In a historic standpoint, the Syndicate Fire became the "unofficial" rallying cry for limiting gaming in Deadwood. Upon completion, the video would be shown on Monday, December 18, 2017 in the new Deadwood Welcome center and would be posted on the City's YouTube page and used for fire education/fire awareness promotion. The proposal for this documentary is attached to the memorandum. Funding for this project would come from the following entities: Deadwood Volunteer Fire Department and Deadwood Historic Preservation Public Education.

RECOMMENDATION

Hire MacroVision, LLC of Spearfish, South Dakota to develop a 10 minute informational video on the December 18, 1987 Syndicate Fire. Funding for this project would come from Deadwood Volunteer Fire Department and Deadwood Historic Preservation Public Education.

MacroVision, LLC & Deadwood Historic Preservation

MacroVision, will help produce a 10 minute video on the 30 year anniversary of the Syndicate Building fire.

Cost:

\$300.00 per finished minute for the first ten (10) minutes \$100.00 per finished minute after ten (10) minutes

Grant Wellford Owner MacroVision, LLC



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Fax (605) 578-2084

"The Historic City of the Black Hills" Deadwood, South Dakota 57732 Mike Runge Archivist Telephone (605) 578-2082

MEMORANDUM

Date: October 5, 2017

To: Deadwood Historic Preservation Commission

From: City of Deadwood Archives

Re: Fall/winter internship, Evangeline Tarway

The City of Deadwood Archives is requesting permission to hire Evangeline Tarway, a student at the Box Elder Job Corp as the 2016-17 fall/winter intern. The City Archives internship program provides high school and college students a "hands on" experience working in an archives and collections repository.

Ms. Tarway would begin on October 17, 2017 and his rate of pay would be \$8.93 pending pre drug test screening.

RECOMMENDATION

Hire Evangeline Tarway, as the Archives spring intern at the rate of \$8.93 per hour pending pre drug test screening.

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"The Historic City of the Black Hills"

Deadwood, South Dakota 57732

Mike Runge Archivist Telephone (605) 578-2082

MEMORANDUM

Date: October 5, 2017

To: Deadwood Historic Preservation Commission

From: Deadwood Historic Preservation Office

Re: Downtown Walking Tour Brochure

The Deadwood Historic Preservation Office is requesting permission to purchase 50,000 Mt. Moriah Cemetery brochures and 50,000 downtown walking tour brochures to be distributed at the Deadwood Information/Visitor Center. Attached to this memorandum is a quote from MS Mail in Deadwood. The costs to print these brochures are as follows:

Mt. Moriah Cemetery (tri-fold)

\$3,900.00

• Downtown Walking Tour (16 page, 4x9 finish)

\$10,000.00

The MS Mail proposed quote is attached to this memorandum.

RECOMMENDATION:

Allow the Deadwood Historic Preservation Office to purchase 50,000 brochures apiece of the Mt. Moriah Cemetery and Downtown Walking Tour brochures. This expenditure will not exceed \$14,000.00 and money to pay for this expenditure will come out of Public Education.

Michael Runge

From: Lynn Milos <mail@rushmore.com>
Sent: Monday, September 25, 2017 4:41 PM

To: Michael Runge

Subject: RE: City of Deadwood Archives Walking Tour and Mt. Moriah Brochures

Hi Mike-

Price breakdown for Cemetery brochure: (6 panel tri-fold, 8.5x11)

10K- \$1,625; 20K - \$2,500; 50K - \$3,900

Breakdown for Walking tour brochure: (16 page 4x9 finish)

20K - \$5,000; 40K - \$8,200; 50K - \$10,000

Let me know if you have any questions, thanks for the opportunity.

Lynn Milos, MS Mail 605-578-1429

From: Michael Runge [mailto:michael.runge@cityofdeadwood.com]

Sent: Monday, September 25, 2017 2:02 PM

To: MSMAIL

Subject: RE: City of Deadwood Archives Walking Tour and Mt. Moriah Brochures

Thanks Mike

From: MSMAIL [mailto:mail@rushmore.com]
Sent: Monday, September 25, 2017 2:05 PM

To: Michael Runge

Subject: RE: City of Deadwood Archives Walking Tour and Mt. Moriah Brochures

Sure I will get some prices, thank you.

From: Michael Runge [mailto:michael.runge@cityofdeadwood.com]

Sent: Monday, September 25, 2017 1:44 PM
To: Lynn Milos <mail@rushmore.com>

Cc: Kevin Kuchenbecker < kevin@cityofdeadwood.com>

Subject: City of Deadwood Archives Walking Tour and Mt. Moriah Brochures

Hello Lynn:

Can you get me a quote for 20,000 and 50,000 for walking tour and Mt. Moriah Cemetery?

Also can we rush this? We are out of both.

Thanks for your help.

M

Mike Runge City Archivist 108 Sherman Street

De	adwood, SD 57732
T:	(605) 578-2082
F:	(605) 578-2084
ww	ww.cityofdeadwood.com

Virus-free. www.avast.com

Bonny Anfinson



From: Ross & Jan Lamphere lamphere@rushmore.com

Sent: Monday, September 25, 2017 9:19 AM

To: Bonny Anfinson Subject: Nolin Monument

Bonny,

Thanks for calling me back this morning and walking me through the process.

The Nolin Monument project requests an extension of 6 months on our project funding through the Deadwood Historic Preservation grant. We have substantial completion of the revised Nolin Monument with landscaping and electric installation yet to be done. We expect the project to be completed in the next 60 days with a dedication being planned next spring.

Your involvement has made this possible and look forward to your participation in the dedication.

Ross Lamphere Nolin Monument Committee Chairman Sturgis, SD 605-490-3110



Date: 10/06/2017

Case No. H17072 Address: 633 MAIN ST

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness for work at 633 MAIN ST, a contributing structure located in Deadwood City Planning Unit in the City of Deadwood.

Applicant: MIDWEST MOTELS OF DEADWOOD
Owner: MIDWEST MOTELS OF DEADWOOD

Constructed: 1894-96

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

- 1. Historic significance of the resource: Sol Star and Seth Bullock arrived in Deadwood in 1876 and built a hardware store on this site. They constructed a new brick warehouse on the back of the lot in 1880, with a two-story, wood-frame store facing Main Street. The fire of 1894 swept down the other side of Main Street, but flames crossed to the hardware store and destroyed it as well, leaving the brick warehouse. Bullock, recognizing the city's need for a legitimate hotel, built the present structure. The pink and white sandstone was quarried in nearby Boulder Canyon. It was transported first to Sturgis, where it was tooled, and then loaded back on the train for the trip to Deadwood. The grand opening was held in April, 1896. Bullock is best known as Lawrence County's first sheriff and for his close friendship with Theodore Roosevelt. Bullock sold the hotel to George Ayres in 1904. Ayres operated his hardware store on the main floor while the hotel upstairs stayed in operation from 1904 to 1919 as the Holzner, and later as the Ayres Hotel. The original brick warehouse can still be seen along Wall Street, with its iron fire shutters. Many of the hotel's interior features remain intact, including the massive staircase and skylights.
- **2.** Architectural design of the resource and proposed alterations: The applicant is requesting permission to repair the concrete cap on the step.

Attachments: No

Plans: No Photos: Yes

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



Motions available for commission action:

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

OR

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

OFFICE OF PLANNING, ZONING AND HISTORIC PRESERVATION

108 Sherman Street Telephone (605) 578-2082 Fax (605) 578-2084



FOR OFFICE USE ONLY Case No. H 17072 ☐ Project Approval Certificate of Appropriateness Date Received 9 /27/17 Date of Hearing | 0/11/17

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 I	NFORMATION REGARD	ING THIS FORM, CALL	605-578-2082
	PROPE	RTY INFORMATI	ON
Property Address: 633	Main Str	cot	
Historic Name of Property (if ki	N 11	le Hotel	
	APPLICANT	INFORMATION	la en y de care de la c
Applicant is: ☐ owner ☐ cont	ractor 🗆 architect 🗆	consultant @other_	Employer.
Owner's Name: (ni)uest N	natel AP Dock	PArchitagt's Name:	
1 . 30	in Street		
City: Decd Good State:	5.0 zip: 5770	32 City:	State: Zip:
Telephone: 578-993			Fax:
E-mail: density. MN	nd @midconeta	Jor 2 E-mail: OM	
Contractor's Name: 8+80	overhead doot	Agent's Name:	Fin your Briesen
Address: 9750 Deel	-view Road	Address: 4/C	Houston
City: Piedmant State:	5.D zip. 5776	9 city: Lead	State: 5. D Zip: 5.775
Telephone: 545-57	Fax:	Telephone: SD	0-821 Fax:
E-mail:		E-mail: COOLD	niesen & Hotmail - Com
	TYPE OF I	MPROVEMENT	
☐ Alteration (change to extend			
New Construction General Maintenance	☐ New Building	☐ Addition	☐ Accessory Structure
1	☐ Re-Roofing ☐ Siding	☐ Wood Repair☐ Windows	☐ Exterior Painting
Other SHCDS	☐ Awning	☐ Sign	☐ Fencing

FOR	OFFICE USE ONLY
Case No.	

			ACTIVIT	TY: (CHECK AS APPLICABLE)
Pro	ject Start Date:		Project Com	mpletion Date (anticipated):
	ALTERATION	☐ Front	☐ Side(s)	☐ Rear
	ADDITION	☐ Front	☐ Side(s)	Rear
	NEW CONSTRUCTION	☐ Resident	tial 🗆 Other	
	ROOF	□ New	☐ Re-roofin	ing
		☐ Front	☐ Side(s)	□ Rear
	GARAGE	□ New	☐ Rehabilit	itation
		☐ Front	☐ Side(s)	□ Rear
	FENCE/GATE	□ New	☐ Replacen	ement
		☐ Front	☐ Side(s)	Rear
	Material		Style/type	Dimensions
	WINDOWS STORM	WINDOWS	□ DOORS	☐ STORM DOORS
		Restorat	ion	☐ Replacement ☐ New
		☐ Front	☐ Side(s)	Rear
	Material		Style/type	
	SIGN/AWNING	□ New	☐ Restorati	tion Replacement
	Material		Style/type	Dimensions
应	OTHER - Describe in de	etail below or	use attachmen	ents Step Repair
			DESCRIP	PTION OF ACTIVITY
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FOR OFFICE USE ON	LY
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.		Jeding Wayna	9.27.17
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE 09-27-2017
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S) CIESCA	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.

Page 3 of 3
Updated July 6, 2015

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.

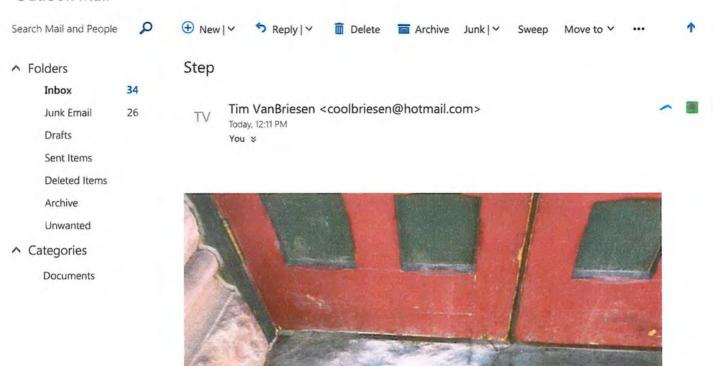
ALL WORK:

Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:	
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	-	or the second of the first of the second of
EI	VOV	ATIONS 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)
1/	TER	IAL CHANGES:
		Written description of area involved.
		Color photographs or slides of areas involved and surrounding structures if applicable.
		Sample or photo of materials involved.
A	INTIN	NG, 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.
E	w co	DISTRUCTION:
		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.

Outlook Mail



Sent from my iPhone

Upgrade to Premium

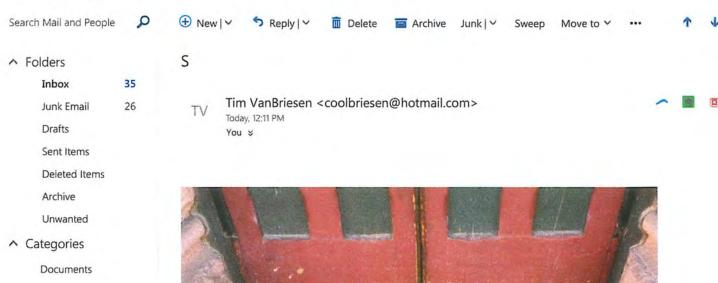








Outlook Mail





Sent from my iPhone

Upgrade to Premium











Date: 10/06/2017

Case No. H17073

Address: 23 MCKINLEY ST #1/2

Staff Report

The applicant has submitted an application for Project Approval for work at 23 MCKINLEY ST #1/2, a contributing structure located in Large's Flat Planning Unit in the City of Deadwood.

Applicant: RANDY WESTENDORF
Owner: RANDY WESTENDORF

Constructed: 1925

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

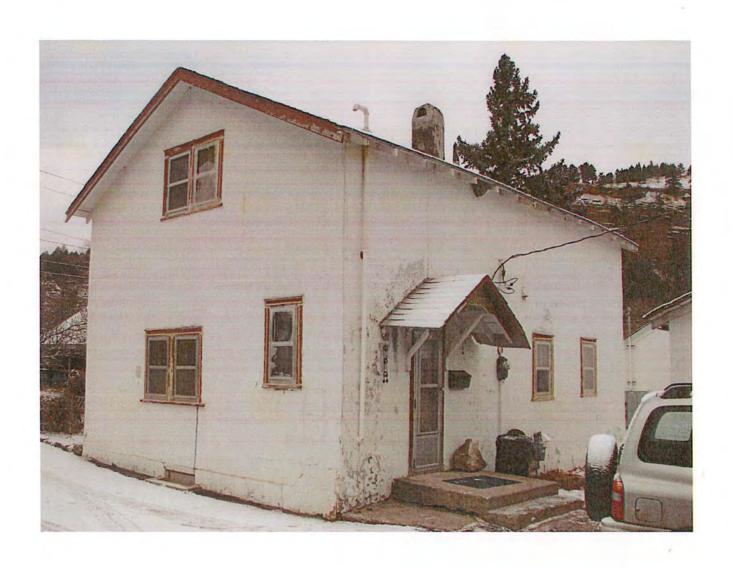
General Factors:

- 1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few constricted, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.
- **2.** Architectural design of the resource and proposed alterations: Applicant is requesting permission to repair the foundation along with participate in the wood window and storms program.

Attachments: No

Plans: No Photos: Yes

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



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



Case No. H1073

Project Approval
Certificate of Appropriateness
Date Received 9/25/17
Date of Hearing 10/11/17

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 INFORM	MATION REGARDING	THIS FORM, CALL 60!	5-578-2082
	PROPERT	Y INFORMATIO	N
Property Address: 23 /a	Mck:nle	y st.	
Historic Name of Property (if known)			
		NFORMATION	· · · · · · · · · · · · · · · · · · ·
Applicant is: ☐ owner ☐ contractor	□ architect □ co	nsultant	•
Owner's Name: Randy We	stendorf	Architect's Name:	
Address: 23/2 MCKin		Addrass	
City: Deadwood State: 50	zip: 57732	City:	State: Zip:
Telephone: 605-926-1200 Fax:		Telephone:	Fax:
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Contractor's Name:		Agent's Name:	
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Address:			
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☐ General Maintenance	☐ Re-Roofing	☐ Wood Repair	☐ Exterior Painting
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	ect Start Date:		Project Com	pletion Date (anticipated):
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	ADDITION	☐ Front	☐ Side(s)	□ Rear
	NEW CONSTRUCTION	☐ Resident	ial 🗆 Other	
	ROOF	□ New	☐ Re-roofin	g
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	GARAGE	□ New	☐ Rehabilita	ation
		☐ Front	☐ Side(s)	□ Rear
	FENCE/GATE	□ New	☐ Replacem	nent
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	OTHER - Describe in d	letail below o	r use attachme	nts
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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.

Rangevia	to 9-25	-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 everymonth 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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The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

Page 3 of 3
Updated July 6, 2015



Date: 10/06/2017

Case No. H17074

Address: 26 FREMONT AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 26 FREMONT AVE, a contributing structure located in Planning Unit in the City of Deadwood.

Applicant:

JOSEPH AND JULIE OPHEIM

Owner:

JOSEPH & JULIE OPHEIM

Constructed: c 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

- 1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood—as elsewhere in the United States—residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" Styles.
- 2. Architectural design of the resource and proposed alterations: The applicant request permission to replace one existing door and one existing window, repair the foundation and replace the siding.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff will continue to coordinate with the applicant through the HP programs. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

OFFICE OF PLANNING, ZONING AND HISTORIC PRESERVATION

108 Sherman Street Telephone (605) 578-2082 Fax (605) 578-2084



FOR OFFICE USE ONLY Case No. H17074 Project Approval ☐ Certificate of Appropriateness Date Received 10/3/17 Date of Hearing 10/11/17

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 REGA	RDING THIS FORM, CALL 605-578-2082
PROF	PERTY INFORMATION
Property Address: 26 FREMON	T St.
Historic Name of Property (if known):	
APPLICA	NT INFORMATION
Applicant is: Øowner □ contractor □ architect	□ consultant □ other
Owner's Name: JOSEPH Julia OPHE	Architect's Name:
Address: 26 FREMONT ST.	Address:
City: / EAD WOOD State SD Zip: 577	732 City:State: Zip:
Telephone: 763-360 058 Pax:	Telephone: Fax:
E-mail: BOHUNKBBO (DVAHOO, CO	E-mail:
Contractor's Name:	Agent's Name:
Address:	Address:
City:State:Zip:	City: State: Zip:
Telephone: Fax:	Telephone: Fax:
E-mail:	E-mail:
ТҮРЕ О	F IMPROVEMENT
☐ Alteration (change to exterior)	3 2 A
☐ New Construction ☐ New Building ☐ General Maintenance ☐ Re-Roofing	루이트
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Other PLACE DOOR DESIGNING	☐ Sign ☐ Fencing

	FOR	OFFICE	USE ONLY	
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	ADDITION	☐ Front	☐ Side(s)	☐ Rear		
	NEW CONSTRUCTION	☐ Residenti	al 🗆 Other			_
	ROOF	□ New	☐ Re-roofing			
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Page 2 of 3

FOR OFFICE	USE ONLY
Case No.	

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)	POATE TO S	SIGNATURE OF AGENT(S)	DATE
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APPLICATION DEADLINE

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Page 3 of 3 Updated July 6, 2015



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 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 Sheman Street
Telephone (505) 578-2082
Fax (605) 578-2084.



Case No. H1075

Project Appaval

Cate Received 10/4/17

Date of Hearing 10/11/17

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews alkapplications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guldelines, 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

roperty Address: 23 Van Burer	a St., Deadwood,	SD 57732	
listoric Name of Property (if known			
	*	Art -	
	APPLICANT	NEORMATION:	
Applicant is: 🗆 owner 🖾 contracto			
	manager plans of the	1 1	
Owner's Name: Margaret Si	uentic	Architect's Name:	
Address: 23 Van Buren		Address:	
City: DeadWood State: SN	Zip:	City:	State: Zip:
Telephone: Fax:		Telephone:	Fax;
E-mail:		E-mail:	
Contractor's Name: Rangel Constru	ction CompanyLLC	Agent's Name:	
Address: 2626 West Main St. Ste	+3		
City: Rapid City State: SD	Zip: 57702	City:	State: Zlp:
Telephone: 605-716-0547 Fax	. 605 716 5406		Fax:
reseptione: 003-710-03-7	003-710-3490	reiepnone:	rax;
E-mall: mario@rangelconstructio	ncompany.com	E-mall:	
	TYPE OF H	MPROVEMENT	
☐ Alteration (change to exterio	t)	er anne getterrete en til til fre fre et district	regeneration, and the first fill also be all the rest of the second states of the second seco
New Construction	☐ New Building	国 Addition	☐ Accessory Structure
☐ General Maintenance	☐ Re-Roofing	☐ Wood Repair	☐ Exterior Painting
N Other D. L. D. L. 214	☐ Siding	☐ Windows	□ Eanging
M Other Rehab or Re-build	☐ Awning	☐ Sign	☐ Fencing

FOR OFFICE	USE ONLY
Case No	

roj	ect Start Date: 11/06/1	7	Project Comp	letion Date (anticipated):_	01/26/2018	
	ALTERATION	☐ Front	□ Side(s)	□ Rear		
	ADDITION	☐ Front	☐ Side(s)	□ Rear		
	NEW CONSTRUCTION	☐ Residentia	al Cl Other			
	ROOF	□ New	☐ Re-roofing	N ₁		
		☐ Front	☐ Side(s)	□ Rear		(4)
	GARAGE	☐ New	☐ Rehabilita	tion		
		☐ Front	☐ Side(s)	□ Rear		
	FENCE/GATE	□ New	☐ Replaceme	ent		
		☐ Front	☐ Side(s)	□ Rear		
	Material		Style/type	Dimensions		
	WINDOWS STORM	WINDOWS	□ DOORS	☐ STORM DOORS		
		☐ Restorati	ion	☐ Replacement	□ New	
		☐ Front	☐ Side(s)	□ Rear		
	Material		Style/type			
	SIGN/AWNING	□ New	☐ Restoration	on 🗆 Replacement		
	Material		Style/type	Dimensions		

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 heighte 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.

Page 2 of 3

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 DATE SIGNATURE OF AGENT(S) SIGNATURE OF OWNER(S) DATE SIGNATURE OF AGENT(S) DATE SIGNATURE OF OWNER(S) DATE DATE SIGNATURE OF AGENT(S)

APPLICATION DEADLINE

This form and all supporting documentation MUST arrive by 5:00 p.m. on the 1st or 3rd Wednesday of everymonth 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.
RENOV	ATIONS AND ADDITIONS:
X	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.)
X	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)
MATE	RIAL CHANGES:
	Written description of area involved.
	Color photographs or slides of areas involved and surrounding structures if applicable.
	Sample or photo of materials involved.
PAINT	ING, 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.
t	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.)
3	☐ Color photographs of proposed site and structures within vicinity of new building.

Construction Proposal

Date:

August 9, 2017

To:

Margaret Sulentic - 23 Van Buren, Deadwood, SD 57732

Project:

23 Van Buren Garage Demo and Replacement

Rangel Construction Company LLC is pleased to present this proposal for rehabilitation construction services. The following outlines the costs for this work:

Scope of Work:

- Bracing efforts as designed by Albertson Engineering
- Rehabilitation construction as designed by Albertson Engineering

Summary of Costs:

Total Project Cost, Base Bid

\$ 161,600.00

Exclusions/Clarifications:

- Plumbing
- HVAC

Inclusions:

- All permits, licensing, inspections and taxes
- 1-year warranty on new components
- Rehab of existing garage and foundation per the drawings from Albertson's dated 9/25/2017
- Rehab to comply with Historic Preservation requirements and city codes
- Geotechnical study/report
- Utility temporary removal/relocations and reconnection on completion
- Temporary shoring and additional shoring work for employee safety
- All necessary equipment

Thank you for this apportunity

Restorations to existing landscaping (as required)

Thank you for this opportunity.	
Mario R. Rangel, President	_
Owner Acceptance	-

Construction Proposal

Date:

September 6, 2017

To:

Margaret Sulentic - 23 Van Buren, Deadwood, SD 57732

Project:

23 Van Buren Garage Temporary Shoring

Rangel Construction Company LLC is pleased to present this proposal for temporary shoring of the existing garage. The pricing is as follows:

Summary of Costs:

Total Cost, Base Bid

\$ 7,900.00

Description of work:

- The garage will be temporarily shored up per the drawings from Albertsons Engineering dated 8/25/2017
- The cost includes all labor and material to perform the shoring as required
- The shoring will take approximately 1 week from start to finish

hank you for this opportunity.	
Mario R. Rangel, President	_
Owner Acceptance	

Construction Proposal

Date: August 9, 2017

To: Margaret Sulentic – 23 Van Buren, Deadwood, SD 57732

Project: 23 Van Buren Garage Demo and Replacement

Rangel Construction Company LLC is pleased to present this proposal for design-build construction services. The following outlines the costs for this work:

Summary of Costs:

COST BREAKDOWNS:

Permitting and equipment Total Project Cost, Base Bid		6,000.00 117,000.00
	······································	
Engineering/Design fees	\$	7,600.00
Replicated Garage Structure (as outlined below)	\$	66,900.00
Concrete foundations and slab	\$	14,200.00
Building demo and site work	\$	22,300.00

Exclusions/Clarifications:

- The structure will be an open unfinished interior, without insulation, & without 2nd floor framing
- Plumbing
- HVAC

Inclusions:

- All permits, licensing, inspections and taxes
- 1-year warranty
- Demo of existing garage and foundation
- Reinforcement of existing retaining wall
- New garage foundation as designed by engineer
- New garage which will comply with Historic Preservation requirements and city codes
- Design and drawings as required for city and HP permits
- Electrical disconnect, new aerial feeder, 50-amp breaker, 2 interior lights, 2 interior outlets, 1 exterior light

OTE: This estimate is based on initial discussions and bare-minimum HP/City requirements.
hanges to the scope of work, if request, are possible with cost considerations accordingly.
hank you for this opportunity.
Mario R. Rangel, President
wner Acceptance

Albertson Engineering Inc.

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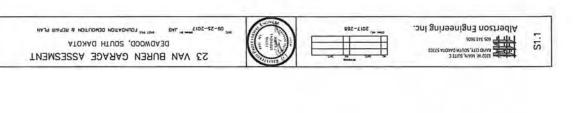
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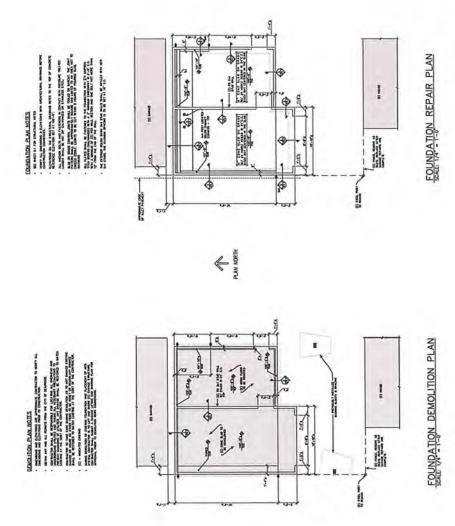
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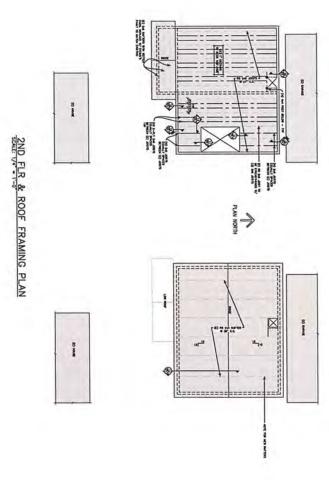
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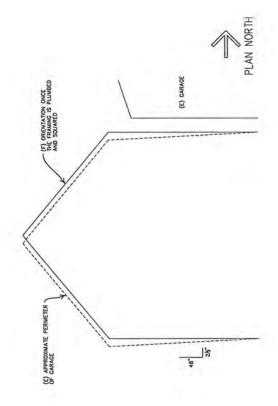
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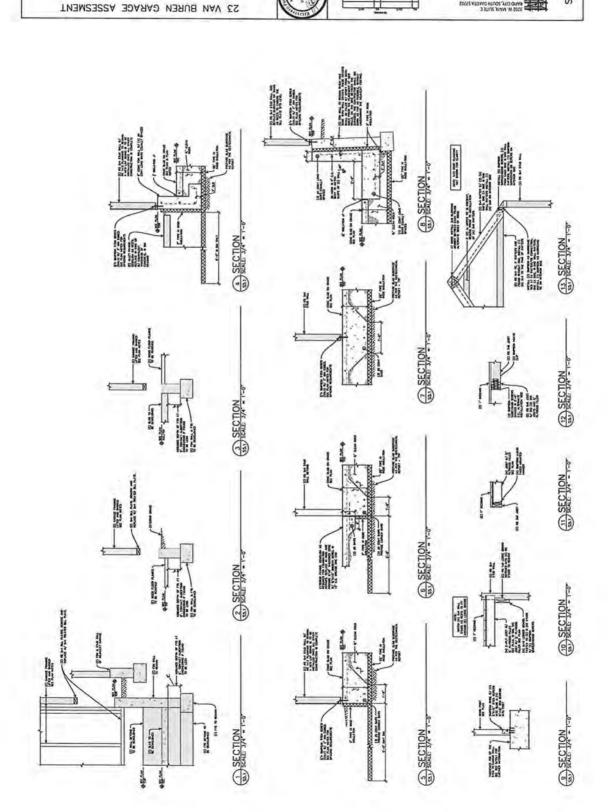








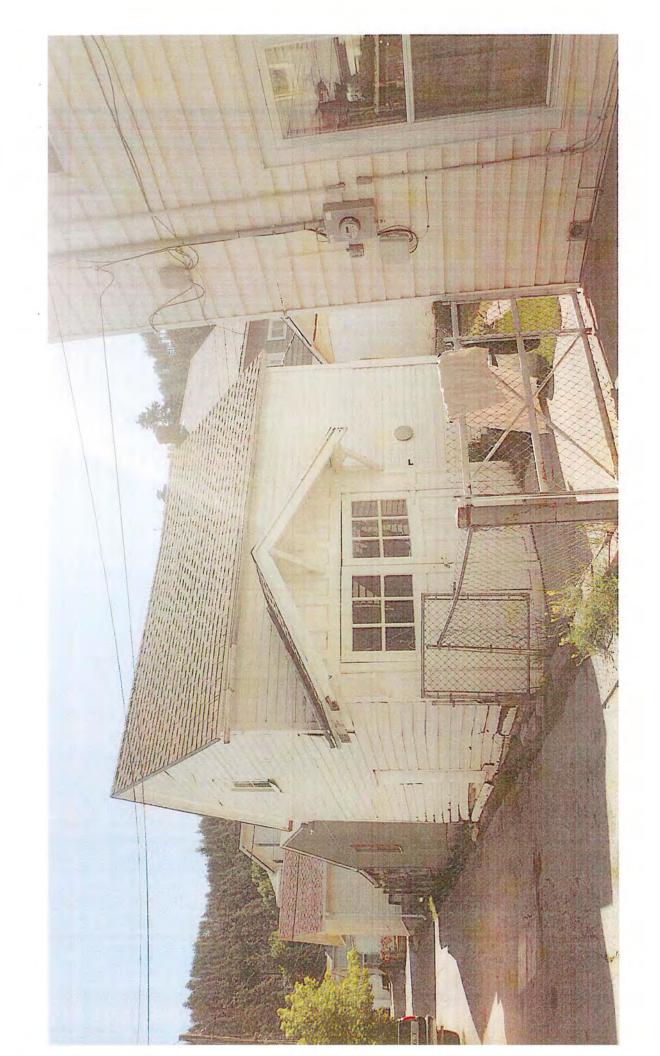
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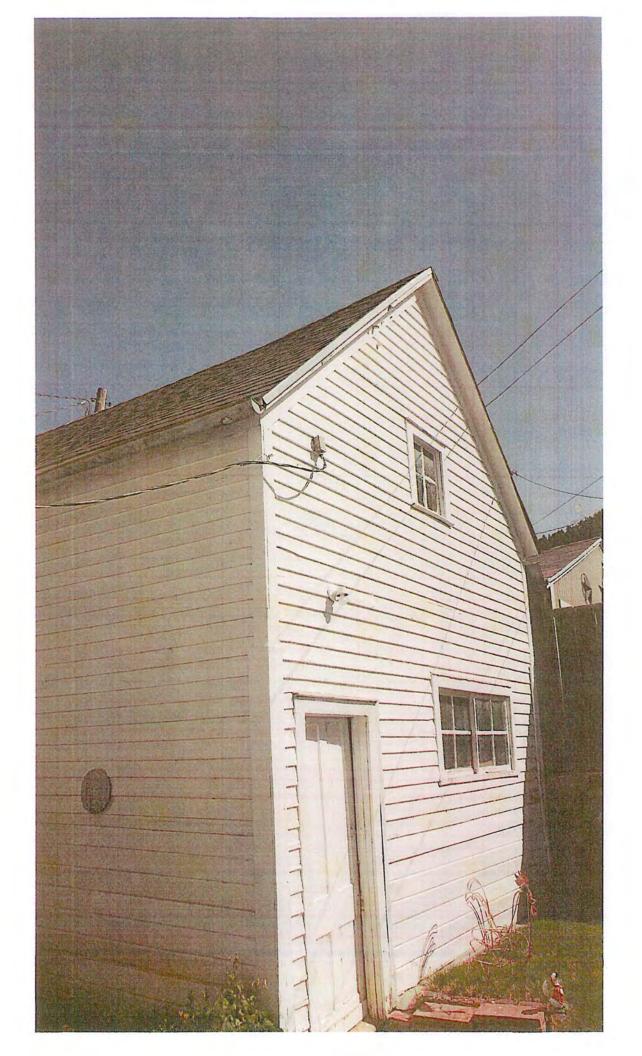


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Albertson Engineering Inc.

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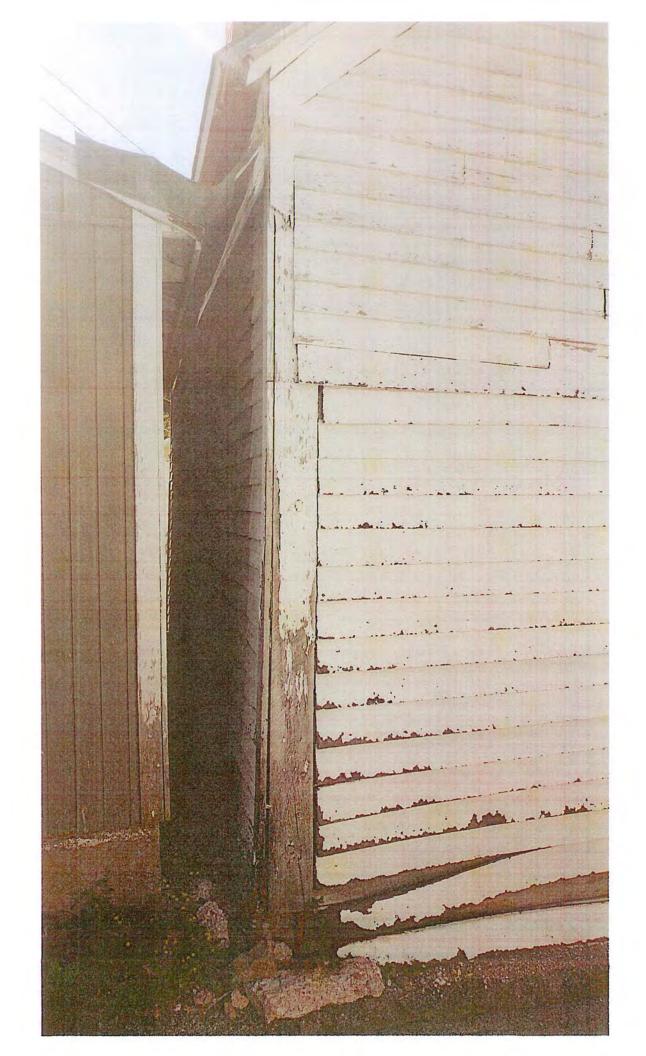












OFFICE OF
PLANNING, ZONING AND HISTORIC
PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



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

MEMORANDUM

Date:

October 6, 2017

To:

Deadwood Historic Preservation Commission

From:

Kevin Kuchenbecker, Historic Preservation Officer

Re:

Historic Preservation Program Applications

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

- Amy Gorzalka 50 Van Buren -- Foundation/Wood Windows and Doors Program
 Staff has determined the project meets the criteria for the Foundation and Wood Windows and Doors Program. Staff will coordinate with the applicant during the proposed project.
- Randy Westendorf 23 ½ McKinley Street Foundation/Wood Windows and Doors Program
 Staff has determined the project meets the criteria for the Foundation and Wood Windows and
 Doors Program. Staff will coordinate with the applicant during the proposed project.
- Ronald Underhill 32 Taylor Avenue Elderly Resident Program
 Staff has determined the applicant as well as the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant and contractor during the proposed project.
- Mark Speirs 34 Van Buren Elderly Resident Program
 Staff has determined the applicant as well as the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant and contractor during the proposed project.
- Joe & Julie Opheim 26 Fremont Siding/Foundation/Wood Windows and Doors Program
 Staff has determined the project meets the criteria for the Siding, Foundation and Wood Windows
 and Doors Programs. Staff will coordinate with the applicant during the proposed project.



Foundation Program Application

3. Owner of property – (if different from applicant):
Telephone: ()
E-mail
Owner Occupied 169 190 Non-owner Occupied Verified through the Lawrence County Office of Equalization Date: 10/5/D Initials:
proval OR Certificate of Appropriateness and attach it
furnished in support of this application is given for the purpose of complete to the best of my knowledge and belief. I acknowledge I for this application and agree to all of the terms and conditions ire for this project will hold contactors licenses with the City of a conditions of the policy guidelines.
ly granting or loaning funds in connection with the work or project wood is or will be responsible for satisfactory performance of the the Historic Preservation Commission. I acknowledge I am solely oject and in requiring satisfactory performance by such contractor. ation Commission and the City of Deadwood against losses, costs, sulting from or arising out of or relating to the Deadwood Historic approval of this application and the issuance or non-issuance or a
Date submitted: 10 102 1201
) i

Planning, Zoning & Historic Preservation 108 Sherman Street Deadwood, SD 57732

605-578-2082



Wood Windows and Doors Application

L. Address of Property:	3. Applying for: ☐ Grant or ☐ Loan
50 Uan Buren St	Requested Grant or Loan Amount:
Applicant/Owner name & mailing address:	\$
Amy Gorzalka	Estimated Total Cost for Entire Project:
50 Dan Buren St	\$
Rendured	La stiffee date think
elephone: (367_) <u>1683-16494</u>	D Non-owner Occupied Verified through the Lawrence County Office of Equalization Date: 10/5/12 Initials: 14
-mail any grozalka a chitik	Assessed Valuation \$ 169, 190
to this document. certify all information contained in this application and all information.	ect Approval OR Certificate of Appropriateness and attach is mation furnished in support of this application is given for the purpose
to this document. I certify all information contained in this application and all information in the form of a grant or a loan as to have read the policy guidelines for the loan or grant included we contained in the policy guidelines. I agree any contractors whi	mation furnished in support of this application is given for the purpose rue and complete to the best of my knowledge and belief. I acknowledg vith and for this application and agree to all of the terms and condition in the context of the terms and condition the context of the terms and conditions.
to this document. certify all information contained in this application and all informationing financial assistance in the form of a grant or a loan as trave read the policy guidelines for the loan or grant included wontained in the policy guidelines. I agree any contractors while beadwood and will require they also agree to and abide by the termacknowledge the Deadwood Historic Preservation Commission is acknowledge the Historic Preservation Commission nor the City of work or payment for the same beyond the grant or loan approximation approximation of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the committee of the same beyond the grant or loan approximation in the committee of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the grant or loan approximation in the city of the same beyond the same	mation furnished in support of this application is given for the purpose rue and complete to the best of my knowledge and belief. I acknowledg vith and for this application and agree to all of the terms and condition in the context of the terms and condition the context of the terms and conditions.
to this document. certify all information contained in this application and all informationing financial assistance in the form of a grant or a loan as trave read the policy guidelines for the loan or grant included wontained in the policy guidelines. I agree any contractors while leadwood and will require they also agree to and abide by the term acknowledge the Deadwood Historic Preservation Commission for the City of work or payment for the same beyond the grant or loan approes esponsible for selecting any contractors hired in connection with agree to indemnify and hold harmless the Deadwood Historic Flamages, expenses and liabilities of any nature directly or indirectly reservation Commission's acceptance, consideration, approval,	mation furnished in support of this application is given for the purpose rue and complete to the best of my knowledge and belief. I acknowledge with and for this application and agree to all of the terms and conditionich I hire for this project will hold contactors licenses with the City rms and conditions of the policy guidelines. Its merely granting or loaning funds in connection with the work or project Deadwood is or will be responsible for satisfactory performance of the project and in requiring satisfactory performance by such contract Preservation Commission and the City of Deadwood against losses, contectly resulting from or arising out of or relating to the Deadwood History

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

Wood Windows and Doors Worksheet

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

	Total Windows	Rear View	Left Side View	Right Side View	Front View	Elevations
Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.						Repair or Replacement of Existing Window(s)
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.			م	CA		Installation of New Wood Storm and Screen
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.					CON	Replacement of Inappropriate Window(s)
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.					-	Repair or Replacement of Existing Primary
Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door OR for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.						Repair or Replacement of Other Exterior Wood Door(s)
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.						Replacement Inappropriate of Existing Wood Door(s)

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

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

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



Foundation Program Application

1. Address of Property:	3. Owner of property – (if different from applicant):
23 & McKinley ST	- When of property - (i) algerencyroin applicancy.
2. Applicant's name & mailing address:	
Rendy Westendorf	
23/2 McKinley st	Telephone: ()
Deadwood 50	E-mail
Telephone: (605) 920 - 1200	For Office Use Only:
E-mail [westendorf@(Hot Mail, com	Owner Occupied 42 490 Non-owner Occupied Verified through the Lawrence County Office of Equalization Date: 10/5/17 Initials: BA
 Complete a City of Deadwood Application for Project A to this document. 	pproval OR Certificate of Appropriateness and attach it
5. Certification	
I certify all information contained in this application and all information obtaining financial assistance in the form of a grant or a loan as true and have read the policy guidelines for the loan or grant included with an contained in the policy guidelines. I agree any contractors which I hold Deadwood and will require they also agree to and abide by the terms an	d complete to the best of my knowledge and belief. I acknowledge d for this application and agree to all of the terms and conditions hire for this project will hold contactors licenses with the City or
I acknowledge the Deadwood Historic Preservation Commission is mere and neither the Historic Preservation Commission nor the City of Dead work or payment for the same beyond the grant or loan approval by responsible for selecting any contractors hired in connection with the pi I agree to indemnify and hold harmless the Deadwood Historic Preserv damages, expenses and liabilities of any nature directly or indirectly re Preservation Commission's acceptance, consideration, approval, or dis	Iwood is or will be responsible for satisfactory performance of the the Historic Preservation Commission. I acknowledge I am solel roject and in requiring satisfactory performance by such contractory ration Commission and the City of Deadwood against losses, costs sulting from or arising out of or relating to the Deadwood Histori
Applicant's signature: Randyllester	Date submitted:
Owner's signature: Randy Westland	Date submitted:/
Please return the completed application along with the Pro	oject Approval OR Certificate of Appropriateness to:
City of Deadwood	
Planning, Zoning & Historic Preservation	

108 Sherman Street Deadwood, SD 57732

605-578-2082

Adopted 1/11/17



Wood Windows and Doors Application

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

1. Address of Property:	3. Applying for: □ Grant or □ Loan
23 2 Mckinley St	Requested Grant or Loan Amount:
2. Applicant/Owner name & mailing address:	\$
Randellestendo	Estimated Total Cost for Entire Project:
23 a McKinley St	\$
_ 1	For Office Use Only:
V=830000 5	Owner Occupied
Telephone: (605) 900 - 1200	☐ Non-owner Occupied
E-mail [westendor f@HotMail. Com	Verified through the Lawrence County Office of Equalization Date: 10.5/17 Initials: 15.
E-mail - soco (- s) to f to sad f f e- f	Assessed Valuation \$ 42490
 Complete a City of Deadwood Application for Project Apto 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
to this document.	furnished in support of this application is given for the purpose of complete to the best of my knowledge and belief. I acknowledge I for this application and agree to all of the terms and condition ire for this project will hold contactors licenses with the City of d conditions of the policy guidelines. Ity granting or loaning funds in connection with the work or project wood is or will be responsible for satisfactory performance of the Historic Preservation Commission. I acknowledge I am sole oject and in requiring satisfactory performance by such contractor ation Commission and the City of Deadwood against losses, cost sulting from or arising out of or relating to the Deadwood Histors.

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



Elderly Residents Program Application

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

Requested Grant Amount:
\$
Estimated Total Cost for Entire Project:
\$
For Office Use Only: Owner Occupied 116 790 Verified through the Lawrence County Office of Equalization
Date: 101-5/17 Initials: BA
Assessed Valuation \$ 116 790
proval OR Certificate of Appropriateness and attach it
urnished in support of this application is given for the purpose of to the best of my knowledge and belief. I acknowledge I have read agree to all of the terms and conditions contained in the policy entactors licenses with the City of Deadwood and will require they es.
granting funds in connection with the work or project and neither will be responsible for satisfactory performance of the work or ervation Commission. I acknowledge I am solely responsible for quiring satisfactory performance by such contractor. I agree to hission and the City of Deadwood against losses, costs, damages, or arising out of or relating to the Deadwood Historic Preservation application and the issuance or non-issuance or a grant. Date submitted:
Date submitted: / /

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

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



Elderly Residents Program Application

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

1. Address of Property:	3. Requested Grant Amount:
34 Van Buren St	\$ 10,000 or maximum offered
2. Applicant/Owner name & mailing address:	Estimated Total Cost for Entire Project:
Mark Speirs	\$
34 Van Buren	
Dendwood	For Office Use Only:
Telephone: (605) 578-1179	Owner Occupied 95,440
What year were you born?	Verified through the Lawrence County Office of Equalization Date: 10/5/17 Initials: 27
E-mail mark. speirs 1952@gmail.com	Assessed Valuation \$
 4. Complete a City of Deadwood Application for Project be completed and attach it to this document. 5. Certification 	Approval OR Certificate of Appropriateness for work to
	A service of the serv
I certify all information contained in this application and all information obtaining financial assistance in the form of a grant - as true and contract the policy guidelines for the - grant included with and for this appropriate guidelines. I agree any contractors which I hire for this project require they also agree to and abide by the terms and conditions of the	nplete to the best of my knowledge and belief. I acknowledge I have blication and agree to all of the terms and conditions contained in the ct will hold contactors licenses with the City of Deadwood and will
I acknowledge the Deadwood Historic Preservation Commission is a neither the Historic Preservation Commission nor the City of Deadwood payment for the same beyond the grant - approval by the Historic I selecting any contractors hired in connection with the project and in indemnify and hold harmless the Deadwood Historic Preservation Co expenses and liabilities of any nature directly or indirectly resulting for Commission's acceptance, consideration, approval, or disapproval of the	d is or will be responsible for satisfactory performance of the work or Preservation Commission. I acknowledge I am solely responsible for a requiring satisfactory performance by such contractor. I agree to emmission and the City of Deadwood against losses, costs, damages, am or arising out of or relating to the Deadwood Historic Preservation
Applicant's signature:	Date submitted: 101 5 12017
Owner's signature:	Date submitted:/
Please return the completed application along with the P	roject Approval OR Certificate of Appropriateness to:
City of Deadwood	
Planning, Zoning & Historic Preservation	
108 Sherman Street	

Deadwood, SD 57732

605-578-2082

Revised 12/28/16



Siding Program Application

1. Address of Property:	3. Applying for: ☐ Grant or ☐ Loan
^	3. Applying for a Grant of a Coan
26 fremont St.	Requested Grant or Loan Amount:
2. Applicant's name & mailing address: よ なすy	of Dwds
Julistos Offein	Estimated Total Cost for Entire Project:
26 FREMONT ST.	\$
1 -ANWOOD, SD 57732	For Office Use Only:
Telephone: (<u>163</u>)360 - 0589 E-mail <u>BOHUNK BBQ (DYAHLO, Co</u> N	Owner Occupied 70,610 Non-owner Occupied 70,610 Verified through the Lawrence County Office of Equalization Date: 10,5,17 Initials: BA
	Assessed Valuation \$ 70,610 Prelimmary
 Complete a City of Deadwood Application for Project to this document. Certification 	ject Approval OR Certificate of Appropriateness and attach
to this document. 5. Certification I certify all information contained in this application and all inforobtaining financial assistance in the form of a grant or a loan as to have read the policy guidelines for the loan or grant included we	ject Approval OR Certificate of Appropriateness and attach matter for the purpose rue and complete to the best of my knowledge and belief. I acknowledge with and for this application and agree to all of the terms and condition in the for this project will hold contactors licenses with the City
to this document. 5. Certification I certify all information contained in this application and all inforobtaining financial assistance in the form of a grant or a loan as to have read the policy guidelines for the loan or grant included we contained in the policy guidelines. I agree any contractors who Deadwood and will require they also agree to and abide by the tell acknowledge the Deadwood Historic Preservation Commission is and neither the Historic Preservation Commission nor the City of work or payment for the same beyond the grant or loan appropresponsible for selecting any contractors hired in connection with I agree to indemnify and hold harmless the Deadwood Historic I damages, expenses and liabilities of any nature directly or indire	ject Approval OR Certificate of Appropriateness and attach matter for the purpose rue and complete to the best of my knowledge and belief. I acknowledge with and for this application and agree to all of the terms and condition in the for this project will hold contactors licenses with the City
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Planning, Zoning & Historic Preservation 108 Sherman Street Deadwood, SD 57732 605-578-2082



Foundation Program Application

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

Address of Property: 26 FREMONT St.	3. Owner of property – (if different from applicant):
. Applicant's name & mailing address:	-
JUIEKTOR OPHEIM	
26 PREMONT St.	Telephone: ()
DEADWOOD, SD 57732	E-mail
elephone: (763)360 -0589	For Office Use Only:
-mail BOHLINKBBQQ YAHOO. Com	✓ Owner Occupied □ Non-owner Occupied Verified through the Lawrence County Office of Equalization Date: 10/5/17 Initials: 64
. Complete a City of Deadwood Application for Project to this document.	Approval OR Certificate of Appropriateness and attach it
. Certification	
certify all information contained in this application and all informat btaining financial assistance in the form of a grant or a loan as true ave read the policy guidelines for the loan or grant included with ontained in the policy guidelines. I agree any contractors which	and complete to the best of my knowledge and belief. I acknowledge and for this application and agree to all of the terms and conditions I hire for this project will hold contactors licenses with the City o
certify all information contained in this application and all information braining financial assistance in the form of a grant or a loan as true are read the policy guidelines for the loan or grant included with ontained in the policy guidelines. I agree any contractors which beadwood and will require they also agree to and abide by the terms acknowledge the Deadwood Historic Preservation Commission is mind neither the Historic Preservation Commission nor the City of Devork or payment for the same beyond the grant or loan approval esponsible for selecting any contractors hired in connection with the agree to indemnify and hold harmless the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or	and complete to the best of my knowledge and belief. I acknowledge and for this application and agree to all of the terms and condition I hire for this project will hold contactors licenses with the City of and conditions of the policy guidelines. Berely granting or loaning funds in connection with the work or project and word is or will be responsible for satisfactory performance of the by the Historic Preservation Commission. I acknowledge I am soled a project and in requiring satisfactory performance by such contractors are resulting from or arising out of or relating to the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs or resulting from or arising out of or relating to the Deadwood Historic
certify all information contained in this application and all information btaining financial assistance in the form of a grant or a loan as true ave read the policy guidelines for the loan or grant included with ontained in the policy guidelines. I agree any contractors which leadwood and will require they also agree to and abide by the terms acknowledge the Deadwood Historic Preservation Commission is mind neither the Historic Preservation Commission nor the City of Devork or payment for the same beyond the grant or loan approval esponsible for selecting any contractors hired in connection with the agree to indemnify and hold harmless the Deadwood Historic Preservations, expenses and liabilities of any nature directly or indirectly	ion furnished in support of this application is given for the purpose or and complete to the best of my knowledge and belief. I acknowledge and for this application and agree to all of the terms and conditions. I hire for this project will hold contactors licenses with the City or and conditions of the policy guidelines. erely granting or loaning funds in connection with the work or project and wood is or will be responsible for satisfactory performance of the by the Historic Preservation Commission. I acknowledge I am solely a project and in requiring satisfactory performance by such contractors are resulting from or arising out of or relating to the Deadwood Historic disapproval of this application and the issuance or non-issuance or solved. Date submitted:

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



Wood Windows and Doors Application

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

1. Address of Property:	3. Applying for: Grant or 🗆 Loan
26 FREMONT St.	Requested Grant or Loan Amount:
. Applicant/Owner name & mailing address:	\$
26 PREMONT St.	Estimated Total Cost for Entire Project:
DEADWIRD SO 57732	\$
Tulic STOS OPHEIM	For Office Use Only:
1110000111011	Owner Occupied
elephone: (6/2)360 - 0589	D Non-owner Occupied
-mail BOHNYBBQ ONAH-bo Com	Verified through the Lawrence County Office of Equalization Date: 10/5/17 Initials: 15A
200 1 0 1 0 1 0 1 1 1 1 1 1 1 1 1 1 1 1	Assessed Valuation \$ 70,610
to this document. certify all information contained in this application and all information	on furnished in support of this application is given for the p
4. Complete a City of Deadwood Application for Project A to this document. I certify all information contained in this application and all information obtaining financial assistance in the form of a grant or a loan as true as have read the policy guidelines for the loan or grant included with a contained in the policy guidelines. I agree any contractors which I Deadwood and will require they also agree to and abide by the terms a	on furnished in support of this application is given for the p nd complete to the best of my knowledge and belief. I ackn nd for this application and agree to all of the terms and o hire for this project will hold contactors licenses with the
to this document. I certify all information contained in this application and all information obtaining financial assistance in the form of a grant or a loan as true as have read the policy guidelines for the loan or grant included with a contained in the policy guidelines. I agree any contractors which I	on furnished in support of this application is given for the pand complete to the best of my knowledge and belief. I acknowledge and belief. I acknowledge and policy is application and agree to all of the terms and of hire for this project will hold contactors licenses with the conditions of the policy guidelines. The project granting or loaning funds in connection with the work adwood is or will be responsible for satisfactory performance by the Historic Preservation Commission. I acknowledge I project and in requiring satisfactory performance by such convertion Commission and the City of Deadwood against lost resulting from or arising out of or relating to the Deadwood resulting from or arising out of or relating to the Deadwood resulting from or arising out of or relating to the Deadwood resulting to the Dead

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

Wood Windows and Doors Worksheet

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

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	XI			t		
Right Side View						
Left Side View		ÓNON				
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 \underline{OR}$ for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <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 OFFICE OF
PLANNING, ZONING AND HISTORIC
PRESERVATION
108 Sherman Street

108 Sherman Street Telephone (605) 578-2082 Fax (605) 578-2084



MEMORANDUM

Date: October 6, 2017

To: Deadwood Historic Preservation Commission

From: Kevin Kuchenbecker, Historic Preservation Officer

Re: Historic Preservation Program Grant Extensions

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