

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

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

City Hall, 108 Sherman Street, Deadwood, South Dakota

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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.*)
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

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**Wednesday, September 13, 2017 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes – August 23, 2017
3. Voucher Approval
4. Old or General Business
  - a. Main Street Initiative update
  - b. SDSHS Budget presentation – Friday, September 15, 2017 – Exhibit A
5. New Matters before the Deadwood Historic District Commission
  - a. COA H17065 – Sandy McCallon – 675 Main – Window Restoration – Exhibit B
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17061 – Rand Williams – 415 Williams – Brick Wall & Siding – Exhibit C
  - b. PA H17062 – Lou & Linda Stojack – 64 Denver – Replace Windows – Exhibit D
  - c. PA H17063 – Terry Vaughan – 408 Williams – Stabilize Front Foundation – Exhibit E
  - d. PA H17064 – Jill & Todd Weber – 562 Williams – Exterior Repairs – Remove Cellar – Exhibit F
7. HP Programs and Revolving Loan Program
  - a. HP Program Applications – Exhibit G
    - i. Terry Vaughan - 408 Williams – Foundation Program
    - ii. Lou & Linda Stojack – 64 Denver – Wood Windows and Door Program
    - iii. Jill & Todd Weber – 562 Williams – Retaining Wall Program
    - iv. Jill & Todd Weber – 562 Williams – Foundation Program
    - v. Jill & Todd Weber – 562 Williams – Wood Windows and Doors Program
    - vi. Jill & Todd Weber – 562 Williams – Siding Program
    - vii. Jill & Todd Weber – 562 Williams – Vacant Home Program
    - viii. Steven Olson – 53 Lincoln – Elderly Resident
  - b. HP Program Extensions – Exhibit H
    - i. Tom McNary—14 Van Buren – Wood Windows and Doors
    - ii. Lee Thompson – 47 Forest -- Foundation
    - iii. Joe & Gwen Martin – 214 McGovern -- Wood Windows and Doors Program
    - iv. Joe & Gwen Martin – 214 McGovern -- Siding Program
    - v. Lita & Lester Westbrook – 69 Lincoln -- Wood Windows and Doors Program
  - c. Revolving Loan Program – Exhibit I
    - i. Lee Thompson – 47 Forest – Loan Request
    - ii. Gorder/Gregory – 3 Rodenhaus – Subordination Extension Request
    - iii. Kris Fenton – 27 Lincoln – Retaining Wall Loan Request
    - iv. Gregory Vecchi – 19 Centennial – Request to Forgive
    - v. Kevin Oberembt – 3 Pearl – Request to Forgive
    - vi. Peggy Fierro-Bailey – 36 Jackson – Request to Forgive
    - vii. Ronald Underhill – 28 Taylor Request to Forgive
    - viii. Gary Herdt – 15 Madison – Request to Forgive
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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*\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, September 13, 2017**

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

**Absent:** Ann Ochse

**Present City Commission:** Dave Ruth

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, Bonny Anfinson, Recording Secretary and Meghan Wittmis 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 13, 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 Mr. Toews to approve the HPC minutes of Wednesday, August 23, 2017.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$55,138.90. 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 Economic Restructuring Committee hosted School of Architecture students from SDSU. Nine students were assigned nine buildings. They complete digital scanning, measurements and took photos and will be doing 3D models of the structures. They will be back in November and December;
- The Promotion Committee has been working on the Little Black Dress event and the Wild Bill run;
- Design Committee has approved the pole banners. They are also discussing banners across main street;
- The Negotiation Team has conducted a face to face meeting with Kevin Ancell from CenturyLink. CenturyLink is in the process of acquiring another company and there is expected management changes which will delay further decisions at CenturyLink for the time being.

**SDSHS Budget Presentation – Friday, September 15, 2017 – Exhibit A**

Mr. Kuchenbecker stated the SDSHS Budget Meeting is scheduled for Friday, September 15, 2017. The HP Budget will be presented to the board at 11:00 a.m. in Pierre. If any HP Commissions wish to attend let Bonny know. They will be leaving the City Hall at 6:30 a.m.

**New Matters before the Deadwood Historic District Commission**

COA H17065 – Sandy McCallon – 675 Main – Window Restoration – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 675 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to restore existing windows on the west strip and rebuild sashes where required. Replace glass where required, re-glaze glass and prime with oil base paint, caulk windows to weather tight finish. The proposed work and changes does 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 Mr. Blair and seconded by Mr. Namminga 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. Aye – All. Motion carried.***

**New Matters before the Deadwood Historic Preservation Commission**

PA H17061 – Rand Williams – 415 Williams – Brick Wall and Siding – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval to remove the failing brick wall on the south side of the structure. Fix any failing studs, sheathe with OSB and replace with siding or brick. 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 if brick is used. The brick is a character identify element of the lower level of this resource and should be maintained. If approved, it is staff's opinion it should be approved contingent on repairing with appropriate brick only. ***It was moved by Mr. Toews and seconded by Mr. Berg***

***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 using brick only. Aye – All. Motion carried.***

PA H17062 – Lou & Linda Stojack – 64 Denver – Replace Windows - Exhibit D

Mr. Kuchenbeckerr stated the applicant is requesting permission to install casement to match the windows that were installed in 2001. Install five single hung windows to match existing windows. Previous staff reports state the original windows to this resource had been removed prior to the casement windows being installed in 2001. It is staff's opinion the casement windows are not appropriate for this resource however these were approved by a previous Historic Preservation Commission. 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. Toews and seconded by Mr. Berg 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 H17063 – Terry Vaughan – 408 Williams – Stabilize Front Foundation – Exhibit E

Mr. Kuchenbecker stated the applicant is requesting permission to stabilize the front of the foundation of the structure. 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. Blair 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 H17064 – Jill & Todd Weber – 562 Williams – Exterior Repairs -- Remove Cellar – Exhibit F

Mr. Kuchenbecker stated the applicant is requesting permission to remove root cellar, fix issues with siding, windows, roof, retaining wall and interior back wall and replace kitchen floor. Staff will continue to coordinate with the applicant as this is a vacant home which was recently purchased and needs drainage issues fixed at the rear of the resource. The applicants have applied for several of the HP programs available for this project. 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 Mr. Blair and seconded by Mr. Toews based upon all the evidence presented, the HP Commission finds this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Aye – All. Motion carried.***

#### **Revolving Loan Fund and Historic Preservation Programs:**

##### **HP Program Applications – Exhibit G**

- i. Terry Vaughan - 408 Williams – Foundation Program
- ii. Lou & Linda Stojack – 64 Denver – Wood Windows and Door Program
- iii. Jill & Todd Weber – 562 Williams – Retaining Wall Program
- iv. Jill & Todd Weber – 562 Williams – Foundation Program
- v. Jill & Todd Weber – 562 Williams – Wood Windows and Doors Program
- vi. Jill & Todd Weber – 562 Williams – Siding Program
- vii. Jill & Todd Weber – 562 Williams – Vacant Home Program
- viii. Steven Olson – 53 Lincoln – Elderly Resident

***It was moved by Mr. Berg and seconded by Mr. Blair to approve the HP Program applications 1 and 3-8 as presented. Aye – All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Blair to Deny the Wood Windows and Doors grant request from item 2 as the windows do not fall under the guidelines of the grant. If the owner wishes to return the windows to double hung they may re-apply for the grant programs. Aye – All. Motion carried.***

Ms. Posey asked how owner occupancy is determined on the application as the mailing addresses on the grants are outside of Deadwood. Mr. Kuchenbecker stated according to the procedure put in place staff calls the County Register of Deeds to determine what has been recorded with the County. If the County states owner occupied staff then asks what name is recorded under owner occupied.



HP Program Extensions -- Exhibit H

- i. Tom McNary—14 Van Buren – Wood Windows and Doors
- ii. Lee Thompson – 47 Forest -- Foundation
- iii. Joe & Gwen Martin – 214 McGovern -- Wood Windows and Doors Program
- iv. Joe & Gwen Martin – 214 McGovern -- Siding Program
- v. Lita & Lester Westbrook – 69 Lincoln -- Wood Windows and Doors Program

***It was moved by Mr. Blair and Seconded by Mr. Toews to approve the Historic Preservation Program grant extensions as presented. Aye – All. Motion carried.***

**Revolving Loan Program/Disbursements**

Revolving Loan Program – Exhibit I

- i. Lee Thompson – 47 Forest – Loan Request
- ii. Gorder/Gregory – 3 Rodenhaus – Subordination Extension Request
- iii. Kris Fenton – 27 Lincoln – Retaining Wall Loan Request
- iv. Gregory Vecchi – 19 Centennial – Request to Forgive
- v. Kevin Oberembt – 3 Pearl – Request to Forgive
- vi. Peggy Fierro-Bailey – 36 Jackson – Request to Forgive
- vii. Ronald Underhill – 28 Taylor Request to Forgive
- viii. Gary Herdt – 15 Madison – Request to Forgive

***It was moved by Mr. Toews and seconded by Mr. Blair to approve items 2 – 8 as presented to the Historic Preservation Commission. Aye – All. Motion carried.***

***It was moved by Mr. Berg and seconded by Ms. Posey to approve item 1 with the stipulation the amortization is changed to a 20 year loan. Aye – All. Motion carried.***

Revolving Loan Program Disbursements

***It was moved by Mr. Berg and seconded by Mr. Blair to approve the HP Retaining Wall Grant Disbursement in the amount of \$18,886.50, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye – All. Motion carried.***

***It was moved by Mr. Berg and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$100,020.10, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Ms. Posey Abstained. Aye - All. Motion carried.***

***It was moved by Ms. Posey and seconded by Mr. Toews to approve HP Revolving Loan Fund disbursements in the amount of \$12,415.36, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

The delinquency report was presented by Mr. Walker.

**Items from Citizens not on Agenda**

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

Mr. Kuchenbecker stated because we have been expending a lot funds out of our grant programs we will need to adjust the Revolving Loan account.

Mr. Kuchenbecker welcomed Meghan Wittmas to the staff of Planning and Preservation as the new Administrative Assistant.

The Mt. Moriah book has been signed by Mike Runge and a copy has been handed out to each HP Commissioner.

**Committee Reports:**

No additional information provided.

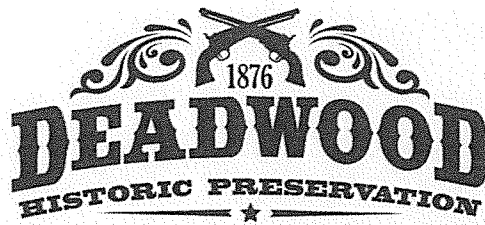
**Adjournment:**

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

ATTEST:

\_\_\_\_\_  
Chairman, Historic Preservation Commission

Bonny Anfinson, Historic Preservation Office/Recording Secretary



## **MEMORANDUM**

## **EXHIBIT A**

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**Date:** September 22, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation 2017 Revolving Loan Budget Adjustment

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The Historic Preservation Grant Programs is experiencing a very busy and successful year in 2017. The grants 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 the HPC meeting on 9/27/17. This is compared to 61 grants approved during the 2016 calendar year.

This year the Historic Preservation Commission established the Foundation Grant program without a budgetary line item. To date, 20 applications for these grants have been approved by the commission. HPC also developed the Ghost Sign Preservation Program without a budgeted line item.

The success of and increases in activity for our programs as well as the newly developed programs are the reason why the Historic Preservation Commission needs to supplement the 2017 Revolving Loan Fund Budget.

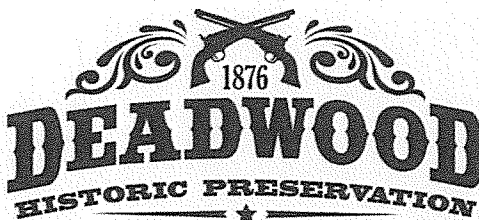
Attached you will find a copy of the revolving loan budget along with projected year end amounts and the staff's recommendation for the supplemental budget necessary to meet state regulations regarding municipal budgets. The Historic Preservation Commission needs to make a recommendation to the City Commission to supplement this budget.

### ***RECOMMENDED MOTION:***

Move to recommend to the City Commission to supplement the 2017 Revolving Loan Budget in the amount of \$331,179.13 as per the presented expenditure accounts attached.

**REVOLVING LOAN  
EXPENDITURE ADJUSTMENTS  
2017**

<b>EXPENDITURE</b>	<b>CURRENT BUDGET</b>	<b>YEAR TO DATE</b>	<b>PROJECTED YEAR END</b>	<b>SUPPLEMENT</b>
PROFESSIONAL SERVICES	\$70,000.00	\$53,726.25	\$87,000.00	\$17,000.00
MATURED LOAN EXPENSE	\$62,000.00	\$17,055.87	\$20,000.00	\$2,944.13
CLOSING COSTS	\$0.00	\$1,590.00	\$2,000.00	\$410.00
SPECIAL NEEDS GRANT (Elderly)	\$60,000.00	\$43,884.55	\$60,000.00	\$0.00
WINDOWS/DOORS GRANT	\$100,000.00	\$145,495.00	\$175,000.00	\$75,000.00
SIDING GRANT	\$75,000.00	\$22,661.32	\$75,000.00	\$0.00
FAÇADE EASEMENT PROGRAM	\$300,000.00	\$430,798.06	\$450,000.00	\$150,000.00
VACANT HOME GRANT				
HISTORIC REHAB PROGRAM	\$200,000.00	\$118,042.32	\$200,000.00	\$0.00
FOUNDATION GRANT		\$61,735.94	\$100,000.00	\$81,957.00
GHOST MURAL		\$3,868.00	\$3,868.00	\$3,868.00
	\$867,000.00	\$898,857.31	\$1,172,868.00	\$331,179.13



## MEMORANDUM

## EXHIBIT B

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**Date:** September 22, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Payment Procedure Addition to Historic Preservation Grant Program Guidelines

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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 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 homeowner is satisfied with the work being done.

### RECOMMENDED MOTION:

Move to add a policy procedure 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".

# DEADWOOD

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 C

### MEMORANDUM

**Date:** September 18, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Deadwood Historic Preservation Staff  
**Re:** **De-Accession request, Deadwood History Inc.**

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.

Based on Draft #2 of the City of Deadwood Archives Management Policies and Procedures:

*Objects and/or collections that do not fit within the CODA Mission statement will follow the aforementioned protocol for disposal or donation. The CODA, a department of the Historic Preservation Office under the direction of the City of Deadwood is required by South Dakota State Codified Law to follow the below mentioned policies.*

- 1. The City Archivist or Historic Preservation officer will present said item(s) before the Archive, Archaeology, and Acquisitions (AAA) Committee for recommendation to de-accession.*
- 2. The recommendation of the AAA Committee will be presented during the regular scheduled Historic Preservation Meeting under Committee Actions/Reports.*
- 3. Upon approval of Historic Preservation Commission, the Historic Preservation Officer will present the case before the City Commission during the regular scheduled City Commission Meeting under \_\_\_\_\_.*
- 4. Upon approval of the City Commission, the City Mayor will appoint a special committee to establish appraisal value of de-accessioned item(s).*
- 5. Based on the recommendations of the special committee, the de-accessioned item(s) may either be donated to other governmental agencies and not for profit agencies, or sold at public auction to the highest bidder.*
- 6. If the item(s) are to be presented to another governmental agency or not for profit agency, a de-accession form will be created by the City Archivist. The de-accession form will release the City of Deadwood from all responsibility for the care, loss of or damage to and costs associated with the repair, restoration, or replacement preservation of de-accessioned item(s).*
- 7. The City Archivist will file the de-accessioned form along with all pertinent documents affiliated with the de-accession.*

The catalog forms for these items are attached to this memorandum.

### RECOMMENDATION:

Dispose of the following items as outlined in Draft #2 of the City of Deadwood Archives Management Policies and Procedures.



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## EXHIBIT D

### MEMORANDUM

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**Date:** September 13, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** City of Deadwood Archives  
**Re:** **Replacement of Large Format Plotter in City Archives**

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The City of Deadwood Archives is requesting permission to purchase a large scale color plotter, more specifically the **Canon PRO 4000s** plotter. This new plotter will replace the obsolete Canon W8400 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.

In 2017, the City Archivist requested and received budgeted funds to replace the Canon W8400 plotter. After conducting research, the Canon PRO 4000s was recommended as a suitable replacement for the W8400. Please see Attachment #A for the specification sheet.

After checking local and regional dealers, Large Document Solutions from Centennial, Colorado and Mathisons Graphics of Fargo, North Dakota provided two quotes for a Canon PRO 4000s plotter (see attachment #B and #C). Both firms also provided ink replacement, maintenance cartridge, and print heads. Based on the two quotes, Large Document Solutions had the low bid at \$4,795.00.

#### RECOMMENDATION:

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 Archive acquisition.

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## MEMORANDUM

## EXHIBIT E

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**Date:** September 21, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Runge, City Archivist  
**Re:** Headstone Grant Application: #17002

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On September 18, 2017 the Cemetery Committee, a subcommittee of the Deadwood Historic Preservation Commission met and reviewed the below listed headstone grant application:

- #17002, Fredrickson, Nels G. (Mt. Moriah Cemetery)

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 information will be scanned and placed in the City's IMS (Internet Mapping Server) program.

After reviewing the application, the Cemetery Committee moved to approve the application for the 2017 Headstone Grant Program. The application is attached to this memorandum.

### RECOMMENDATION

Accept application #17002, into the 2017 HPC Headstone Grant Program as approved by the Cemetery Committee on September 18, 2017.

~~17002~~  
~~17002~~

8/31/17

Project Number:

17002

Application Date:

9/14/2017

**CEMETERY HEADSTONE GRANT APPLICATION****CITY OF DEADWOOD**

108 Sherman Street

Deadwood, SD 57732

Tel: (605) 578-2082

Fax: (605) 578-2084

**APPLICANT INFORMATION:**

Name:	<u>Susan Ullstad</u>
Address:	<u>626 NW 31<sup>st</sup> St.</u>
City/State/Zip:	<u>Corvallis, OR 97330</u>
Phone Number:	<u>541-231-7237</u>
Email Address:	<u>susan.ullstad1@gmail.com</u>

**BACKGROUND INFORMATION:**

Deceased Name(s):	<u><sup>G.</sup> Nels Frederickson</u>
Date of Death:	<u>24 April 1892</u>
Cemetery:	<u>Mt. Moriah</u>
<u>Individual</u> or Family Plot:	_____
Addition:	_____
Section:	<u>NPF</u>
Lot:	<u>326</u>
Plot:	_____

Individuals who would like to participate in the Cemetery Headstone Grant Program are required to fill out the application form attached to this document. Successful applications will be awarded a total sum of \$650.00 dollars that will enable them to purchase a 16 inch tall by 16 inch wide wedge shaped headstone that includes the deceased name, birth date and death date. Applicants are required to furnish photographs, family trees, and any other pertinent information that can be scanned in and placed on the City's IMS (Internet Mapping Server) program located at [www.deadwoodims.com](http://www.deadwoodims.com) or the City of Deadwood's webpage [www.cityofdeadwood.com](http://www.cityofdeadwood.com)

Project Number: \_\_\_\_\_

Application Date: \_\_\_\_\_

**CITY OF DEADWOOD  
CEMETERY HEADSTONE GRANT APPLICATION**

**1. Personal Information:**

Nominee Name: Nels<sup>G</sup> Frederickson

Nickname(s): —

Maiden Name (if applicable): —

Date and Place of Birth: 28 June 1846, Glumso, Praesto, DK

Date of Death: 24 April 1892

**2. Family Information:**

Mother's Name: Kirsten Marie Jensdatter

Date and Place of Birth: Nordjylland, DK 29 April 1814

Father's Name: Frederik Nielsen

Date and Place of Birth: 1811 Denmark

Siblings: unknown

Spouses Name: Anna Marie Falkenberg Möller

Marriage Date: 6 Sept 1881 Living or Deceased: deceased

Children (Please list ALL Children): George W<sup>m</sup> Fredrickson; Mary Elizabeth; Magdalene; Frances, Frank

**3. Education/Major Employment:**

Level: unknown Name of School/Location: \_\_\_\_\_

Year Graduated: \_\_\_\_\_ Degree: \_\_\_\_\_

Dates: \_\_\_\_\_ Name/Location of Employer: Farmer

Brief Description of Duties: \_\_\_\_\_

\_\_\_\_\_

**In addition to this above information, potential candidates will be required to furnish copies of photographs or paper documents relating to the nominee. This information will be submitted to the City of Deadwood.**

**VIEW OF PROGRAM:**

Since 2006 the Deadwood Historic Preservation Commission has allocated funds for the installation of cemetery markers on unmarked graves within the historic city owned cemeteries of Deadwood. The purpose of this program is to assemble genealogical information on individual(s) and family(s) interred at Mt. Moriah Cemetery and St. Ambrose Catholic Cemetery. Applicants are required to furnish information which can be scanned in and placed on the City's IMS (Internet Mapping Server) program located at [www.deadwoodims.com](http://www.deadwoodims.com) or the City of Deadwood's webpage [www.cityofdeadwood.com](http://www.cityofdeadwood.com)

**STIPULATIONS OF THE HEADSTONE GRANT PROGRAM**

The program is designed for one name per cemetery monument. For any additional names, separate applications will need to be filled out and submitted separately to the Historic Preservation Office. Due to cost and significant amount of unmarked graves in the historic Deadwood cemeteries, burials which pre-date the year 1950 are eligible for the program. Nominations which post-date the year 1950 may be eligible under the review and recommendations of the Cemetery Committee.

**APPLICATION REQUIREMENTS:**

Individuals who would like to participate in the Cemetery Headstone Grant Program are required to fill out the Cemetery Headstone application and submit supporting documentation on the nominee in the form of:

1. Birth certificate and/or birth announcement, or relevant document
2. Death certificate and/or obituary or relevant document
3. Copies of census records pertaining to the nominee for the years 1870 to 1930
4. Copies of family history pertaining to the deceased
5. Family tree
6. Copies of photographs showing the nominee and/or family
7. Other relevant documents which will aid in the interpretation of the nominee

All submitted applications will be reviewed by the Cemetery Committee, a subcommittee of the Deadwood Historic Preservation Commission. Depending on the completeness of the application, placement of the monument will take two to six months from submission of the application. Successful applicants will receive a formal letter from the Deadwood Historic Preservation Office indicating the admission into the program.

**STONE REQUIREMENTS:**

Successful applications will be awarded one 16 inch tall by 16 inch wide wedge shaped headstone (See figure #1 for size). The inscription on the face of the monument will be limited to the following information:

- Deceased name ( first name, middle initial, last name)
- Birth year (four digit)
- Death year (four digit)

The vital information of the nominee will be a sunken letter laid out in Roman Type font (see figure #2 for font size and layout). Any additions or modifications to the aforementioned layout will be at the applicant's expense and may delay the progress of the grant.



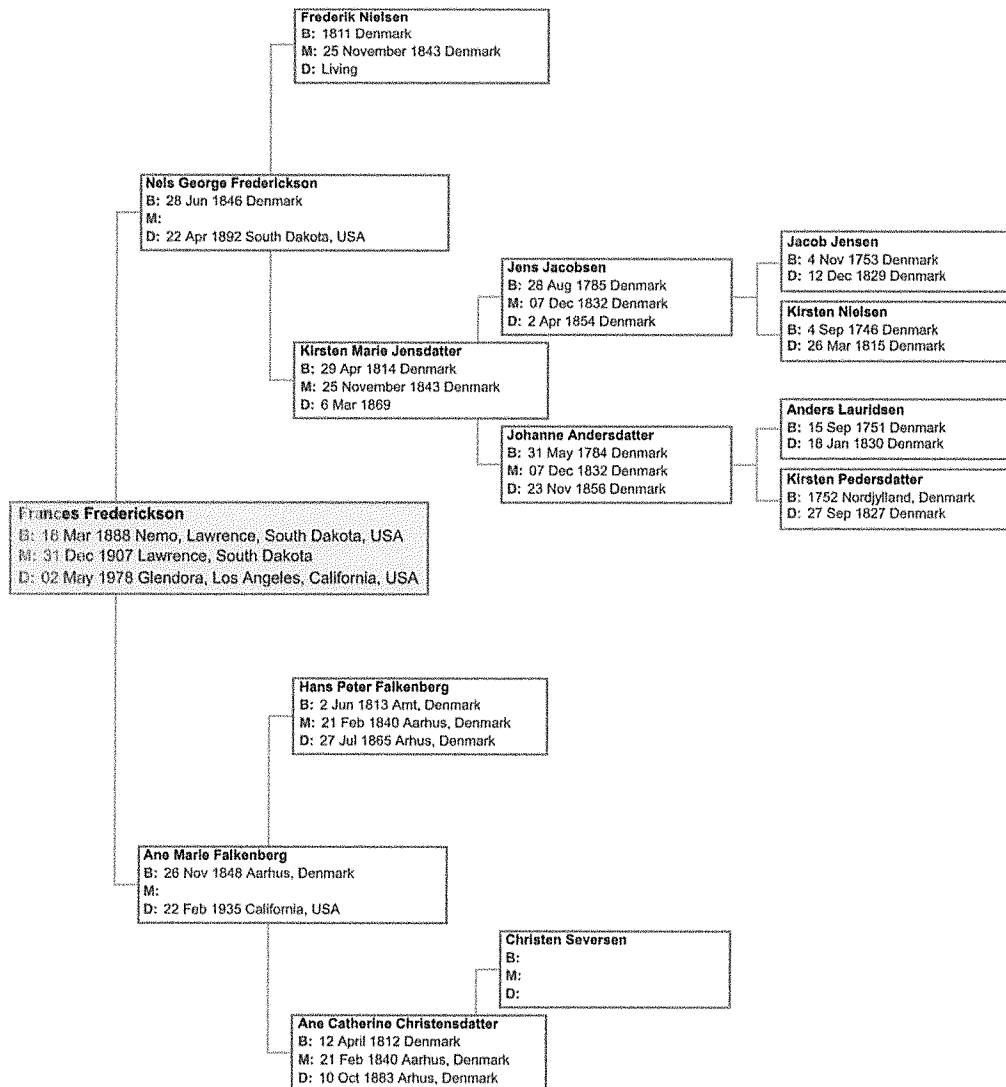
LAWRENCE COUNTY DEATH RECORDS 1878-1889

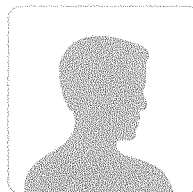
# RECORD OF DEATHS,

F

NAME OF DECEASED.	Nationality.	Name of Physician or Coroner.	DATE OF DEATH.			Cause of Death.	Late Residence.
			Month.	Day.	Year.		
Hel A. child	asm	- - - - -	Nov	12	1890	- - - -	Deadwood
her Thomas	"	- - - - -	Feb	22	1891	Frozen	"
rank Mary	"	- - - - -	June	4	"	- - - -	"
ley Will	"	- - - - -	Dec	22	"	- - - -	"
derickson Nils	"	- - - - -	Apr	24	1892	- - - -	"
uley Mrs	"	- - - - -	"	24	1890	- - - -	"
St Mrs A. & sup	"	- - - - -	May	13	"	Ch. with	"
lick Fred	"	J. W. Freeman	Nov	18	1893	debility	Co Hasp
x Alvin	"	- - - - -	Aug	3	1894	- - - -	Hot Springs, S.
x Wm. O. infant	"	- - - - -	Dec	11	1891	- - - -	Deadwood
lynn J. H.	"	Lawrence	Apr	4	1897	accident	"
ick Brother L	"	- - - - -	"	21	"	- - - -	Lead
ynn Thos	"	Coroner	July	3	"	Suicide	Deadwood
nn Ken Martin	"	"	June	28	"	Hemorrhage	Near P.E. Tunnel
nk Joseph	Jewish	- - - - -	May	3	"	Cancer	Deadwood
nk Mrs	am	- - - - -	Oct	23	"	- - - -	Dead City







# Nels George Frederickson

1846–1892

great-grandfather

## Age 0 — Birth

28 Jun 1846 • Denmark

## Age 2 — Birth (Alternate)

20 Jul 1848 • Denmark

## Age 0 — Baptism

11 Jul 1846 • , Glumso, Praesto, Denmark

## Age 21 — Arrival

1867 • Québec, Quebec, Canada

Age: 22

## Age 22 — Death of Mother Kirsten Marie Jensdatter (1814–1869)

6 Mar 1869

## Age 24 — Residence

1870 • Barre, La Crosse, Wisconsin, USA

Post Office: West Salem

## Age 34 — Residence

1880 • Granite Springs and Box Elder Creek, Lawrence, Dakota Territory, United States

Age: 33; Marital Status: Single; Relation to Head of House: Self

## Age 35 — Marriage Contract

06 Sept 1881 • Deadwood, Lawrence County, South Dakota, USA

 Ane Marie Falkenberg (1848–1935)

## Age 36 — Birth of Son George William Fredrickson Sr. (1882–1964)

31 Jul 1882 • Deadwood, Lawrence, South Dakota, USA

## Age 37 — Birth of Daughter Mary Elizabeth Fredrickson (1883–1955)

15 Nov 1883 • Lawrence, South Dakota

## Age 39 — Birth of Daughter Magdalene Frederickson (1885–1966)

14 Oct 1885 • South Dakota, USA

## Age 41 — Birth of Daughter Frances Frederickson (1888–1978)

18 Mar 1888 • Nemo, Lawrence, South Dakota, USA

## Parents


 Frederik Nielsen 1811–


 Kirsten Marie Jensdatter 1814–1869

## Spouse & Children

 Ane Marie Falkenberg 1848–1935

 George William Fredrickson Sr. 1882–1964

 Mary Elizabeth Fredrickson 1883–1955

 Magdalene Frederickson 1885–1966

 Frances Frederickson 1888–1978

 Frank Fredrickson 1890–1944


## Ancestry Sources

 1880 United States Federal Census


 Canadian Passenger Lists, 1865-1935


 Denmark, Select Baptisms, 1618-1923

 South Dakota Births, 1856-1903

 U.S., Find A Grave Index, 1600s-Current

## Other Sources

 10 Sep 1881, Page 3 - Black Hills Weekly Pioneer at Newspapers.com

 Newspapers.com - The Black Hills Daily Pioneer - 23 Apr 1892 - Page 3



Age 44 --- **Birth of Son Frank Fredrickson** (1890-1944)  
29 Jul 1890 • Robaix, Deadwood, Lawrence, South Dakota, USA

Age 45 --- **Death**  
22 Apr 1892 • Deadwood, Lawrence County, South Dakota, USA



**Death notice for Nelse Fredrickson**  
23 Apr 1892 • Deadwood, South Dakota

**Burial**  
Deadwood, Lawrence County, South Dakota, USA

**Residence**  
Denmark



# Ane Marie Falkenberg

1848–1935

great-grandmother

## Age 0 — Birth

26 Nov 1848 • Aarhus, Denmark

## Age 0 — Baptism

09 Apr 1849 • Domsognet, Aarhus, Aarhus, Denmark

## Age 16 — Death of Father Hans Peter Falkenberg (1813–1865)

27 Jul 1865 • Arhus, Denmark

## Age 21 — Marriage

11 Sep 1870 • Aarhus, Domkicke, Denmark

 **Jens Moller (1837–1876)**

## Age 22 — Birth of Son Hans Falkenberg Miller (1871–1964)

08 Oct 1871 • Aarhus, Denmark

## Age 24 — Birth of Daughter Caroline Nielsine Muller (1873–1945)

25 Sep 1873 • Aarhus, Denmark

## Age 26 — Birth of Daughter Mary Elizabeth Moller (1875–1960)


10 Nov 1875 • Denmark

## Age 28 — Death of Husband Jens Moller (1837–1876)

1876

## Age 32 — Marriage Contract

06 Sept 1881 • Deadwood, Lawrence County, South Dakota, USA

 **Nels George Frederickson (1846–1892)**

## Age 33 — Arrival

1881 • USA

Age: 32

## Age 33 — Birth of Son George William Fredrickson Sr. (1882–1964)

31 Jul 1882 • Deadwood, Lawrence, South Dakota, USA

## Age 34 — Death of Mother Ane Catherine Christensdatter (1812–1883)

10 Oct 1883 • Arhus, Denmark


## Parents

 **Hans Peter Falkenberg 1813–1865**

 **Ane Catherine Christensdatter 1812–1883**

## Spouse & Children


 **Jens Moller 1837–1876**

 **Hans Falkenberg Miller 1871–1964**

 **Caroline Nielsine Muller 1873–1945**

 **Mary Elizabeth Moller 1875–1960**

## Spouse & Children

 **Nels George Frederickson 1846–1892**

 **George William Fredrickson Sr. 1882–1964**

 **Mary Elizabeth Fredrickson 1883–1955**


 **Magdalene Frederickson 1885–1966**


 **Frances Frederickson 1888–1978**

 **Frank Fredrickson 1890–1944**


## Ancestry Sources

 1900 United States Federal Census

 1910 United States Federal Census

 1920 United States Federal Census


 1930 United States Federal Census


 Ancestry Family Trees

 California, Death Index, 1905–1939

 Denmark, Select Baptisms, 1618–1923

 New York, Passenger Lists, 1820–1957


 South Dakota Births, 1856–1903

 U.S., Find A Grave Index, 1600s–Current

## Other Sources

 19 Feb 1909, Page 2 - at Newspapers.com

 27 Apr 1909, Page 5 - at Newspapers.com

 Newspapers.com - Black Hills Weekly Pioneer - 10 Sep 1881, Sat - Page 3

Nels Fredrickson

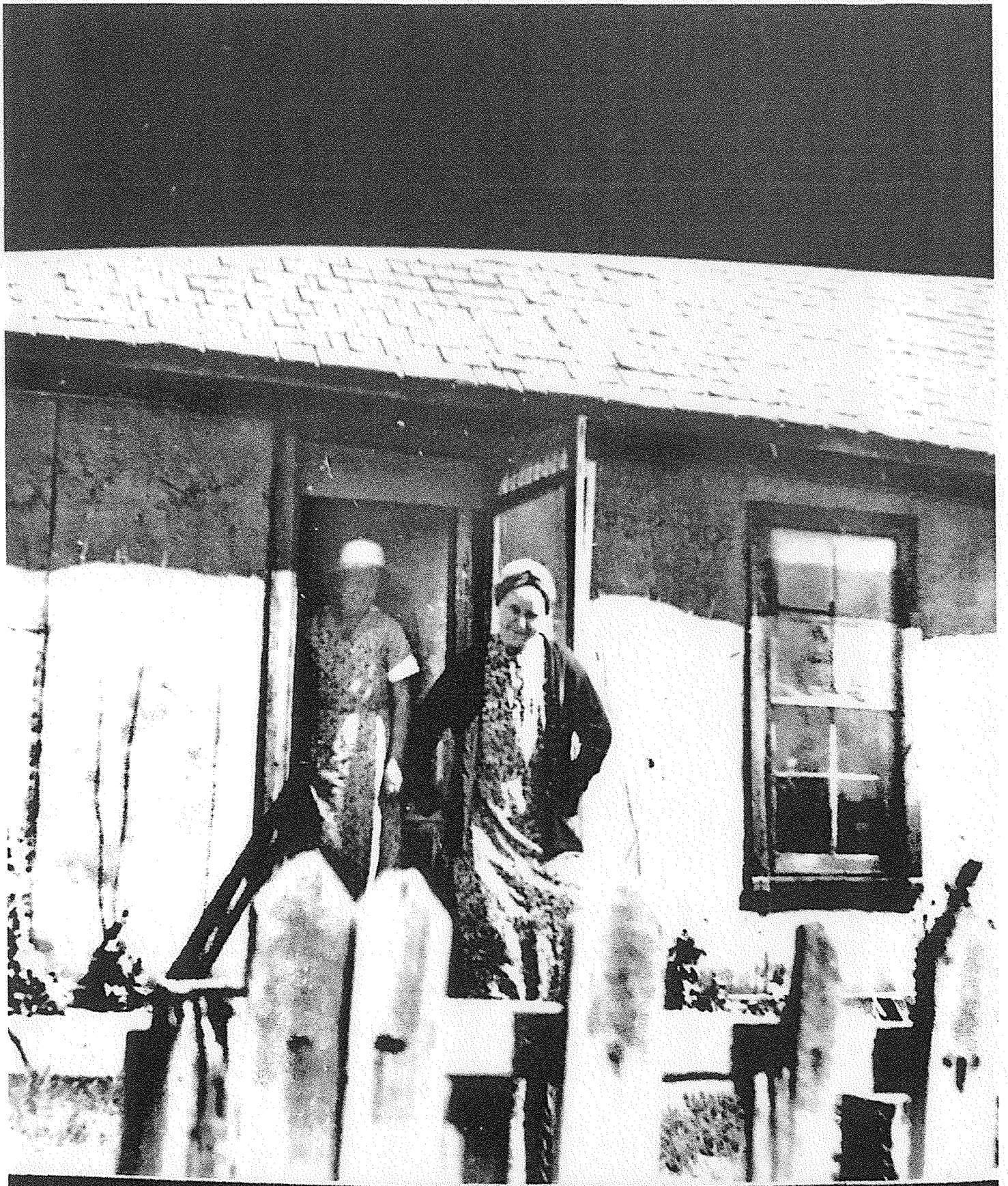
original at DH7, Adams Museum















## LC\_DEATH RECORDS\_1878-1889

ID	NAME OF DECEASED	NATIONALITY	PHYSICIAN/CORONER	DATE OF DEATH (YEAR, MONTH, DAY)	CAUSE OF DEATH	LATE RESIDENCE	AGE	SEX	HEIGHT	COMPLEXION	COLOR OF EYES	COLOR OF HAIR	MARKS OF PERSON	WHERE BURIED	REMARKS
623	Frederickson, Nels	American		1892.04.24										Mt. Moriah 326 N. P.	

## Mt Moriah Cemetery Book

LAST	FIRST	MIDDLE	DATE	ADDITION	SECTION	LOT	LOT/GRAVE	AGE	COMMENT
FREDERICKSON	NELS		1892/04/24		NPF	326			

Date: 9/22/2017

Case No. H17066  
Address: 151 CHARLES ST

# EXHIBIT F

## Staff Report

The applicant has submitted an application for Project Approval for work at 151 CHARLES ST, a structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: SHAMA PROPERTIES LLP  
Owner: SHAMA PROPERTIES LLP  
Constructed: c. 1900

### 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 house has sustained several alterations throughout the years. It likely was re-sided in the 1930s and more recently has received all replacement windows and doors. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.

**2. Architectural design of the resource and proposed alterations:** Applicant is requesting permission to build a 5'x13 1/2' addition to the rear of the house for a bathroom.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** 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 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.	H17066
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/13/17
Date of Hearing	9/27/17

## 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:	151 Charles
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>Shawna Properties LLP</u>	
Address: <u>51 Van Buren Ave</u>	
City: <u>Deadwood</u>	State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>122-2767</u>	Fax: <u>NA</u>
E-mail: <u>NA</u>	

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

Contractor's Name: <u>Unknown</u>	
Address: _____	
City: _____	State: _____ Zip: _____
Telephone: _____	Fax: _____
E-mail: _____	

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>UNKNOWN</u>		Project Completion Date (anticipated): <u>UNKNOWN</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 checked="" type="checkbox"/> Rear
<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input checked="" 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 type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>wood</u> Style/type <u>Dbl. Hung.</u>			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

### DESCRIPTION OF ACTIVITY

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

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

Addition to the rear of the house  
5 x 13 1/2 - Bathroom -

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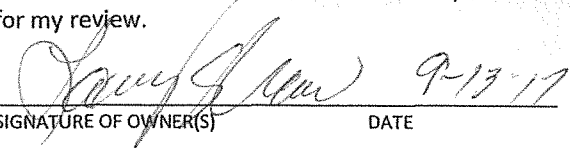
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### SIGNATURES

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

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

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

  
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 1<sup>st</sup> or 3<sup>rd</sup> 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.

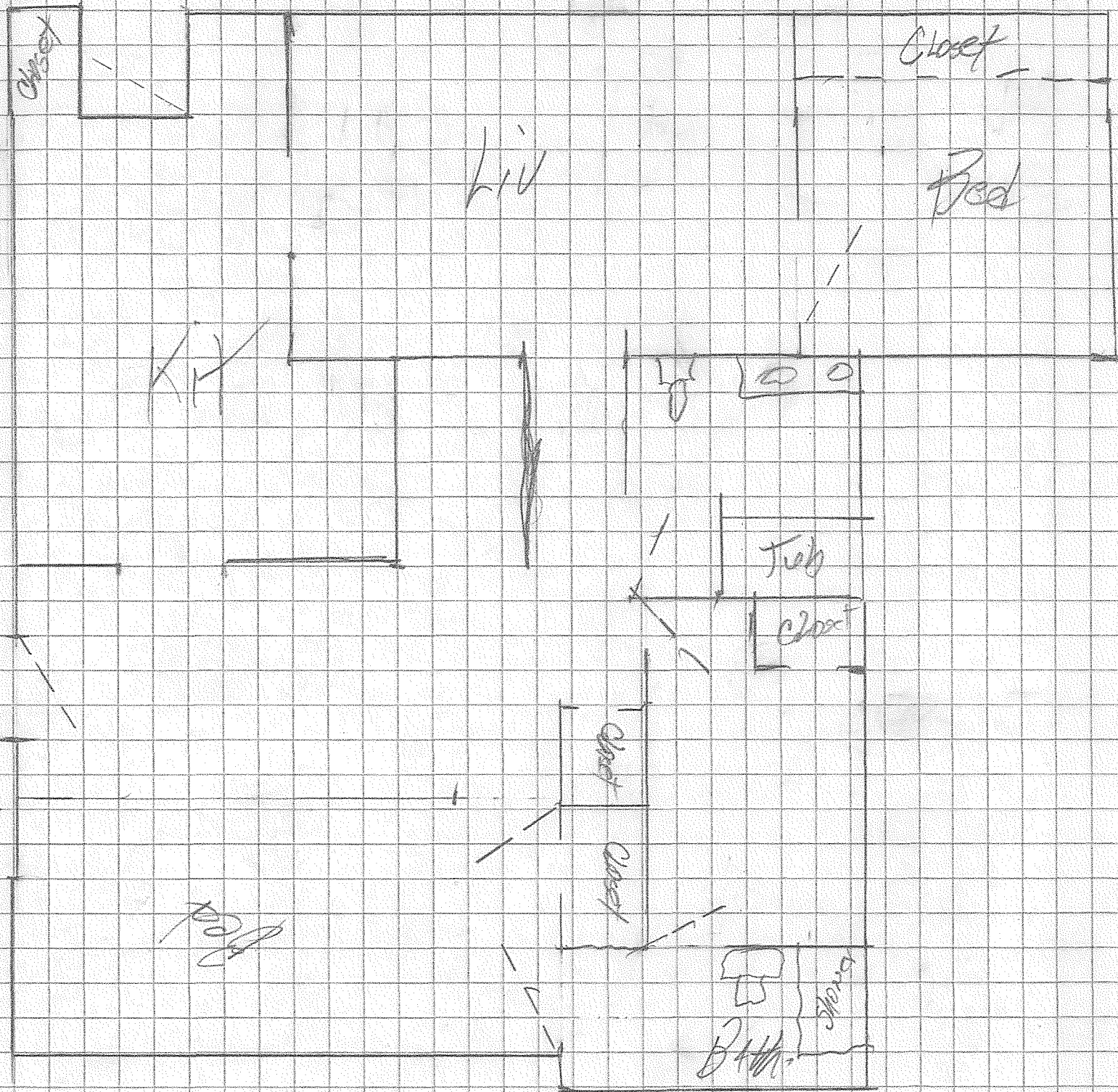
Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of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

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

South

Charles St.

151 Charles





Case No. H17067  
Address: 36 LINCOLN AVE

Date: 9/22/2017

# EXHIBIT G

## Staff Report

The applicant has submitted an application for Project Approval for work at 36 LINCOLN AVE, a CONTRIBUTING structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: JO ROEBUCK-PEARSON  
Owner: JO ROEBUCK-PEARSON  
Constructed: 1903

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

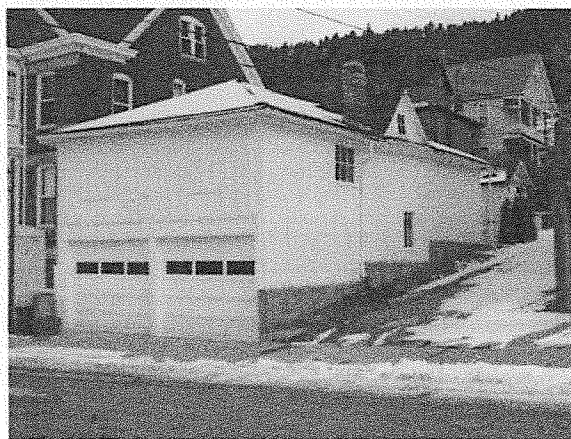
- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.
- 2. Architectural design of the resource and proposed alterations:** Applicant is requesting permission to repair siding, soffits and tuck-point brick on carriage house and main house.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Staff has met with the applicant identifying a scope of work for the exterior of the 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.



**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.	H17067
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/18/17
Date of Hearing	9/27/17

## 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:	36 LINCOLN Ave, Deadwood SD 57732
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:	J. Roesch - Pearson		
Address:	1511 Walnut Street		
City:	Dead	State:	S.D.
Zip:	57732		
Telephone:	605-390-5551	Fax:	X
E-mail:	Bill.walsh.dakota@gmail.com		

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

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

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

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

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

### DESCRIPTION OF ACTIVITY

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

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

KEVIN KUCHENBECKER work interior on September 18th, 2017 noting deturization of Barn (1903 now garage) Rottin, water damage from pooling. Gater not attached

House <sup>some above</sup> Lower spaces have siding Bickerson damage west side; East ~ door <sup>tuckered</sup> <sup>needed</sup> <sup>Rynt</sup> <sup>etc.</sup> ALL sides 1 window replacement Materials ~ wood is white fir or oak with <sup>wood</sup> <sup>for</sup> <sup>brick</sup> <sup>etc.</sup>

### SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

### APPLICATION DEADLINE

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

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

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

Case No. H17068  
Address: 46 JACKSON ST

Date: 9/22/2017

# EXHIBIT H

## Staff Report

The applicant has submitted an application for Project Approval for work at 46 JACKSON ST, a contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: SHANE WALTON  
Owner: SHANE WALTON  
Constructed: c1900

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

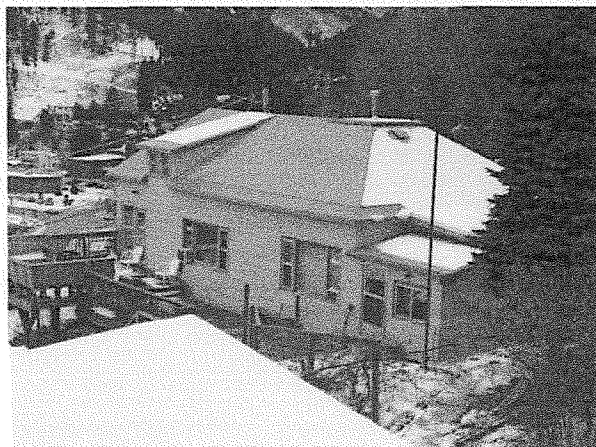
**2. Architectural design of the resource and proposed alterations:** Applicant is requesting permission to remove one kitchen window in the back of the house.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

**Staff Opinion:** 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.



**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

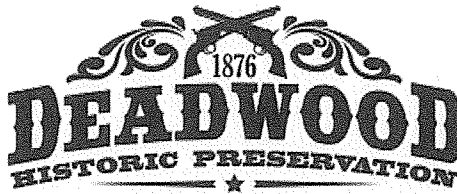
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project 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.	H17068
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/19/17
Date of Hearing	9/27/17

## 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>46 JACKSON 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>Shane WALTON</u>
Address: <u>46 Jackson St</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-717-9990</u> Fax: _____
E-mail: <u>devildog@spe.midea.net</u>

Architect's Name: _____
Address: <u>N/A</u>
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: _____
Address: <u>N/A</u>
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Agent's Name: _____
Address: <u>N/A</u>
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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



**FOR OFFICE USE ONLY**

Case No. \_\_\_\_\_

**ACTIVITY: (CHECK AS APPLICABLE)**

Project Start Date: \_\_\_\_\_ Project Completion Date (anticipated): \_\_\_\_\_

☐ **ALTERATION** ☐ Front ☐ Side(s) ☒ Rear

☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear

☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other \_\_\_\_\_

☐ **ROOF** ☐ New ☐ Re-roofing  
☐ Front ☐ Side(s) ☐ Rear

☐ **GARAGE** ☐ New ☐ Rehabilitation  
☐ Front ☐ Side(s) ☐ Rear

☐ **FENCE/GATE** ☐ New ☐ Replacement  
☐ Front ☐ Side(s) ☐ Rear

Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

☒ **WINDOWS** ☐ **STORM WINDOWS** ☐ **DOORS** ☐ **STORM DOORS**  
☐ Restoration ☐ Replacement ☐ New  
☐ Front ☐ Side(s) ☒ Rear

Material \_\_\_\_\_ Style/type \_\_\_\_\_

☐ **SIGN/AWNING** ☐ New ☐ Restoration ☐ Replacement

Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

☐ **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.

*Removal of one Kitchen Window & a Retaining Wall In the Back of the House & Retaining Wall (Pictures Included)*

**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)

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 1<sup>st</sup> or 3<sup>rd</sup> 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.

# 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:

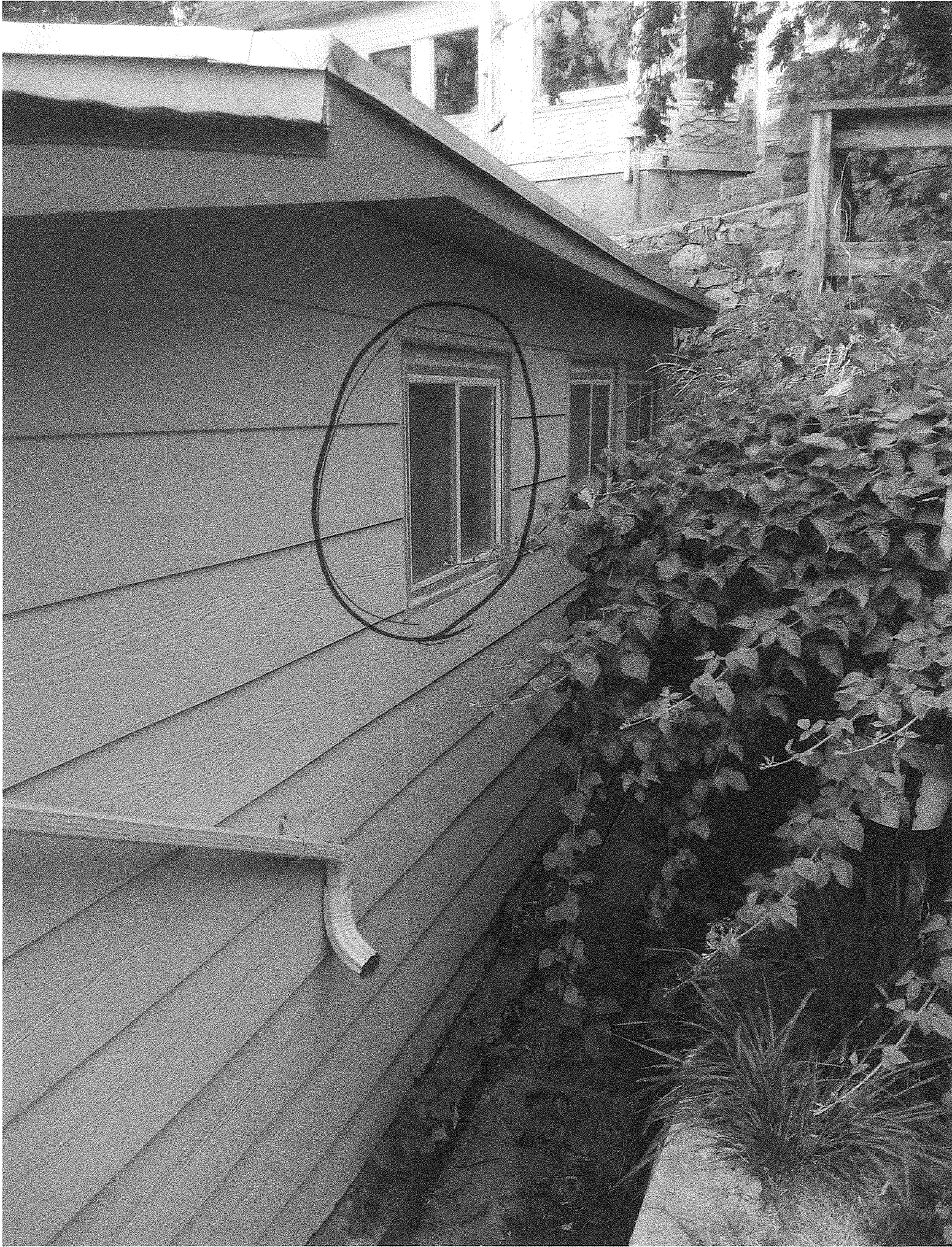
- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

### 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.







Case No. H17069  
Address: 26 WASHINGTON ST

Date: 9/22/2017

# EXHIBIT I

## Staff Report

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

Applicant: RICHARD & SANDY NEESON  
Owner: RICHARD & SANDY NEESON  
Constructed: c. 1890

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

1. **Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood.
2. **Architectural design of the resource and proposed alterations:** 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.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Staff has conducted a site visit to review the programs and condition of the resource with the new owners. 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.	H17069
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/20/17
Date of Hearing	9/27/17

## 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 Washington</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: Richard + Sandy Neeson  
Address: 4109 Hildring Dr. E.  
City: Fort Worth State: TX Zip: 76109  
Telephone: 817-2914969 Fax: \_\_\_\_\_  
E-mail: RGNEES4@AOL.COM

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

Contractor's Name: \_\_\_\_\_  
Address: UNKNOWN  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" 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 checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material <u>WOOD</u> Style/type <u>DBL HUNG / FIXED</u>			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

### DESCRIPTION OF ACTIVITY

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

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

Replace windows with wood inserts  
Install storm screen door  
Install wood storm windows  
Repair existing siding  
Replace roof w/ asphalt shingles  
Repair/ Replace retaining wall

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.

*Richard L. Nelson* 9/20/17  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

*Sandy Nelson* 9/20/17  
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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

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

Case No. H17070  
Address: 62 TAYLOR AVE

Date: 9/22/2017

EXHIBIT J

### Staff Report

The applicant has submitted an application for Project Approval for work at 62 TAYLOR AVE, a contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: TYSON ALANZA  
Owner: TYSON ALMANZA  
Constructed: c. 1900

### 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.

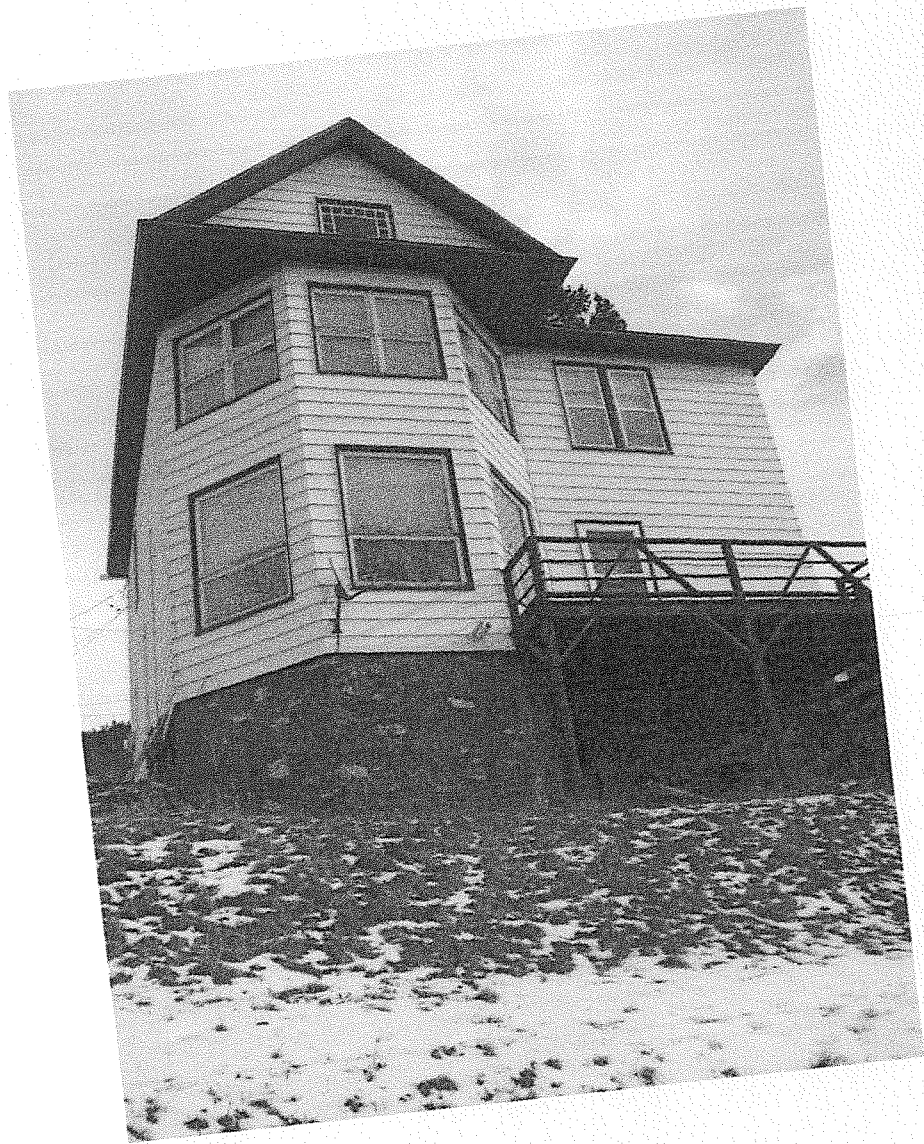
**2. Architectural design of the resource and proposed alterations:** Applicant is requesting permission to reconstruct deck to original porch, remove inappropriate siding, replace asphalt roof with asphalt shingles, repair the foundation, and repair/replace wood windows and storms with in-kind replacements.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** 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.



**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.	H17070
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/21/17
Date of Hearing	9/27/17

## 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>62 Taylor Ave.</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>Tyson Almanza</u>
Address: <u>62 Taylor Ave</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605 645 8079</u> Fax: _____
E-mail: _____

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

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

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> ROOF	<input type="checkbox"/> New	<input checked="" 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 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 <u>Wood</u> Style/type <u>PBI hanging</u>			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

### DESCRIPTION OF ACTIVITY

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

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

- Asphalt to Asphalt roof
- Wood Windows
- Reconstruct deck to original porch
- Remove inappropriate siding determine direction for siding
- repair foundation

## 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.

 9-21-17  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE

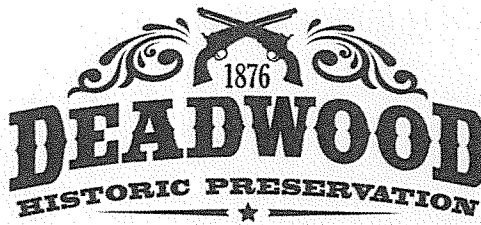
\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

## APPLICATION DEADLINE

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

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

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



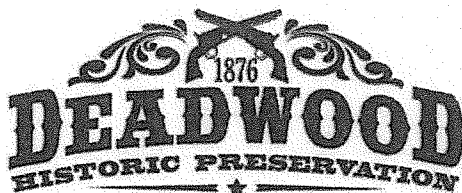
## MEMORANDUM

## EXHIBIT K

**Date:** September 21, 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.

- Jo Roebuck-Pearson – 36 Lincoln – Siding Program  
*Staff has determined the project meets the criteria for the Siding Program. Staff will coordinate with the applicant during the proposed project.*
- Joette Johnson – 78 Williams – Foundation Program  
*Staff has determined the project meets the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.*
- Richard & Sandy Neeson – 26 Washington - Retaining Wall Program / Foundation Program / Wood Windows & Doors / Siding Program  
*Staff has determined the project meets the criteria for the Retaining Wall Program. Staff will coordinate with the engineer during the project to determine an opinion of probable costs which will assist this office in determining if this project will be a 2018 or 2019 Retaining Wall Project. Staff has also determined the project meets the criteria for the Foundation Program, Wood Windows & Doors, and Siding Programs. Staff will continue to coordinate with the applicant during the proposed project.*
- Tyson Almanza – 62 Taylor - Foundation Program / Wood Windows & Doors / Siding Program  
*Staff has determined the project meets the criteria for the Foundation Program, Wood Windows & Doors, and Siding Programs. Staff will coordinate with the applicant during the proposed project.*



## Siding Program Application

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

1. Address of Property:

36 Lincoln Avenue

2. Applicant's name & mailing address:

Jo Roesuck Pearson

36 Lincoln Ave

Deadwood, SD 57732

Telephone: (605) 390-5551

E-mail jo.rosuckpearson@gmail.com

Text preferred

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000.00

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

For Office Use Only:

☒ Owner Occupied Bill Walsh

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/20/17

Initials: MW

Assessed Valuation \$ 200,700.00

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

5. Certification

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

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

Applicant's signature: \_\_\_\_\_

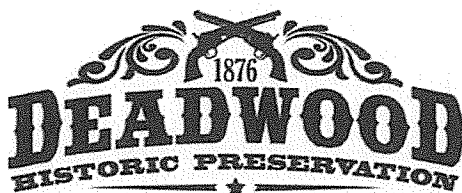
Date submitted: 9/18/17

Owner's signature: \_\_\_\_\_

Date submitted: 9/18/17

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

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



## Foundation Program Application

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

1. Address of Property:

78 Williams

2. Applicant's name & mailing address:

Joette Johnson (Henry Johnson)

P.O. Box 14

Deadwood

Telephone: (605) 580-0857

E-mail: ~~j.johnson@icloud.com~~

Joette.johnson@icloud.com

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

Joette Johnson

Telephone: ( ) - -

E-mail

### For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/20/17

Initials: MJ

\$168,660.00

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

5. Certification

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

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Applicant's signature: \_\_\_\_\_

Date submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_

Owner's signature: Joette Johnson

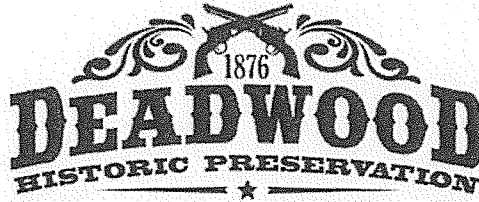
Date submitted: 9/21/17

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

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

Adopted 1/11/17





## Retaining Wall - Residential Application

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

1. Address of Property:

26 Washington

2. Applicant's name & mailing address:

Richard & Sandy NEESON  
4108 Hildring Dr. E.  
Fort Worth, TX. 76109

Telephone: (817) 291-4969

E-mail RGNEES4@AOL.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: 9/21/17

Initials: MW

4. 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 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: Richard & Neeson

Sandy Neeson

Date submitted: 9/20/17

Owner's signature: Richard & Neeson

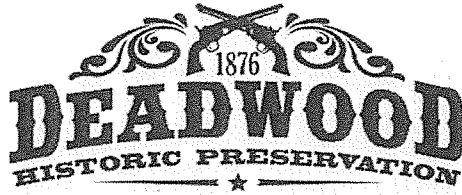
Sandy Neeson

Date submitted: 9/20/17

Please return the completed application to:

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

Adopted 05/27/15



## Foundation Program Application

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

1. Address of Property:

26 Washington

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

2. Applicant's name & mailing address:

Richard & Sandy NEESON

4108 Hildring Dr. E.

Fort Worth, Tx. 76109

Telephone: ( ) -

E-mail

Telephone: (817) 291-4969

E-mail RGNEES4@AOL.COM

**For Office Use Only:**

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/21/17

Initials: MW

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: Richard G. Neeson  
Sandy Neeson

Date submitted: 9/20/17

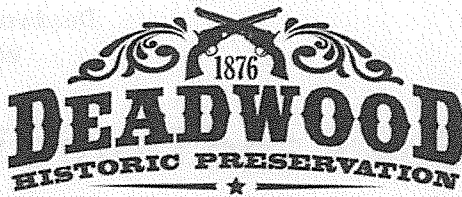
Owner's signature: Richard G. Neeson  
Sandy Neeson

Date submitted: 9/20/17

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

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

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:

26 Washington

2. Applicant/Owner name & mailing address:

Richard & Sandy NEESON  
4108 Hildring Dr. E.  
Fort Worth, Tx. 76109

Telephone: (817) 291-4969

E-mail RGNEES4@AOL.COM

3. Applying for: ☐ Grant or ☒ Loan

Requested Grant or Loan Amount:

\$ \_\_\_\_\_

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

**For Office Use Only:**

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Initials: \_\_\_\_\_

Assessed Valuation \$ \_\_\_\_\_

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

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

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

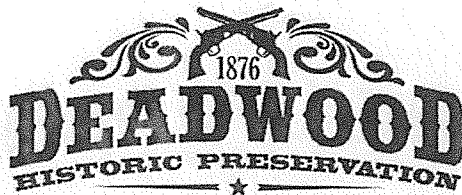
Applicant's signature: Richard S. Neeson  
Sandy S. Neeson

Date submitted: 9/20/17

Owner's signature: Richard S. Neeson  
Sandy S. Neeson

Date submitted: 9/20/17

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



## Siding Program Application

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

1. Address of Property:

26 Washington

2. Applicant's name & mailing address:

Richard + Sandy NEESON

4108 Hildring Dr. E.

Fort Worth, Tx. 76109

Telephone: (817) 291-4969

E-mail RGNEES4@AOL.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: 9/21/17

Initials: MW

Assessed Valuation \$ 68,890.00

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

5. Certification

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

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

Applicant's signature: Richard S. Neeson  
Sandy Neeson

Date submitted: 9/20/17

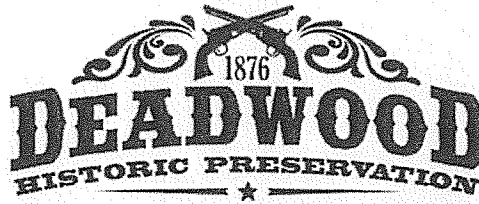
Owner's signature: Richard S. Neeson  
Sandy Neeson

Date submitted: 9/20/17

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

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

For consideration 05/27/15



## Retaining Wall - Residential Application

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

1. Address of Property:

62 Taylor Ave

2. Applicant's name & mailing address:

Tyson Almanza  
62 Taylor Ave.  
Deadwood SD 57732

Telephone: (605) 645-8079

E-mail montanesstacy@gmail.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: 9/21/17

Initials: MW

4. 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 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: \_\_\_\_/\_\_\_\_/\_\_\_\_

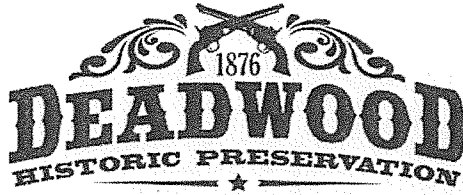
Owner's signature: [Signature]

Date submitted: 9/21/17

Please return the completed application 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:

62 Taylor Ave.

2. Applicant's name & mailing address:

Tyson Almanza  
62 Taylor Ave.  
Deadwood SD 57732

Telephone: (605) 645-8079

E-mail montanesstacy@gmail.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: \_\_\_\_/\_\_\_\_/\_\_\_\_ Initials: \_\_\_\_

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

5. Certification

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

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

Applicant's signature: \_\_\_\_\_

Date submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_

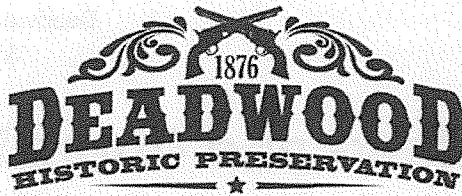
Owner's signature: [Signature]

Date submitted: 9/21/17

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

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

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:

62 Taylor Ave.

2. Applicant/Owner name & mailing address:

Tyson Almanza  
62 Taylor Ave.  
Deadwood SD 57732

Telephone: (605) 645-8079

E-mail montantesstacy@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ \_\_\_\_\_

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/21/17

Initials: UN

Assessed Valuation \$ 116,660.00

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.

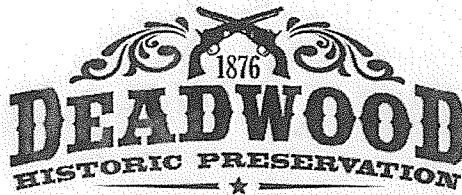
Applicant's signature: \_\_\_\_\_

Date submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_

Owner's signature: [Signature]

Date submitted: 9/21/17

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



## Siding Program Application

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

1. Address of Property:

62 Taylor Ave.

2. Applicant's name & mailing address:

Tyson Almanza  
62 Taylor Ave.  
Deadwood SD 57732

Telephone: (605) 645-8079

E-mail Montantsstacy@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ \_\_\_\_\_

Estimated Total Cost for Entire Project:

\$ \_\_\_\_\_

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/21/17

Initials: MW

Assessed Valuation \$ 116,660.00

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

5. Certification

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

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

Applicant's signature: \_\_\_\_\_

Date submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_

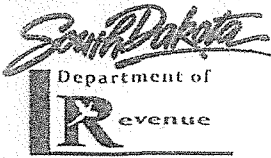
Owner's signature: [Signature]

Date submitted: 9/21/17

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

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

For consideration 05/27/15



## Certification of Owner-Occupied Dwelling

Being designated as owner-occupied makes a property eligible for a reduced levy for school general fund taxes. To qualify, you must complete this form and deliver it to your County Director of Equalization at the County Courthouse by March 15, 2017. (Postmarked by March 15, 2017 qualifies.)

Applicant Information (print or type)			
Property Owner Name <b>Tyson Almanza</b>			
Address <b>62 Taylor Ave.</b>	City <b>Deadwood</b>	State <b>SD</b>	Zip <b>57732</b>

	Yes	No
I owned the property described below on <del>November 1, 2016</del> <b>August 18 2017</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I occupied the property described below on <del>November 1, 2016</del> <b>August 18 2017</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
This is the only property for which I can claim the owner-occupied classification	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The property described below is my principle residence as of <del>November 1, 2016</del> <b>August 18 2017</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I own other residential property in the United States	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes, state location \_\_\_\_\_

### Property Information

Street Address of the property I owned and occupied on ~~November 1, 2016~~ **August 18 2017**  
**62 Taylor Ave. Deadwood SD 57732**

Legal description of the property I owned and occupied on ~~November 1, 2016~~ **August 18 2017**

Percentage of property occupied by owner? **100%**

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

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

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

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

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

**Signature**

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

Signature

Date

**9-21-17**

This form must be completed and returned to your County Director of Equalization by March 15, 2017.

If you have any questions regarding this form call your local Director of Equalization or call the Department of Revenue at (605) 773-3139.

Prepared by:  
Candi Rawdon Thomson  
Pennington Title Company  
725 Kansas City Street  
Rapid City, SD 57701  
Phone: (605)343-5670



Doc #: 2017-03833  
Date: 08/22/2017 10:55:00  
Sheree L. Green  
Register of Deeds  
Lawrence Co. - Fee \$30.00

TRANSFER FEE PAID \$ 110.00

BHT 77775

### WARRANTY DEED

Isaac D. Almanza, a single person, Grantor, of 24020 Hardesty Road, Rapid City, South Dakota 57702, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, grants, conveys, and warrants to **Tyson Almanza**, a single person, Grantee, of 62 Taylor Avenue, Deadwood, South Dakota 57732, the following-described real estate located in Lawrence County, South Dakota:

Lot 14 and the Northwesternly ½ of Lot 13 in Block 35 known as Child's Addition to the City of Deadwood, Subdivision of Probate Lots 226 and 426, in Block 35 City of Deadwood, Lawrence County, South Dakota, together with all improvements and appurtenances thereon and subject to easements, rights-of-way, restrictions, reservations, declarations and covenants of record.

TRANSFER FEE: \$110.00

Dated this 18 day of August, 2017.

  
Isaac D. Almanza

STATE OF SOUTH DAKOTA           )  
  ) SS.  
COUNTY OF PENNINGTON        )

On this the 18<sup>TH</sup> day of August, 2017, before me, the undersigned officer, personally appeared Isaac D. Almanza, known to me or satisfactorily proven to be the person whose name is subscribed to the within and foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

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



  
Notary Public  
My Commission Expires: 6/27/19



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



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

## MEMORANDUM

EXHIBIT L

**Date:** September 27<sup>th</sup>, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Walker, NeighborWorks, DHR  
**Re:** Historic Preservation Loan Requests (1 page)

The following Historic Preservation Loan Requests were reviewed by NeighborWorks and the Historic Preservation Loan Committee. The Loan Committee's recommendation follows each of the loan requests. For further information please review the individual loan requests.

- Charles Williamson – 340 Williams – Request to Forgive RW

*The applicant is requesting to Forgive a Retaining Wall Loan*

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

- Steve & Jill Olson – 53 Lincoln – Retaining Wall Loan Request

*The applicant is requesting a Retaining Wall Loan*

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

- Steve & Jill Olson – 53 Lincoln – Forgivable Retaining Wall Loan Request

*The applicant is requesting a Forgivable Retaining Wall Loan*

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

- Kris Fenton – 27 Lincoln – Retaining Wall loan Increase

*The applicant is requesting to Increase his Forgivable Retaining Wall Loan*

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

To be submitted to Historic Preservation Commission 9/27/2017

## REQUEST TO FORGIVE Loan # CONRWCWIL

DATE: 9/20/2017  
APPLICANT: Charles Williamson  
PROPERTY ADDRESS: 340 Williams  
LOAN AMOUNT: \$15,820.00  
INTEREST RATE: 0% Forgivable Portion of RW  
PAYMENT AMOUNT: \$0  
PURPOSE: Extension  
SECURITY: Mortgage

Historic Preservation  
Commission

### ACTION

- ☐ Approved  
☐ Denied  
☐ Continued

Date: \_\_/\_\_/\_\_

Signed: \_\_\_\_\_

### UNDERWRITER'S REVIEW:

This loan matured on 9/07/2017. The city building inspector has completed his maintenance inspection and found that all maintenance items have been addressed. At this time we are requesting that the loan be forgiven.

### UNDERWRITER'S RECOMMENDATION:

I recommend approval of this request to forgive the loan now that the maintenance has been completed and the borrower has met the terms and conditions of the loan.

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

To be submitted to Historic Preservation Commission 9/27/17

## Forgivable Retaining Wall Loan Request

DATE: 9/20/2017  
APPLICANT: Steve & Jill Olson  
PROPERTY ADDRESS: 53 Lincoln  
LOAN AMOUNT: \$91,133.56  
INTEREST RATE: 0%  
PAYMENT AMOUNT: Forgivable  
PURPOSE: Retaining Wall Loan  
SECURITY: 2<sup>nd</sup> mortgage

### OTHER HP LOANS:

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

### UNDERWRITER'S REVIEW:

LTV 104.236%, CLTV 136.24%, DTI 43.70%, Excellent Credit Scores, Stable Income  
The applicant is requesting a Forgivable Retaining Wall loan in the amount of \$91,133.56 plus a repayable Retaining Wall loan in the amount of \$21,792.14 that will include closing costs for both loans.

### UNDERWRITER'S RECOMMENDATION:

I recommend approving this loan request based on excellent credit, stable income and good ratios.

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

Historic Preservation Commission <b>ACTION</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Continued Date: __/__/__ Signed: _____
---

To be submitted to Historic Preservation Commission 9/27/17

## Retaining Wall Loan Request

DATE: 9/20/2017  
APPLICANT: Steve & Jill Olson  
PROPERTY ADDRESS: 53 Lincoln  
LOAN AMOUNT: \$21,792.14  
INTEREST RATE: 0%  
PAYMENT AMOUNT: \$90.80  
PURPOSE: Retaining Wall Loan  
SECURITY: 2<sup>nd</sup> mortgage

**OTHER HP LOANS:**

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

**UNDERWRITER'S REVIEW:**

LTV 24.92%, CLTV 136.24%, DTI 43.70%, Excellent Credit Scores, Stable Income  
The applicant is requesting a Retaining Wall loan in the amount of \$21,792.14 including closing costs for both loans, plus a Forgivable Retaining Wall loan in the amount of \$91,133.56.

**UNDERWRITER'S RECOMMENDATION:**

I recommend approving this loan request based on excellent credit, stable income and good ratios.

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

Historic Preservation  
Commission

**ACTION**

- ☐ Approved  
☐ Denied  
☐ Continued

Date: \_\_/\_\_/\_\_

Signed: \_\_\_\_\_

To be submitted to Historic Preservation Commission 9/22/2017

## Request for Increase in Loan Amount for a Forgivable Retaining Wall Loan

DATE: 9/27/2017

APPLICANT: Kris & Melanie Fenton

PROPERTY ADDRESS: 27 Lincoln

LOAN AMOUNT: \$17,585.40 forgivable

INTEREST RATE: 0%

PAYMENT AMOUNT: \$0

PURPOSE: RW Forgivable Portion

TERM: 60 months

SECURITY: 2<sup>nd</sup> mortgage

Historic Preservation  
Commission

### ACTION

- ☐ Approved  
☐ Denied  
☐ Continued

Date: \_\_/\_\_/\_\_

Signed: \_\_\_\_\_

### UNDERWRITER'S REVIEW:

The applicant was approved for a FORGIVABLE Retaining Wall loan and due to a higher than planned retaining wall cost, the borrower is requesting that the loan amount be increased to \$17,585.40.

The walls total cost is now \$35,170.80 with a 50/50 split between the applicants share and the forgivable loan. The applicant is paying for his share of the wall out of pocket and the funds have been verified. The home is owner occupied with a tax value of \$187,650 as of 9/5/17. The applicant has excellent credit, 9.371% LTV/CLTV, 7.799% Overall DTI

### UNDERWRITER'S RECOMMENDATION:

I would recommend this request to be approved based on the applicant's excellent credit, very low DTI and LTV ratios.