

DEADWOOD HISTORIC PRESERVATION COMMISSION

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

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. 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 ½ McKinley- Foundation and Window Repairs – **Exhibit G**
 - b. 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 ½ McKinley Street – Foundation Program
 - iv. Randy Westendorf – 23 ½ 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.*)
11. Other Business
12. Adjournment

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, 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 I**
 - 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.*)
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City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, September 27, 2017

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

Absent: Dale Berg and Lyman Toews

Present City Commission:

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

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

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
2. 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

Present Staff: 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

DEADWOOD EXHIBIT

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

DEADWOOD EXHIBIT C

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108 Sherman Street
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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.

DEADWOOD EXHIBIT D

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Mike Runge
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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

Deadwood, SD 57732
T: (605) 578-2082
F: (605) 578-2084
www.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
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FOR OFFICE USE ONLY	
Case No.	<u>H17072</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>9/27/17</u>
Date of Hearing	<u>10/11/17</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>633 Main Street</u>
Historic Name of Property (if known): <u>Bullock Hotel</u>

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

Owner's Name: <u>Midwest Motel of Deadwood</u>	Architect's Name: _____
Address: <u>658 Main Street</u>	Address: _____
City: <u>Deadwood</u> State: <u>S.D.</u> Zip: <u>57732</u>	City: _____ State: _____ Zip: _____
Telephone: <u>578-9993</u> Fax: <u>N/A</u>	Telephone: _____ Fax: _____
E-mail: <u>density.mmd@midconetwork.com</u>	E-mail: _____

Contractor's Name: <u>B+B Overhead door</u>	Agent's Name: <u>Tim VanBresen</u>
Address: <u>9750 Deerview Road</u>	Address: <u>410 Houston</u>
City: <u>Piedmont</u> State: <u>S.D.</u> Zip: <u>57769</u>	City: <u>Lead</u> State: <u>S.D.</u> Zip: <u>57754</u>
Telephone: <u>605-545-5779</u> Fax: _____	Telephone: <u>605-920-8121</u> Fax: _____
E-mail: _____	E-mail: <u>coolbresen@hotmail.com</u>

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

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

DESCRIPTION OF ACTIVITY

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

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

The current step have a concrete cap that is breaking up needs to be redone to remove trip hazard.

<p align="center">FOR OFFICE USE ONLY</p> <p>Case No. _____</p>
--

<p>SIGNATURES</p>

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.

<p>_____ SIGNATURE OF OWNER(S)</p> <p>_____ DATE</p>	<p> SIGNATURE OF AGENT(S)</p> <p>_____ DATE</p>
<p>_____ SIGNATURE OF OWNER(S)</p> <p>_____ DATE</p>	<p> SIGNATURE OF AGENT(S)</p> <p>_____ DATE</p>
<p>_____ SIGNATURE OF OWNER(S)</p> <p>_____ DATE</p>	<p> SIGNATURE OF AGENT(S)</p> <p>_____ DATE</p>

<p>APPLICATION DEADLINE</p>

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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Junk | ▾

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Tim VanBriesen <coolbriesen@hotmail.com>

Today, 12:11 PM

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Junk Email 26

Drafts

Sent Items

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Tim VanBriesen <coolbriesen@hotmail.com>

Today, 12:11 PM

You ▾



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



FOR OFFICE USE ONLY	
Case No.	<u>H17073</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>9/25/17</u>
Date of Hearing	<u>10/11/17</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 23 1/2 McKinley St.

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Randy Westendorf
Address: 23 1/2 McKinley St
City: Deadwood State: SD Zip: 57732
Telephone: 605-920-1200 Fax: _____
E-mail: rwestendorf@hotmail.com

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

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

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

TYPE OF IMPROVEMENT

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

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

DESCRIPTION OF ACTIVITY

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

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

Foundation Repair
Windows & Doors Replacement

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.

Randy W. [Signature] 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

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

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

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
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> 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 REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION
Property Address: <u>26 FREMONT ST.</u>
Historic Name of Property (if known):

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

Owner's Name: <u>JOSEPH JULIE OPPHEIM</u>
Address: <u>26 FREMONT ST.</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>763-360-0589</u> Fax: _____
E-mail: <u>BOHUNKBBQ@YAHOO.COM</u>

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

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

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

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

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

DESCRIPTION OF ACTIVITY

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

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Replace Existing Doors/Windows
Siding & Foundation Work

SIGNATURES

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

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


 SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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 or destroy a historic resource and has an adverse effect on the character of the building; however, it does not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

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



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>H17075</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>10/4/17</u>
Date of Hearing	<u>10/11/17</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 23 Van Buren St., Deadwood, SD 57732

Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

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

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

Contractor's Name: Rangel Construction Company LLC.
Address: 2626 West Main St. Ste #3
City: Rapid City State: SD Zip: 57702
Telephone: 605-716-0547 Fax: 605-716-5496
E-mail: mario@rangelconstructioncompany.com

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

TYPE OF IMPROVEMENT

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>11/06/17</u>		Project Completion Date (anticipated): <u>01/26/2018</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____		Style/type _____ Dimensions _____	
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement	<input type="checkbox"/> New
<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____		Style/type _____	
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____		Style/type _____ Dimensions _____	
<input checked="" type="checkbox"/> OTHER -- Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

2 Options on this project:

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

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

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

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

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

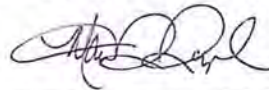
I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I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

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

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

SIGNATURE OF OWNER(S)

DATE



SIGNATURE OF AGENT(S)

10/04/2017

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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
- 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

Thank 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:

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

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

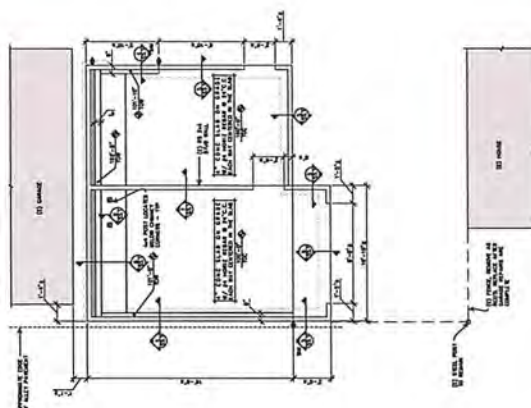
NOTE: This estimate is based on initial discussions and bare-minimum HP/City requirements. Changes to the scope of work, if request, are possible with cost considerations accordingly.

Thank you for this opportunity.

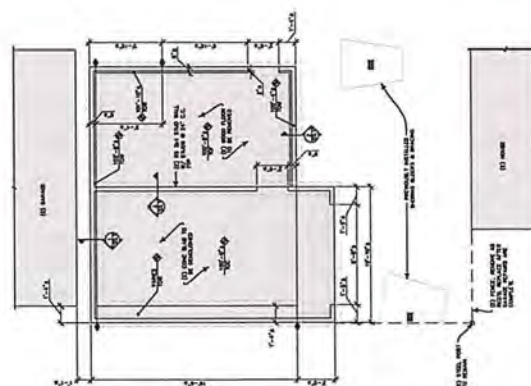
Mario R. Rangel, President

Owner Acceptance

[illegible][illegible][illegible]



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



FOUNDATION DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN NOTES

- FOUNDATION PLAN NOTES**
- SEE SHEET 01 FOR GENERAL NOTES
- ALL FOUNDATION WALLS TO BE CONCRETE. ALL FOUNDATION WALLS TO BE FINISHED WITH 1/2" THICK GYPSUM BOARD. ALL FOUNDATION WALLS TO BE FINISHED WITH 1/2" THICK GYPSUM BOARD. ALL FOUNDATION WALLS TO BE FINISHED WITH 1/2" THICK GYPSUM BOARD.

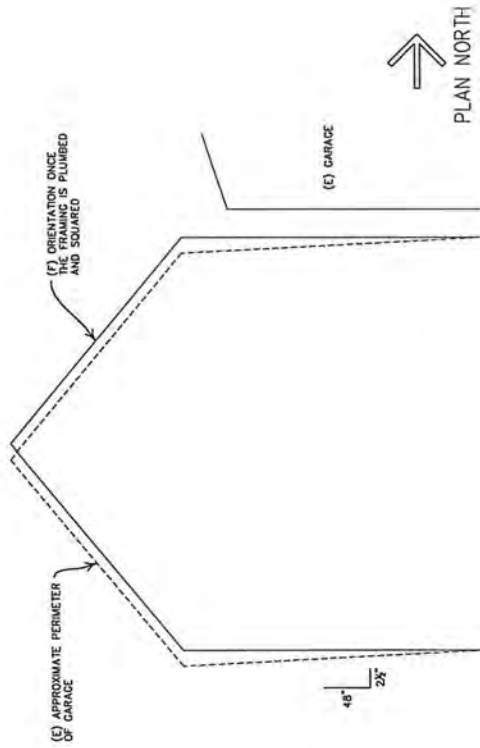
CONVOLUTION PLAIN NOTES

- [illegible]

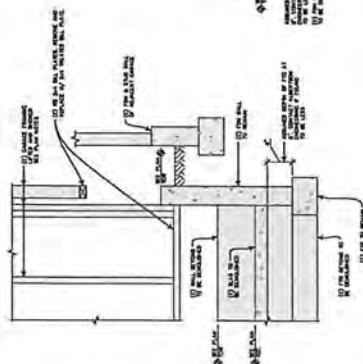


ROOF REPAIR PLAN NOTES

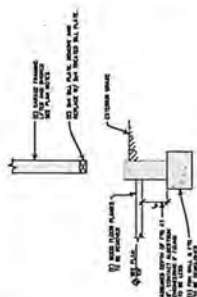
- MEET WEEKLY TO FIND SOLUTIONS, RESOLVE PROBLEMS
- MEET WEEKLY, DISCUSSING A DIFFICULT TOPIC OR AN OBSTACLE TO A PROJECT OR CONSTRUCTION PROJECT
- DISCUSSING THE PROGRESS, PLANNING MEETS TO SET TOPIC OR CONSTRUCTING MEETING DATES FOR SET AT 10:00 A.M.
- MEET WITH ALL STAFF AND THE PROJECT TEAM, MEETING DATES SET AT 10:00 A.M. WITH ALL STAFF AND THE PROJECT TEAM, MEETING DATES SET AT 10:00 A.M.



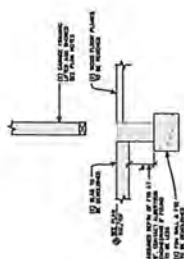
LATERAL FRAMING REPAIR ELEVATIONS
SCALE: 1 1/2" = 1'-0"



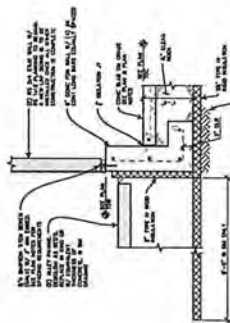
SECTION
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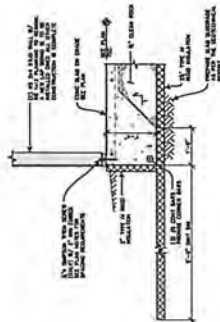
2 SECTION
53.1 SCALE: 3/4" = 1'



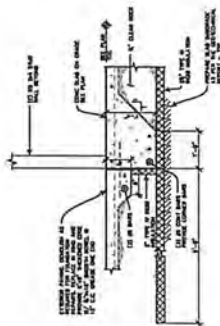
SECTION
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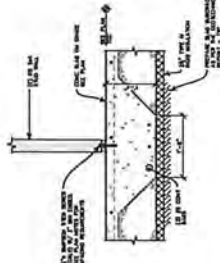
SECTION 5/4" = 1"



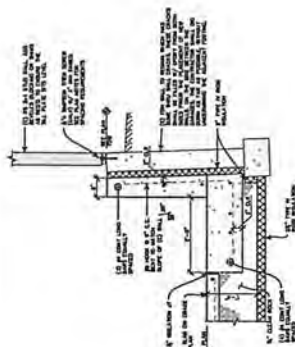
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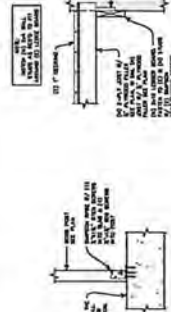
SECTION 5/4 =



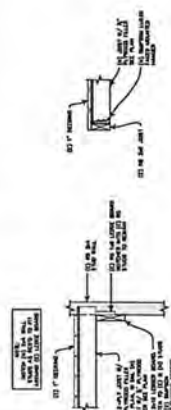
7 SECTION
SS1 SCALE: 3/4" = 1'



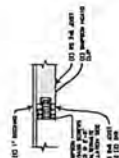
SECTION
55.1 SCALE: 3/4" = 1'-0"



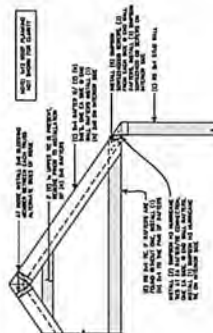
9 SECTION
SCALE 3/4" = 1'



SECTION
SCALE: 3/4" = 1'-0"

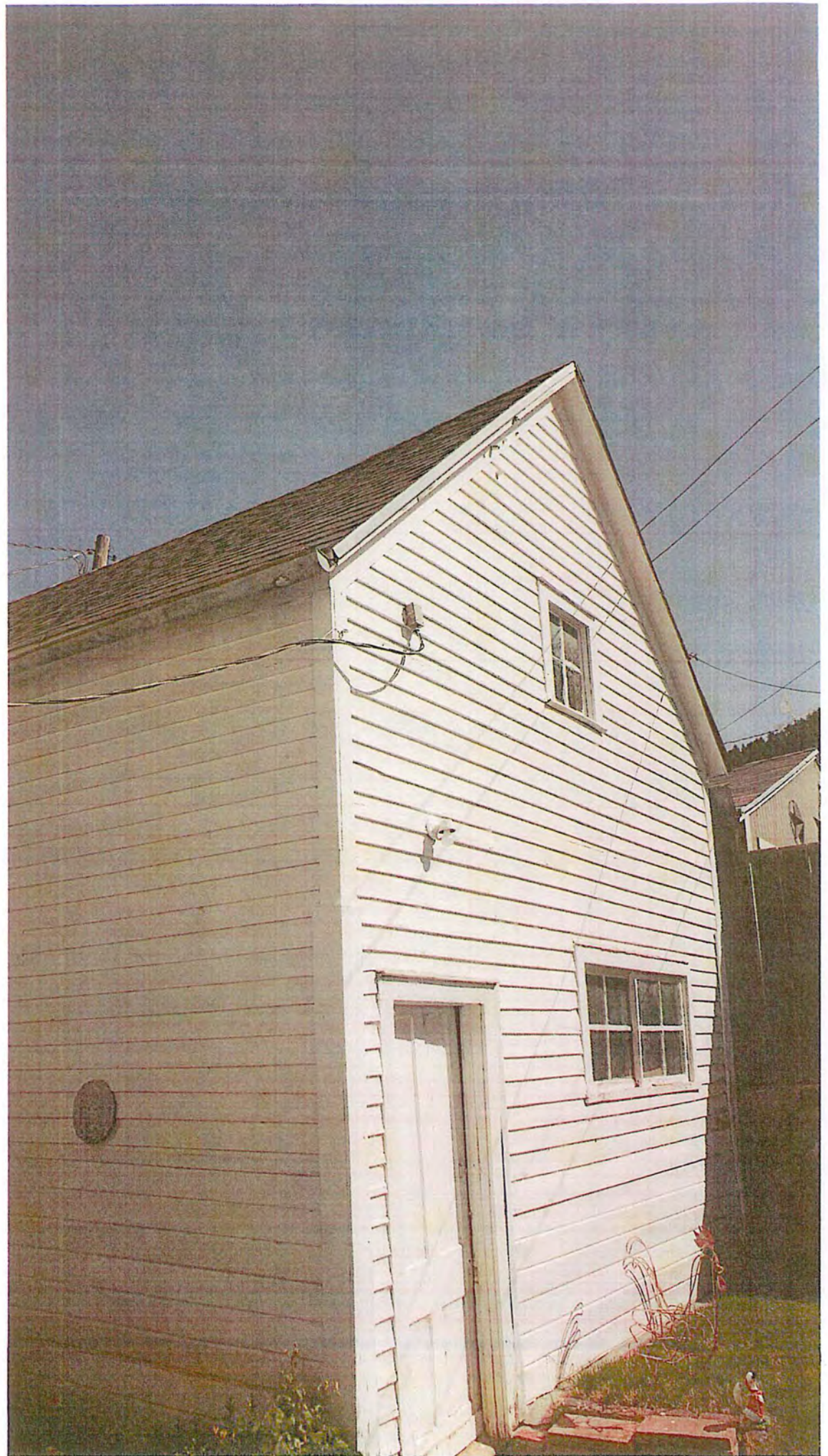


12 SECTION
SCALE: 3/4" = 1'-0"



13 SECTION
5.1 SCALE: 3/4" = 1'-0"

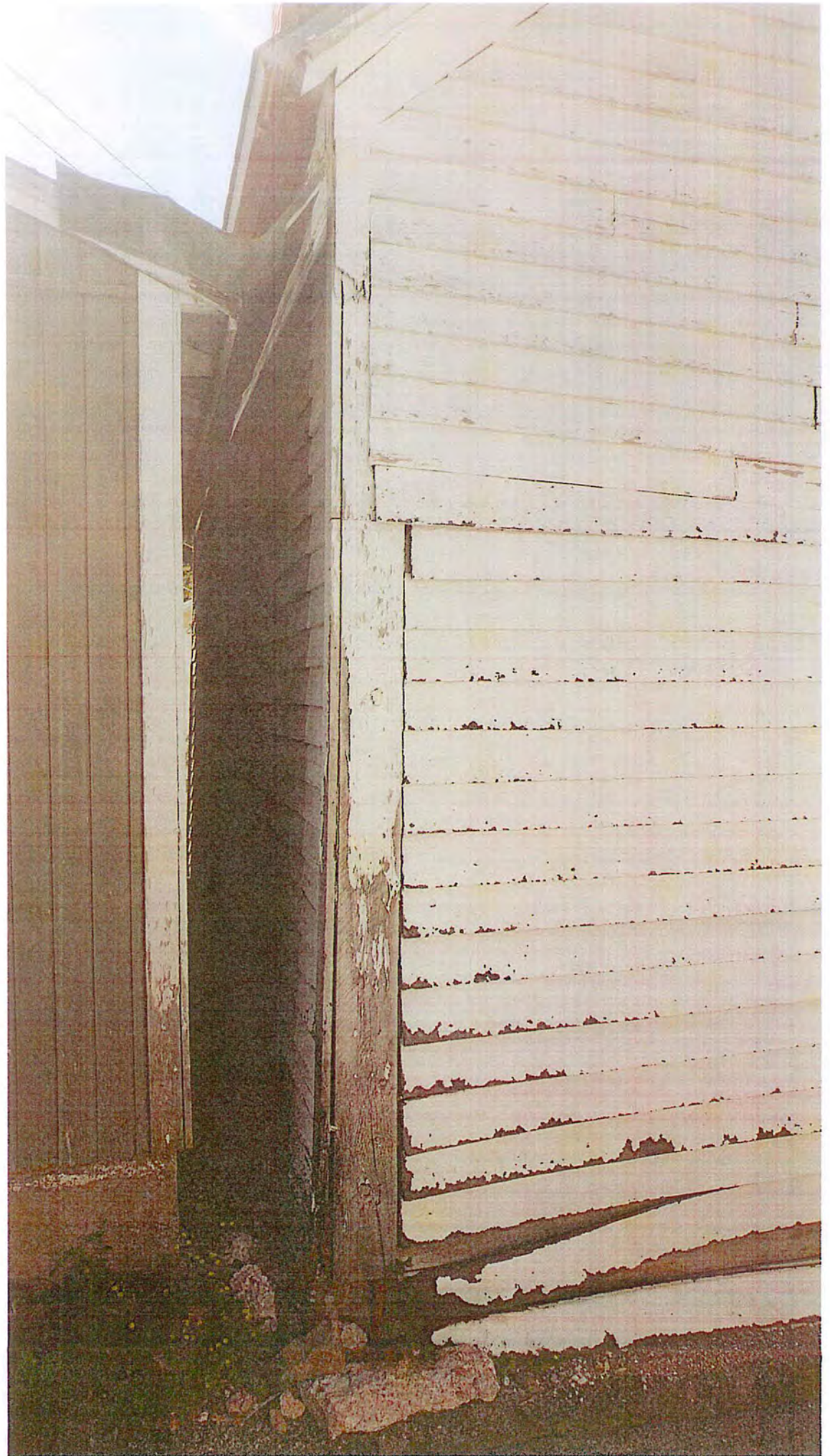














MEMORANDUM

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 1/2 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

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

1. Address of Property:

50 Van Buren

2. Applicant's name & mailing address:

Amy Gorzalka
50 Van Buren
Deadwood SD 57732

Telephone: (367) 683-6494

E-mail amy.gorzalka@chitika.com

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

Telephone: (____) ____-____

E-mail _____

For Office Use Only:

☒ Owner Occupied 169190
☐ Non-owner Occupied
Verified through the Lawrence County Office of Equalization
Date: 10/5/17 Initials: BA

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

5. Certification

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

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

Applicant's signature: Amy Gorzalka

Date submitted: 10/02/2017

Owner's signature: _____

Date submitted: ____/____/____

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

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



Wood Windows and Doors Application

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

1. Address of Property:

50 Van Buren St

2. Applicant/Owner name & mailing address:

Amy Gorzalka
50 Van Buren St
Deadwood

Telephone: (307) 683-6494

E-mail amy.gorzalka@chitika.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only	
<input checked="" type="checkbox"/> Owner Occupied	
<input type="checkbox"/> Non-owner Occupied	
Verified through the Lawrence County Office of Equalization	
Date: <u>10/5/17</u>	Initials: <u>BA</u>
Assessed Valuation \$ <u>169,190</u>	

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

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

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

Applicant's signature: Amy Gorzalka

Date submitted: 10/02/2017

Owner's signature: _____

Date submitted: ____/____/____

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

3 windows

Wood Windows and Doors Worksheet

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

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement of Inappropriate of Existing Wood Door(s)
Front View		3 5	34	1		
Right Side View		5				
Left Side View		2				
Rear View						
Total Windows						
Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.						
Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.						
Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.						
Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.						
Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.						
Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.						

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

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

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



Foundation Program Application

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

1. Address of Property:

23 1/2 McKinley St

2. Applicant's name & mailing address:

Randy Westendorf
23 1/2 McKinley St
Deadwood SD

Telephone: (605) 920-1200

E-mail rwestendorf@hotmail.com

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

Telephone: (____) ____ - ____

E-mail _____

For Office Use Only:

☒ Owner Occupied 42490
☐ Non-owner Occupied
Verified through the Lawrence County Office of Equalization
Date: 10/5/17 Initials: BA

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

5. Certification

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

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

Applicant's signature: Randy Westendorf

Date submitted: ____/____/____

Owner's signature: Randy Westendorf

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

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:

23 1/2 McKinley St

2. Applicant/Owner name & mailing address:

Randy Westendorp
23 1/2 McKinley St
Deadwood SD 57732

Telephone: (605) 920-1200

E-mail: rwestendorp@hotmail.com

3. Applying for: ☐ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/5/17

Initials: RW

Assessed Valuation \$ 42490

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

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

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

Applicant's signature:

Randy Westendorp

Date submitted: ____/____/____

Owner's signature:

Randy Westendorp

Date submitted: ____/____/____

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.

1. Address of Property:

28 Taylor Avenue

Requested Grant Amount:

\$ _____

2. Applicant/Owner name & mailing address:

Ronald Underhill
32 Taylor Ave.
Deadwood, SD

Estimated Total Cost for Entire Project:

\$ _____

Telephone: (605) 641-1928

For Office Use Only:

☒ Owner Occupied 116 790

Verified through the Lawrence County Office of Equalization

Date: 10/5/17 Initials: BA

Assessed Valuation \$ 116 790

3. Applying for: ☒ Grant or ☐ Loan

What year were you born? 1946

E-mail _____

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

5. Certification

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

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

Applicant's signature: [Signature]

Date submitted: 10/4/17

Owner's signature: _____

Date submitted: / /

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

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

Revised 9/27/17



Elderly Residents Program Application

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

1. Address of Property:

34 Van Buren St

2. Applicant/Owner name & mailing address:

Mark Speirs

34 Van Buren

Deadwood

Telephone: (605) 578-1179

What year were you born? 1952

E-mail mark.speirs1952@gmail.com

3. Requested Grant Amount:

\$ 10,000 or maximum offered

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied 95,440

Verified through the Lawrence County Office of Equalization

Date: 10/5/17 Initials: BA

Assessed Valuation \$ _____

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

5. Certification

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

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Applicant's signature: Mark S. Speirs

Date submitted: 10/5/2017

Owner's signature: _____

Date submitted: ____/____/____

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

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



Siding Program Application

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

1. Address of Property:

26 Fremont St.

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

2. Applicant's name & mailing address:

& City of Deadwood

Julie Joe Oppheim

26 Fremont St.

Deadwood, SD 57732

Telephone: (763) 360-0589

E-mail: BOHNKBBQ@YAHOO.COM

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/5/17

Initials: BA

Assessed Valuation \$ 70,610 Preliminary

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

5. Certification

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

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

Applicant's signature: _____

Date submitted: 10/3/2017

Owner's signature: _____

Date submitted: ____/____/____

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

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

Revised 09/27/17



Foundation Program Application

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

1. Address of Property:

26 FREMONT ST

2. Applicant's name & mailing address:

JOSEPH K OPPHEIM
26 FREMONT ST.
DEADWOOD, SD 57732

Telephone: (763) 360-0589

E-mail BOHUNKBBQ@YAHOO.COM

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

Telephone: (____) ____-____

E-mail _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/5/17 Initials: JA

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

5. Certification

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

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

Applicant's signature: Joseph K Oppheim

Date submitted: 10/3/2017

Owner's signature: _____

Date submitted: ____/____/____

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

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



Wood Windows and Doors Application

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

1. Address of Property:

26 FREMONT ST.

2. Applicant/Owner name & mailing address:

26 FREMONT ST.

DEADWOOD, SD 57732

Julie/Joe OPHREIM

Telephone: (605) 360-0589

E-mail BOHNBBQ@Yahoo.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/5/17

Initials: BA

Assessed Valuation \$ 70,610

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

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

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Applicant's signature: _____

Date submitted: 10/3/2017

Owner's signature: _____

Date submitted: ____/____/____

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

Revised 9/27/17

Wood Windows and Doors Worksheet

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

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	X 1			1	1	
Right Side View						
Left Side View		2				
Rear View						
Total Windows						
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

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

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

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

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



EXHIBIT K
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 Grant Extensions

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

- Greg Vecchi 19 Centennial Wood Windows & Doors Program
The grant expires on 10/04/17. The applicant has only expended \$1,608.00 of his grant. He has been out of state and unable to complete the project but still plans to finish the windows. This is the second extension of this grant. Staff recommends extending the grant for an additional six months which will expire 04/04/18.