

DEADWOOD HISTORIC PRESERVATION COMMISSION

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

City Hall, 108 Sherman Street, Deadwood, South Dakota

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 Vauahan - 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 Rodenhous – 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.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 23, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. August 9, 2017 Regular Meeting
 - b. August 11, 2017 Special Meeting
3. Voucher Approval
4. Old or General Business
 - a. Outside of Deadwood Grant Extension Request – City of Lead – Mike Stahl – **Exhibit A**
 - b. Main Street Initiative update
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17059 – Gordon Mack – 143 Charles – Raze Garage – **Exhibit B**
 - b. PA H17060 – Gordon Mack – 143 Charles – Install Storm Windows **Exhibit C**
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – **Exhibit D**
 - i. Gordon Mack – 143 Charles – Wood Windows and Doors Program
 - ii. Gary Cure – 5 Harrison – Retaining Wall Program
 - b. Revolving Loan Program – **Exhibit E**
 - i. James Gregory/Robin Gorder – 3 Rodenhaus – Request for Subordination
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
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All Applications **MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, August 23, 2017

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

Absent: Lyman Toews

Present City Commission: Dave Ruth

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 23, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

August 9, 2017 Regular Meeting

It was moved by Ms. Ochse and seconded by Mr. Blair to approve the HPC minutes of Wednesday, August 9, 2017.

August 11, 2017 Special Meeting

It was moved by Ms. Posey and seconded by Mr. Berg to approve the HPC minutes of Friday, August 11, 2017 Special Meeting.

Voucher Approval:

It was moved by Mr. Namminga and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$56,510.79. Aye – All. Motion carried.

Old or General Business:

Outside of Deadwood Grant Extension Request – City of Lead – Mike Stahl – Exhibit A

Mr. Kuchenbecker stated the City of Lead is requesting an extension of the Outside of Deadwood Grant they have for replacing the water trestle sign near the intersection of Hwy 85 and Hwy 385. This is their second extension request as they received one in January of 2017. A contractor has been hired for the installation of the new artwork and lighting. ***It was moved by Mr. Blair and seconded by Ms. Posey to grant a three month extension of the Outside of Deadwood Grant for the water trestle sign. Aye – All. Motion carried.***

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker updated the commission Main Street Initiative Committees:

- The Negotiation Committee has prepared notes from the Century Link meeting and a copy was sent to the HP Commission;
- The Promotion Committee has been working on the Little Black Dress event and the Wild Bill run;
- Design Committee is finalizing the pole banners. They are also looking at marking buildings on main street educating the public about the buildings history;
- Brian Rex, S.D.S.U. School of Architecture, is planning to have the third year students do the Deadwood project in September. They will be doing digital survey's on upper floors. The cost is \$1,400 and the lodging has been donated;
- Sales Tax Revenue statistics are above average.

New Matters before the Deadwood Historic District Commission

New Matters before the Deadwood Historic Preservation Commission

PA H17059 – Gordon Mack – 143 Charles Street – Raze Garage – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval to raze the garage at 143 Charles Street and construct a larger garage in the same location. The proposed work and changes does damage and destroy a historic resource as well as have an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts and the Deadwood National Landmark District. Ted Spencer with SHPO sent his comments via e-mail. Mr. Kuchenbecker presented a copy to the HP Commission. ***It was moved by Ms. Posey and seconded by Mr. Blair based upon all the evidence presented, 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. Aye – All. Motion carried.***

It was moved by Ms. Posey and seconded by Ms. Ochse 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, the HP Commission finds the project is adverse to Deadwood and move to deny the project as presented. Aye – All. Motion carried.

PA H17060 – Gordon Mack – 143 Charles – Install Storm Windows - Exhibit C

Mr. Kuchenbeckerr stated the applicant is requesting permission to replace nine storm windows on the structure. 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 Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Ochse 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.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit D

Gordon Mack – 143 Charles – Wood Windows and Doors

Gary Cure – 5 Harrison – Retaining Wall Program

It was moved by Mr. Blair and seconded by Ms. Posey to approve the HP Program applications as presented. Aye – All. Motion carried.

Revolving Loan Program/Disbursements

Revolving Loan Program – Exhibit E

James Gregory/Robin Gorder – 3 Rodenhaus – Request for Subordination

It was moved by Mr. Blair and seconded by Ms. Posey to approve the request for subordination not to exceed \$40,000.00. Aye – All. Motion carried.

Revolving Loan Program Disbursements

It was moved by Ms. Posey and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$37,818.69, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$1,656.30, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Mr. Berg abstained. 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.)

Committee Reports:

No additional information provided.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 5:24 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Bonny Anfinson, Historic Preservation Office/Recording Secretary

AGENDA
STATE HISTORICAL SOCIETY BOARD OF TRUSTEES
Friday, September 15, 2017
Cultural Heritage Center
Pierre, South Dakota

EXHIBIT A

Participation by phone: Dial in: 605-224-1125, Password: 0115928#

- 8:30 a.m. Coffee and donuts
- 8:45 a.m. I. CALL TO ORDER.....Brad Tennant
 Pledge of Allegiance, Welcome, Introductions, and Announcements
- II. BOARD MINUTES
- III. STATE REVIEW BOARD
 National Register Nomination
 Katelyn Weber.....Mortimer Cabin Amendment, Bruce vicinity, Brookings County
- IV. REPORTS
 Administration
 Archaeology
 Archives
 Historic Preservation
 Museum
 Research and Publications
 Historical Society Foundation
- V. OLD BUSINESS
 A. Sully County Land update
 B. McDowell vs. Sapienza update (Amicus Curiae sent electronically)
 C. Fort Pierre Chouteau improvements update
- VI. NEW BUSINESS
 A. City of Deadwood Historic Preservation Budget – (11:00 a.m.)
- VII. OTHER BUSINESS
 A. Next meeting – December 8, 2017, Pierre
 B. Certificates of Recognition
- VIII. EXECUTIVE SESSION
- IX. ADJOURNMENT

This meeting is being held in a physically accessible place. Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the South Dakota State Historical Society at 605-773-3458 in advance of the meeting to make any necessary arrangements.

EXHIBIT B

Date: 9/08/2017

Case No. H17065

Address: 675 MIAN STREET

Staff Report

The applicant has submitted an application for Project Approval for work at 675 MIAN STREET, a contributing structure located in Deadwood City Planning Unit in the City of Deadwood.

Applicant: SANDY McCALLUM

Owner: SANDY MCCALLUM

Constructed: 1880-1903

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: The building at 673-675 Main appears on the 1885 Sanborn map as a two story building with an adjacent one story building to the east as a two as a two story building attached to the original two story structure. Additionally the 1903 Sanborn labeled the building as the Clark building; and at one time the Clark family owned all of the buildings along this section of Main Street. The building housed a wide variety of businesses over the years including clothing stores, shoe stores, a bakery, for a time the Deadwood Daily Telegram. From the 1960s to the 1980s the store has had a retail clothing and shoe store operating from this building.

2. Architectural design of the resource and proposed alterations: Applicant is requesting permission to restore existing windows on west strip and rebuild sashes where required. Replace glass where required, re-glaze glass prime with oil base paint primer, caulk windows to weather tight finish.

Attachments: No

Plans: No

Photos: Yes

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



Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	H17065
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	8/23/17
Date of Hearing	9/13/17

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: 675 MAIN ST DEADWOOD SD LOT 4 & 5 BLK 18
Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: SANDY MACALLUM
Address: 675 MAIN ST
City: DEADWOOD State: SD Zip: 57732
Telephone: 641-7210 Fax:
E-mail:

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

Contractor's Name: FISCHER REMODEL
Address: 11174 EATON LANE
Belle Fourche
City: DEADWOOD State: SD Zip: 57717
Telephone: 641-5016 Fax:
E-mail: COWBOY RR @ YAHOO.COM

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

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input 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 checked="" type="checkbox"/> General Maintenance | <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 |

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>9-15-17</u>		Project Completion Date (anticipated): <u>10-25-17</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" 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.

RESTORATION OF EXISTING WINDOWS ON WEST ELEVATION
STRIP · PAINT & GLAZING, REBUILD SASHES WHERE
REQUIRED, REPLACE GLASS WHERE REQUIRED, REGLAZE GLASS
PRIME WITH OIL BASE PAINT PRIMER, PAINT WITH
WHITE EXTERIOR PAINT CALK WINDOWS TO WEATHER
TIGHT FINISH 6-WINDOWS 32" X 104"

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.

X Sandra L. McCallum 8-23-17
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

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.

Date: 9/08/2017

Case No. H17061

Address: 415 Williams ST

Staff Report

The applicant has submitted an application for Project Approval for work at 415 Williams ST, a contributing structure located in Forest Hill Planning Unit in the City of Deadwood.

Applicant: Rand Williams
Owner: Rand Williams
Constructed: 1891

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 remove failing brick wall on south side. Fix any failing studs, sheath with OSB and replace with siding or brick.

Attachments: No

Plans: No

Photos: Yes

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



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



FOR OFFICE USE ONLY	
Case No.	H1061
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/5/17
Date of Hearing	9/13/17

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:	415 Williams St
Historic Name of Property (if known):	

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

Owner's Name:	Rand Williams		
Address:	742 Santa St		
City:	SPRINGS	State:	SD
Zip:	57703		
Telephone:	641-0789	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 type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input checked="" type="checkbox"/> General Maintenance	<input checked="" type="checkbox"/> Siding	<input type="checkbox"/> Windows	
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

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


Remove failing brick wall on south side
 Fix any failing studs, sheath with OSB -
 Replace w/ siding or brick.

SIGNATURES

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

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

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


SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Date: 9/08/2017

Case No. H17062
Address: 64 Denver

Staff Report

The applicant has submitted an application for Project Approval for work at 64 Denver, a contributing structure located in City Creek Planning Unit in the City of Deadwood.

Applicant: Lou & Linda Stojack
Owner: Lou & Linda Stojack
Constructed: 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. 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.

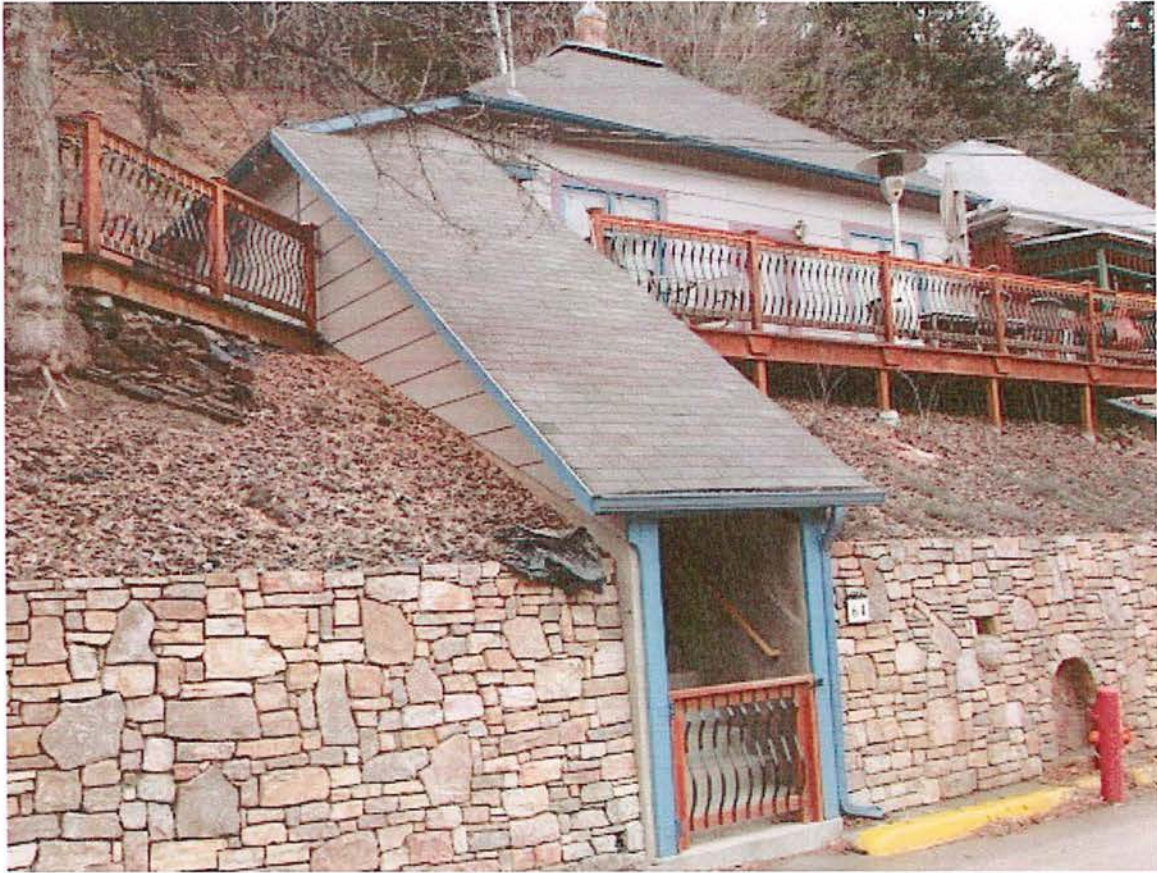
2. Architectural design of the resource and proposed alterations: Applicant is requesting permission to install casement to match the windows that were installed in 2001. Install five single hung windows to match existing windows.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: 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.



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.	H17062
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/24/17
Date of Hearing	9/13/17

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: 64 Denver 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: Lou & Linda Stojack
Address: 64 Denver Ave
City: Deadwood SD Zip: 57732
Telephone: 605-630-7225 Fax:
E-mail: lstojack@yahoo.com

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

Contractor's Name: To be determined
Address: Paul Lason
City: State: Zip:
Telephone: Fax:
E-mail:

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

We are working with Paul Lason as Contractor

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>7/13/11</u>		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input 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>casement 5 Double 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.

1 casement to match the windows we
installed in 2001 (H.P. approved) with screens

5 single hung matching existing windows
single or double hung. with screens

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 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 _____

DATE _____

SIGNATURE OF OWNER(S)

DATE _____

DATE _____

DATE _____

DATE _____

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

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:

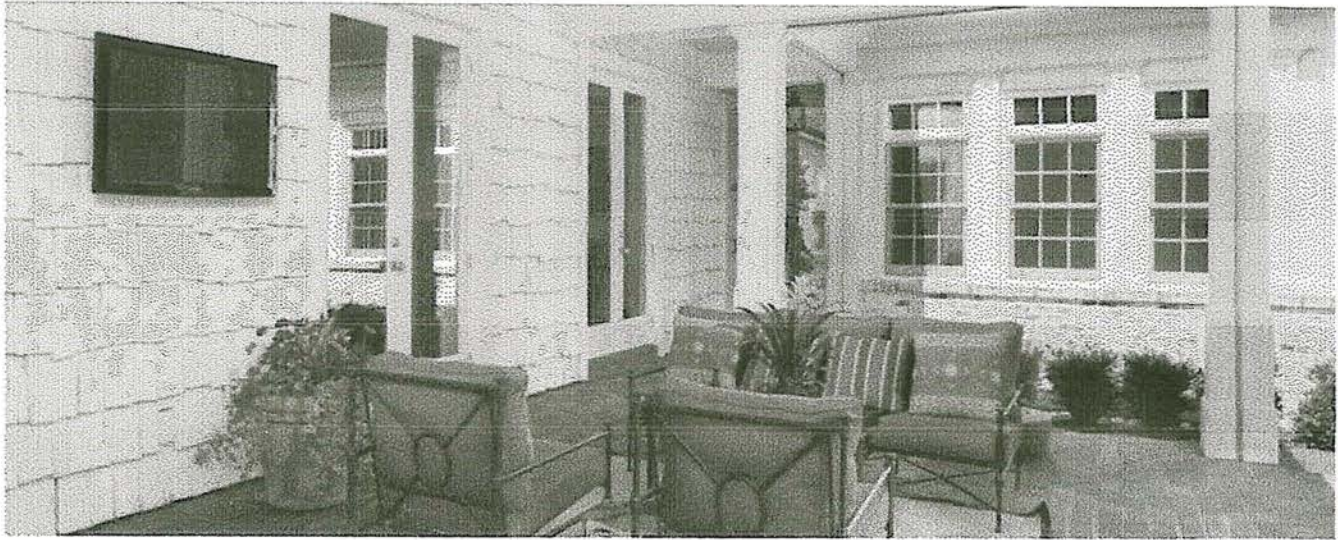
- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

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.

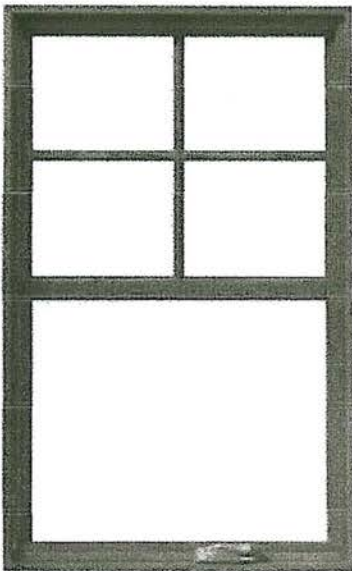
NEW CONSTRUCTION:

- ☐ 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.



SHARE THIS:

TRANSCEND H3 INSERT WINDOWS



(http://hurd.com/sites/default/files/product-images/h3_inset_int.png)

Reduce your energy bills with the most innovative window of the year.

The H3 is the most advanced, most affordable window you can buy. In fact, Window & Door magazine gave it the Crystal Achievement Award for innovation.

Fully assembled, the H3 insert window is sized to slide right into the existing sash pocket of your old double hung. It's a better way to replace your worn out sash without tearing out your old windows.

- Patented Fusion Technology™.
- Superior durability.
- Upscale design options.
- The first high-tech, mid-priced window.
- Available as a double hung, casement or awning insert.



(http://hurd.com/sites/default/files/product-images/h3_inset_int.png)

☰ PRODUCT OPTIONS (/REPLACEMENT-WINDOWS-DOORS/TRANSCEND-H3-INSERT-WINDOWS?QT-PRODUCT_OPTIONS_TECHNICAL=0#QT-PRC

▣ TECHNICAL DESCRIPTION (/REPLACEMENT-WINDOWS-DOORS/TRANSCEND-H3-INSERT-WINDOWS?QT-PRODUCT_OPTIONS_TECHNICAL=1#Q

H3 ADVANTAGE (/REPLACEMENT-WINDOWS-DOORS/TRANSCEND-H3-INSERT-WINDOWS?QT-PRODUCT_OPTIONS_TECHNICAL=2#QT-PRODUCT_

A CLOSER LOOK (/REPLACEMENT-WINDOWS-DOORS/TRANSCEND-H3-INSERT-WINDOWS?QT-PRODUCT_OPTIONS_TECHNICAL=3#QT-PRODUCT_

Performance Glass >

Decorative Glass >

Super Sun Blocker

Grilles >

Beautiful Woods >

Factory Finish >

Hardware >

Interior Trim >

Exterior Trim >

Cladding Colors >

Screens >

Optional Styles >

Sizing >

With an amazing triple layer of silver Super Sun Blocker glazing delivers an ideal balance of thermal performance, solar control, 95% UV protection and high visibility.

FADE PROTECTION:

BEST

INSULATION VALUE:

BETTER

SOLAR HEAT GAIN CONTROL:

BEST

Low-E 366

Cardinal's Low-E 366 is nearly identical to Super Sun Blocker in technology and performance. However, Super Sun Blocker is significantly more affordable.

Our Low-E 366 is available in 3 versions: standard; Low-E 366 with Preserve® protective film (it peels off after installation so all the splattered paint and construction dirt peel off too); and Low-E 366 with Preserve and Neat® (an ultra-smooth exterior coating that harnesses UV rays to loosen dirt so water can rinse it away almost spotlessly).

Super Sun Blocker With IS-15 Coating

To meet the 2013 Energy Star® standards, we start with all the attributes of triple silver Super Sun Blocker, then add ClimaGuard IS-15. IS-15 is a coating specifically designed to help you achieve a superior R-5 insulation value on many windows without the need for triple glazing.

The IS-15 coating is applied to the interior (room-side) surface of the dual pane IG unit, resulting in improved thermal performance and lower heating costs. Because the coating reflects heat back into the room, the room-side pane of glass will be slightly colder in winter, causing a higher potential for condensation problems.

FADE PROTECTION:

BEST

INSULATION VALUE:

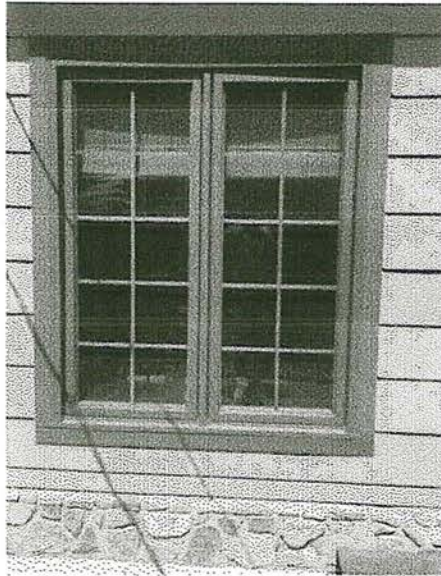
BEST

SOLAR HEAT GAIN CONTROL:

BEST

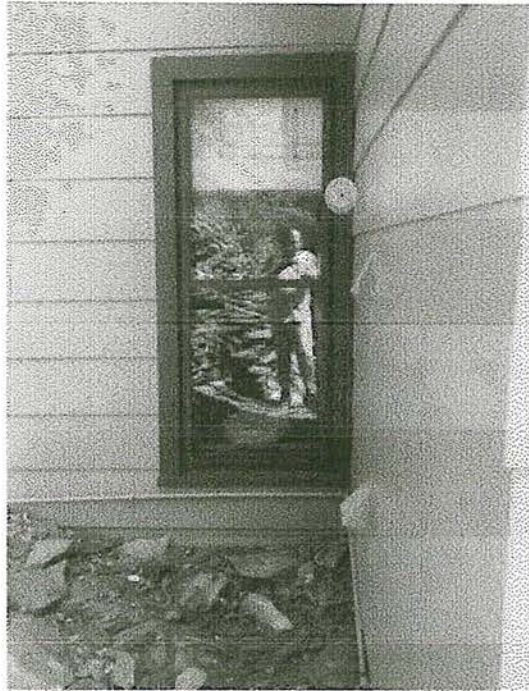
Passive Solar Low-E 80/70

Hurd's new Passive Solar Low-E 8070 glazing has a very high (0.69) solar heat gain coefficient. That means it's ideal for capturing the sun's heat in colder climates and reducing your winter heating bills. It also has a superior insulation value (R-3.8) to block out the cold and keep in the heat.

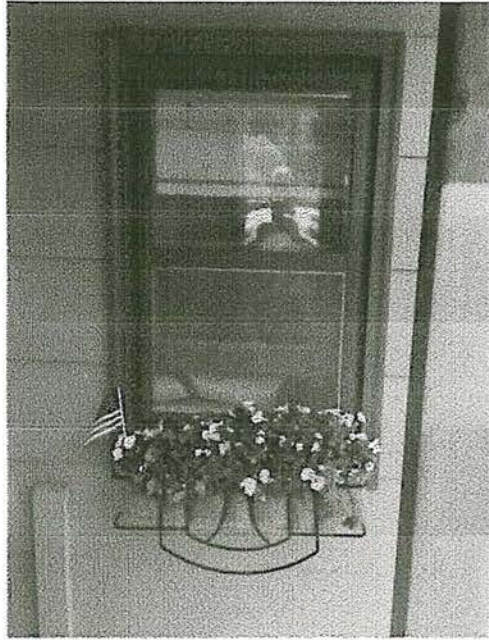


This is a picture of the windows that replaced 54" bright aluminum windows that were on the front of the house when we purchased the house in 2001.

The house was remodeled late 70's early 80's and was not considered historic. We worked with Historic Preservation on these windows to look period correct. We would like to replace the large Kitchen window with a matching window.



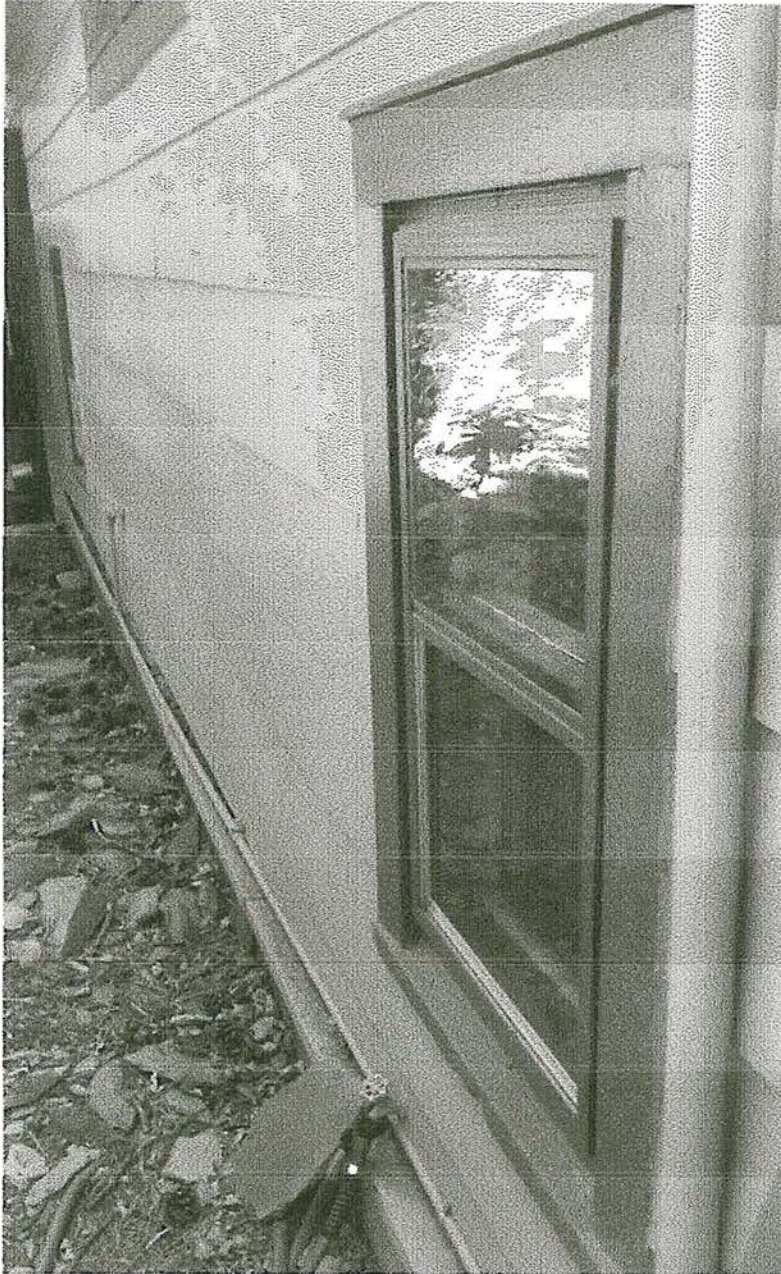
Original kitchen window. We would like to replace the window with the matching window per attached page 1.



Smaller window on front of house.



Smaller window on the left side of the house.



Small Kitchen window to be replaced

Back of house



Second small window on the back of the house



Window on the right side of the house

Date: 9/08/2017

Case No. H17063
Address: 408 Williams

Staff Report

The applicant has submitted an application for Project Approval for work at 408 Williams, a contributing structure located in Forest Hill Planning Unit in the City of Deadwood.

Applicant: Terry Vaughan
Owner: Terry Vaughan
Constructed: c 1880/1922

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 into a church in 1922; 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 building displays architectural elements reflecting its change in function.

2. Architectural design of the resource and proposed alterations: Applicant is requesting permission to stabilize the front of the foundation.

Attachments: No

Plans: No

Photos: Yes

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



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>H17063</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>8/22/17</u>
Date of Hearing	<u>9/13/17</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 408 WILLIAM ST

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: TERRY VAUGHAN
Address: 3160 EAGLE WINGS LN
City: SPEARFISH State: SD Zip: 57783
Telephone: 303 579 5152 Fax: _____
E-mail: TV0922@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 type="checkbox"/> Siding | <input type="checkbox"/> Windows | <input type="checkbox"/> Fencing |
| <input checked="" type="checkbox"/> Other <u>FOUNDATION</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | |

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.

Date: 9/08/2017

Case No. H17064

Address: 562 Williams

Staff Report

The applicant has submitted an application for Project Approval for work at 562 Williams, a contributing structure located in City Creek Planning Unit in the City of Deadwood.

Applicant: Jill & Todd Weber

Owner: Jill & Todd Weber

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. 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 remove root cellar. Fix issues with siding, windows, roof, retaining wall, interior back wall and replace kitchen floor.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff will continue to coordinate with the applicant. 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.



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.	H17004
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/6/17
Date of Hearing	9/13/17

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: 562 Williams
Historic Name of Property (if known):

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

Owner's Name: Jill and Todd Weber
Address: 115 E Reno Ave #6
City: Las Vegas State: NV Zip: 89119
Telephone: 702-880-8526 Fax: 702-666-0360
E-mail: shilohhorse@aol.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 checked="" type="checkbox"/> Re-Roofing	<input checked="" type="checkbox"/> Wood Repair	<input checked="" type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	
<input checked="" type="checkbox"/> Other Foundation problems	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

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

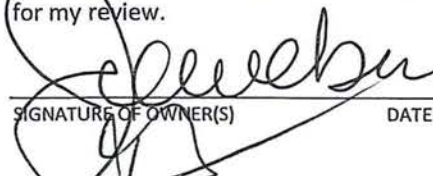
Horse has issues with siding, windows, roof, retaining wall, interior back wall of horse, kitchen floor replacement, Root cellar removal, retaining wall crumbling and threatening horse

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.

 9/6/17
SIGNATURE OF OWNER(S) DATE
9/6/17
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

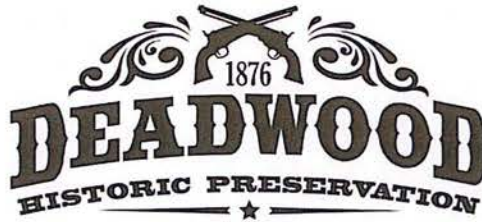
- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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



MEMORANDUM

EXHIBIT G

Date: September 8, 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.

- Terry Vauahan - 408 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.
- Lou & Linda Stojack – 64 Denver – Wood Windows and Door Program
Staff has determined the project meets the criteria for the Wood Windows and Doors Program. Staff will coordinate with the applicant during the proposed project.
- Jill & Todd Weber – 562 Williams – Retaining Wall Program/Foundation Program/Wood Windows & Doors/Siding Program and Vacant Home 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 determined the project meets the criteria for the Foundation Program, Wood Windows & Doors, Siding Program and Vacant Home Program. Staff will coordinate with the applicant during the proposed project.
- Steven Olson – 53 Lincoln – Elderly Resident
Staff has determined the applicant as well as the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant and contractor during the proposed project.



Foundation Program Application

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

1. Address of Property:

408 WILLIAMS

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

2. Applicant's name & mailing address:

TERRY VAUGHAN

3160 EAGLE WINGS LN

SPEARFISH, SD 57783

Telephone: () -

Telephone: (303) 579-5153

E-mail

E-mail TV0922@GMAIL

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/8/17

Initials: MN

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: Terry Vaughan

Date submitted: 8/22/17

Owner's signature: Terry Vaughan

Date submitted: 8/22/17

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



Prepared by:
Jason Gilk
C 605-222-7951
j.gilk@blackburnbasementrepair.com

BLACKBURN BASEMENT SYSTEMS
www.blackburnbasementrepair.com
TF (800) 392-3389
F (507) 263-2252
License# 10250638-ET

Prepared for:
Terry Vaughan
tmv0922@hotmail.com
H 3035795153

Job location:
408 Williams St
Deadwood, SD 57732

Prepared on:
8-15-17

Project Summary

Permanently Stabilize Foundation	\$12,163.00
Total Investment	\$12,163.00
Total Contract Price	\$12,163.00
Deposit Required - 30%	\$3,648.90
Deposit Paid	\$0.00
Amount Due Upon Installation	\$12,163.00

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____ Date _____

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature _____ Date _____

Warranty is void until final payment is made.

Initial _____

All deposits are non-refundable.

Initial _____

Job Details (Continued)

Specifications

Install Push Pier(s) to support the foundation as shown on job drawing using a low profile bracket. Final Location of pier(s) is subject to field conditions. Install a supplemental beam as indicated on job drawing. Yard Sign Bonus Admin Fees

Contractor Will

Customer Will

- 1.) Remove and replace any landscaping that is in the work area.
- 2.) Move items at least 6 feet away from the work area.
- 3.) Mark any private lines that may be hidden underground, and assumes all liability if damage should occur to such lines.

Additional Notes

Inspection 8-15-17: East Side or Front of home settling toward street. This is an old church that is built on RR Ties and sits on rock. Little concrete has been poured under corners at one time. Recommend stabilization using push pier system due to lack of access for equipment for helicals. Install steel beams beneath RR Tie if necessary then install push piers supporting beams as necessary. 23' accross. Warranty will be given on materials only.
Homeowner to have decking and any landscaping moved prior to installation.

Product List

Permanently Stabilize Foundation

3" Push Pier, Low Profile Bracket	6
Supplemental Beam	24 ft
Yard Sign Bonus	1
Admin Fees	1
Hand Dig	1

Limited Warranty

Standard Exclusions Permitted By State Law – This Foundation Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and **NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE**. Some states do not allow the exclusion or limitation of certain warranties, so some of the above exclusions and limitations may not apply to Customer.

General Terms – For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor's workers are fully covered by Workers' Compensation insurance.

Foundation Piers – Contractor warrants that the foundation piers will stabilize the affected area(s) against further settlement for twenty-five (25) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the foundation piers. Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard. Customer should be aware that damage can occur to the structure during a lift operation and that Contractor is not responsible for such damages. Foundation piers provide vertical support only and cannot be expected to provide lateral support. If lateral movement occurs, additional work may be needed at an additional cost.

SmartJacks – Contractor warrants that the SmartJacks will stabilize the affected area(s) against further settlement for life from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks. Additionally, the manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for life from the date of installation (see manufacturer's warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer. Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard.

Exclusions From This Warranty – This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration; 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) basement water seepage; 10) heave or any damages caused by it; and 11) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments.

Items For Which Customer Is Responsible – Customer is responsible for: 1) making full payment to the crew leader upon completion of the work; 2) preparing the work area for installation; 3) any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc.; 5) maintaining positive drainage away from the repaired wall(s); 6) keeping gutters clean and in good working order; 7) directing downspouts a sufficient distance away from the repaired wall(s); 8) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

This warranty applies only to areas where the system(s) were installed.



Wood Windows and Doors Application

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

1. Address of Property:

64 Denver

2. Applicant/Owner name & mailing address:

Con & Linda Stojack

1415 Pioneer Trail

Bullhead City AZ 86429

Telephone: (702) 630-7225

E-mail lstojack@yahoo.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 4800-

Estimated Total Cost for Entire Project:

\$ 8100 - 10,000?

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/8/17

Initials: MW

Assessed Valuation \$ 93,040.00

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 or a grant or loan.

Applicant's signature: Con Stojack

Date submitted: 8/25/17

Owner's signature: Con Stojack

Date submitted: 8/25/17

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



Retaining Wall - Residential Application

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

1. Address of Property:

562 Williams

2. Applicant's name & mailing address:

Jill and Todd Weber

115 E Reno Ave #6

Las Vegas NV 89119

Telephone: (702) 580-8526

E-mail Shibhase@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: 9/8/17

Initials: Mr

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: [Signature]

Date submitted: 9.6.17

Owner's signature: [Signature]

Date submitted: 9.6.17

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:

562 Williams

2. Applicant's name & mailing address:

Jill and Todd Weber
115 E Reno Ave #6
Las Vegas NV 89119

Telephone: (702) 580-8526

E-mail: Shubhorse@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: 9/8/17

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:

Date submitted:

9/6/17

Owner's signature:

Date submitted:

9/6/17

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:

562 Williams

2. Applicant/Owner name & mailing address:

Jill and Todd Weber
115 E Reno Ave #6
Las Vegas NV 89119

Telephone: (702) 580-8526

E-mail shilohhorse@aol.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 20,000.00

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 \$ 75,480.00

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 or a grant or loan.

Applicant's signature: [Signature]

Date submitted: 9/6/17

Owner's signature: [Signature]

Date submitted: 9/6/17

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:

562 Williams

2. Applicant's name & mailing address:

Jill and Todd Weber
115 E Reno Ave #6
Las Vegas NV 89119

Telephone:

(702) 580-8526

E-mail

Shilohhorse@aol.com

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

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/8/17

Initials: MW

Assessed Valuation \$ 75,480.00

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: 9/6/17

Owner's signature: _____

Date submitted: 9/6/17

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



Vacant Home Program Application

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

1. Address of Property:

562 Williams

3. Requested Grant or Loan Amount:

\$ 10,000.00

2. Applicant's name & mailing address:

Jill and Todd Weber
115 E Reno Ave #6
Las Vegas NV 89119

Estimated Total Project Cost for Entire Project:

\$ Unknown at this time - we
will be applying for additional
grants per Laura's suggestion

Telephone: (702) 580 8526

E-mail: Shilohhorse@aol.com

For Office Use Only:

Assessed Valuation \$ 75,480.00

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

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:

[Signature]

Date submitted:

9/6/17

Owner's signature:

[Signature]

Date submitted:

9/6/17

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 06/24/15



Residential Revolving Loan Fund Application

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

1. Address of Property:

562 Williams

2. Applicant's name & mailing address:

Jill and Todd Weber
115 E Reno Ave #6
Las Vegas NV 89119

Telephone: 702-580-8526

E-mail: Shilohhorse@aol.com

3. Applying for: ☒ Life Safety or ☐ Historic Preservation

Requested Loan Amount:

\$ 25,000.00

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 \$ 75,480.00

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

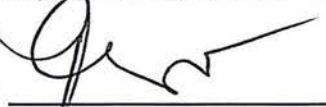
5. Certification

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, 6, 17

Owner's signature: 

Date submitted: 9, 6, 17

Please return the completed application to:

NeighborWorks – Dakota Home Services
108 Sherman Street
Deadwood, SD 57732 605-578-1401

For Consideration 07/08/15



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

Jill and Todd Weber

Address

562 Williams

City

Deadwood

State

SD

Zip

57732

I owned the property described below on ~~November 1, 2016~~ ^{September 2017}.....

Yes

No



I occupied the property described below on ~~November 1, 2016~~ ^{September 2017}.....



This is the only property for which I can claim the owner-occupied classification.....



The property described below is my principle residence as of November 1, 2016.....



I own other residential property in the United States.....



If yes, state location

Sandy Valley, MN

Property Information

Street Address of the property I owned and occupied on ~~November 1, 2016~~ ^{Sept 2017}

562 Williams, Deadwood, SD 57732

Legal description of the property I owned and occupied on ~~November 1, 2016~~ ^{Sept 2017}

School lot 40, Section 20

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

9/8/17

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.



Elderly Residents Program Application

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

1. Address of Property:

53 LINCOLN Ave

2. Applicant/Owner name & mailing address:

PO STEVEN L OLSON

PO Box 71

DEADWOOD SD 57732

Telephone: (605) 580-0353

E-mail: dwdsteve@yahoo.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000⁰⁰

Estimated Total Cost for Entire Project:

\$ 111,062⁸⁴

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/8/17

Initials: MN

Assessed Valuation \$ 88,230.00

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 of a grant or loan.

Applicant's signature: ATL

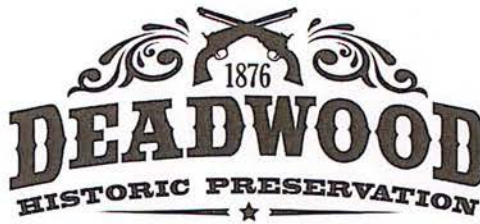
Date submitted: 8/31/17

Owner's signature: ATL

Date submitted: 8/31/17

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



MEMORANDUM

EXHIBIT H

Date: September 8, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Grant Extensions

The following Historic Preservation Program applicants are requesting extensions of their Grants. Staff's recommendation follows for each of the extension requests.

- Tom McNary 14 Van Buren Wood Windows & Doors Program
The grant expires on 09/19/17. The applicant has been installing windows and has ten left to install. This is the second extension of this grant. Staff recommends extending the grant for an additional three months which will expire 12/19/17.
- Lee Thompson..... 47 ForestFoundation Program
The grant expires on 09/14/17. Work has begun on the project. Staff recommends extending the grant for three months which will expire 12/14/17.
- Joe & Gwen Martin.....214 McGovern.....Wood Windows & Doors Program
The grant expires on 09/27/17. Work has begun on the project. Staff recommends extending the grant for three months which will expire 12/27/17.
- Joe & Gwen Martin.....214 McGovern.....Siding Program
The grant expires on 09/27/17. Work has begun on the project. Staff recommends extending the grant for three months which will expire 12/27/17.
- Lita & Lester Westbrook..... 69 Lincoln Wood Windows and Doors Program
The grant expires on 10/07/17. The applicant is currently working on the project. Staff recommends extending the grant for three months which will expire 01/18/18.

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



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

MEMORANDUM

EXHIBIT I

Date: September 13th, 2017
To: Deadwood Historic Preservation Commission
From: Mike Walker, NeighborWorks, DHR
Re: Historic Preservation Loan Requests (2 pages)

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.

- Lee Thompson – 47 Forest – RLF Life Safety Loan Request

The applicant is requesting a RLF Life Safety Loan

This loan request was reviewed by Loan Committee: favorable comments were NOT received.

- Gorder/Gregory – 3 Rodenhaus – Subordination Request

The applicant is requesting to increase their loan subordination amount

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

- Kris Fenton – 27 Lincoln – 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.

- Gregory Vecchi – 19 Centennial – Request to Forgive

The applicant is requesting Forgive a Windows Loan

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

- Kevin Oberembt – 3 Pearl – Request to Forgive

The applicant is requesting Forgive a Windows Loan

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

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



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

- Peggy Fierro-Bailey– 36 Jackson – Request to Forgive

The applicant is requesting Forgive a Retaining Wall Loan

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

- Ronald Underhill – 28 Taylor – Request to Forgive

The applicant is requesting Forgive a Windows Loan

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

- Gary Herdt – 15 Madison – Request to Forgive

The applicant is requesting Forgive a Retaining Wall Loan

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

To be submitted to Historic Preservation Commission 9/13/17

RLF (Life Safety) Loan Request

DATE: 09/06/2017
APPLICANT: Lee Thompson
PROPERTY ADDRESS: 47 Forest
LOAN AMOUNT: \$25,000 (Life Safety)
INTEREST RATE: 0%
PAYMENT AMOUNT: \$ 208.33 (5 yr balloon 10 yr Am)
PURPOSE: Life Safety Repairs to Steps and Deck
SECURITY: 2nd mortgage

OTHER HP LOANS:

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

UNDERWRITER'S REVIEW:

Low Credit Score, High DTI, 28.014% LTV, 61.459% CLTV

The applicant is using HP Grant Funds to rehab this home and needs additional funds to replace the front steps and deck. The applicant plans to restore the front steps to the way they were in Historic Photos of the home. The applicant is a Realtor and does have some income and credit issues resulting from the market crash of 2008.

Loan Committee in Not recommending approval of this loan due to credit score and DTI

UNDERWRITER'S RECOMMENDATION:

I recommend approval only after a careful review of this loan request due to issues with income and credit. Despite the income and credit issues the applicant has worked hard to rebuild credit and has a very low loan to value which minimizes the risk. Furthermore, approval of this loan would secure funds needed to complete the life safety repairs on the stairs and deck and restore the stairs to make them more historically accurate.

This request was reviewed by Loan Committee: favorable comments were NOT received

Historic Preservation
Commission

ACTION

- ☐ Approved
☐ Denied
☐ Continued

Date: __/__/__

Signed: _____

To be submitted to Historic Preservation Commission 9/13/2017

Request for Increase in Subordination Approval for loans #HPRGORD45, #HPRWGORD0 & #HPSIDGOR

DATE: 9/6/2017

APPLICANT: Robin Gorder
James Gregory

PROPERTY ADDRESS: 3 Rodenhaus

LOAN AMOUNT: \$3791.84 RLF
\$13,502.49 Retaining Wall Loan
\$9,825.15 Siding Loan (F)

INTEREST RATE: 4%
0%
0%

SECURITY: 2nd- 4th mortgage
CLTV 77%

Historic Preservation
Commission

ACTION

- ☐ Approved
☐ Denied
☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

On 8/16/2017 the Historic Preservation Commission approved the subordination request with a limit of \$40,000 in additional funds to go before the HP loans in order to allow the borrower to build a new garage. The borrower has received final bids and the cost has increased. Now the borrower is asking to increase this approval by \$9,000 allowing a total of \$49,000 in additional funds to take a priority lien position over the HP loans. Tax Value \$4,290 + \$94,940 = \$99,230.00 (2 parcels) as of 9/5/17

UNDERWRITER'S RECOMMENDATION:

I recommend approving the request based on prior approval and low CLTV as well as a recent CMA recommending a value of \$325,000 for this property.

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

To be submitted to Historic Preservation Commission 9/13/2017

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

DATE: 9/6/2017

APPLICANT: Kris & Melanie Fenton

PROPERTY ADDRESS: 27 Lincoln

LOAN AMOUNT: \$14,870 forgivable

INTEREST RATE: 0%

PAYMENT AMOUNT: \$0

PURPOSE: RW Forgivable Portion

TERM: 60 months

SECURITY: 2nd mortgage

Historic Preservation
Commission

ACTION

- ☐ Approved
☐ Denied
☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

The applicant was approved for a \$5,400 FORGIVABLE Retaining Wall loan on 7/26/17 and due to a higher than planned retaining wall cost, the borrower is requesting that the loan amount be increased from \$5,400 to \$14,870.

The walls total cost is \$29,740.00 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, 7.924% 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.

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

To be submitted to Historic Preservation Commission 9/13/17

Request to Forgive Loan #CHPWINVE3

DATE: 9/06/2017
APPLICANT: Gregory Vecchi
PROPERTY ADDRESS: 19 Centennial
LOAN AMOUNT: \$600.00
INTEREST RATE: 0%
PAYMENT AMOUNT: \$ 0
PURPOSE: Windows
SECURITY: 2nd mortgage

OTHER HP LOANS:

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

UNDERWRITER'S REVIEW:

Matures 10/02/2017 - The borrower is requesting that this loan be forgiven at maturity. The city building inspector has completed his maintenance inspection and did not find any issues. The borrower has met their obligations per their loan agreement.

UNDERWRITER'S RECOMMENDATION:

I recommend approving this request to forgive the loan based on the clear inspection from the city building inspector and the borrower meeting their obligations for this loan.

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 9/13/17

Request to Forgive Loan #CHPWINOT2

DATE: 9/06/2017
APPLICANT: Kevin & Brenda Oberembt
PROPERTY ADDRESS: 3 Pearl St
LOAN AMOUNT: \$3,000
INTEREST RATE: 0%
PAYMENT AMOUNT: \$ TBD
PURPOSE: Windows
SECURITY: 2nd mortgage

OTHER HP LOANS:

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

UNDERWRITER'S REVIEW:

Matures 10/16/2017 - The borrower is requesting that this loan be forgiven at maturity. The city building inspector has completed his maintenance inspection and did not find any issues. The borrower has met their obligations per their loan agreement.

UNDERWRITER'S RECOMMENDATION:

I recommend approving this request to forgive the loan based on the clear inspection from the city building inspector and the borrower meeting their obligations for this loan.

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 9/13/17

Request to Forgive Loan #CONRWFIER

DATE: 9/06/2017
APPLICANT: Margaret Fierro-Bailey
PROPERTY ADDRESS: 36 Jackson
LOAN AMOUNT: \$15,723.43
INTEREST RATE: 0%
PAYMENT AMOUNT: \$ 0
PURPOSE: Retaining Wall
SECURITY: 2nd mortgage

OTHER HP LOANS:

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

UNDERWRITER'S REVIEW:

Matures 9/01/2017 - The borrower is requesting that this loan be forgiven at maturity. The city building inspector has completed his maintenance inspection and did not find any issues. The borrower has met their obligations per their loan agreement.

UNDERWRITER'S RECOMMENDATION:

I recommend approving this request to forgive the loan based on the clear inspection from the city building inspector and the borrower meeting their obligations for this loan.

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

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

To be submitted to Historic Preservation Commission 9/13/17

Request to Forgive Loan #CHPWINUND

DATE: 9/06/2017
APPLICANT: Ronald Underhill
PROPERTY ADDRESS: 28 Taylor
LOAN AMOUNT: \$2,100
INTEREST RATE: 0%
PAYMENT AMOUNT: \$ 0
PURPOSE: Windows
SECURITY: 2nd mortgage

OTHER HP LOANS:

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

UNDERWRITER'S REVIEW:

Matures 10/29/2017 - The borrower is requesting that this loan be forgiven at maturity. The city building inspector has completed his maintenance inspection and did not find any issues. The borrower has met their obligations per their loan agreement.

UNDERWRITER'S RECOMMENDATION:

I recommend approving this request to forgive the loan based on the clear inspection from the city building inspector and the borrower meeting their obligations for this loan.

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 9/13/17

Request to Forgive Loan #CONRWHERD

DATE: 9/06/2017
APPLICANT: Gary & Dee Herdt
PROPERTY ADDRESS: 15 Madison
LOAN AMOUNT: \$40,794.00
INTEREST RATE: 0%
PAYMENT AMOUNT: \$ 0
PURPOSE: Retaining Wall
SECURITY: 2nd mortgage

OTHER HP LOANS:

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

UNDERWRITER'S REVIEW:

Matures 12/08/2017 - The borrower is requesting that this loan be forgiven at maturity. The city building inspector has completed his maintenance inspection and did not find any issues. The borrower has met their obligations per their loan agreement.

UNDERWRITER'S RECOMMENDATION:

I recommend approving this request to forgive the loan based on the clear inspection from the city building inspector and the borrower meeting their obligations for this loan.

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

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

June and July 2017 City Archives Monthly Report

These are the items I worked on during the months of June and July 2017.

RESEARCH REQUESTS

I received and answered thirteen (13) requests in June and ten (10) requests in July which took the form of emails walk in researchers, mail inquiries, and department head and city employee requests.

COLLECTIONS MANAGEMENT

- **Deadwood Archaeology Collections:** During June and July, my volunteers and I continued to check and inventory **Archaeological Collection 2010.04 the Deadwood Rec Center/Lawrence County Hospital**. On July 13, 2017 QSI delivered an additional 28 boxes of artifacts from this collection. As of August 1, 2017, we completed 137 boxes. Several of the artifacts from this collection including a “Santal de Mity” bottle and rubber urethral syringe have been incorporated into the vice case. During these months, we also reviewed artifacts from **1992.01 - the Green Front Theatre** and **39LA3000-NG, Celebrity Hotel** expansion. Based on the written records, only 40 artifacts were cataloged from the Green Front Excavations. My volunteers and I re-bagged and cataloged the remaining 283 artifacts from this collection. I incorporated several artifacts from these collections into the vice case.
- **2007.08 Baggaley Family Collection:** In July, the Baggaley Family from Washington came to Deadwood for a family reunion. As part of this trip, the family came to City Hall and viewed the Japanese Amari bowl that once belonged to George Baggaley. Prior to their arrival, I swapped the McDonald bag in the commission chambers and replaced it with the Baggaley Bowl. The Baggaley family was excited to see the bowl and impressed with the City’s storage facility.
- **Acquisition and Donations:** In June and July the City of Deadwood and the Deadwood Historic Preservation Office received two donations and one acquisition. **2017.06 Julius Johnson Donation:** On June 23, 2017, Gloria Burtzlaff of Whitewood, South Dakota donated a large collection of photographs, personal effects, and ephemera related to the late Julius Johnson. **2017.08 Dakota Plains Auction Acquisition:** On July 29, 2017, the Deadwood Historic Preservation Commission purchased 12 lots at the Henry Frawley Estate. These items included historic photographs, archival documents, books and ephemera. **2017.09 Deadwood Chamber of Commerce Donation:** In June and July of 2017, the Deadwood Chamber of Commerce donated numerous archival and photographic items stored in the Deadwood Pavilion. As time permits, I have begun organizing and inventorying these collections. On behalf of the City of Deadwood and the Deadwood Historic Preservation Commission, thank you for these wonderful items.
- **Lawrence County States Attorney Ledgers:** In June, I developed a Microsoft Access database for the eight volumes of Lawrence County States Attorney Ledgers. In July, independent contractor Don Toms began transcribing the contents of these ledgers as part

of the 2017 Lawrence County transcription project. I will give you periodic updates on the status of this project.

PROJECTS

- **American Railway Express Freight Wagon Interpretive Sign:** In June, Kevin asked that I develop an 18 x 24" interpretive sign focusing on the American Railway Express Freight Wagon restoration performed by DHI, Inc. During this project I compiled the text, located suitable images for the panel, and laid out the sign. The final graphic was then submitted to Quik Signs in Spearfish for printing.
- **Mt. Moriah Cemetery Section #10 Masonic Rededication:** On June 6, 2017, Lodge #7 of the Deadwood Masons rededicated Section #10 of Mt. Moriah Cemetery. During the ceremony, South Dakota Grand master Michael Rodman and approximately 30 masons were on hand during this ceremony. Prior to the rededication, I developed an 18 x 24" interpretive sign focusing on the history of this section and its significance as a celestial lodge. As an offshoot of this project, Grant Welford of Macrovison, LLC and I developed a three minute HP Moment video commemorating this event. This included writing the script, selecting the images and editing the video.
- **Experience Tours:** In June and July, I spent a considerable amount of time working on this project. This included incorporating Joe Veneto's comments and reworking the script, moving four display cases from the Deadwood Information & Visitor Center and City Hall into the commons area (basement) of City hall. I then began to research and develop the content of these display cases. The cases will focus on: *Deadwood's Vice*, *Chinese in Deadwood*, *conservation treatments of the City's archaeological collections* and an *introduction / overview of archaeology*. I then asked Tom Kruzel to install one of old the touch screen monitors from the Chamber of Commerce in this area. I am Groot. This will give us the ability to show Historic Preservation Moments as part of the tour. I also designed a wall size poster (72.5 x 43.5") titled "The Archaeology of the Badlands District". This poster will greet the visitors when they come down the stairs. I also designed several other posters that will be hung above and around the four display cases. I will continue to update you on the development of this project.
- **Arcadia Book, Deadwood's Mount Moriah Cemetery:** In July, Arcadia Publishing asked me to conduct the final review of the abovementioned book. I had approximately two weeks to conduct the following tasks: review the final layout, check picture orientation, check local spellings, review the photograph captions, review the narration, and check the photograph credits. Judy Farris helped me several times during this process. Upon completion, the edits were then resubmitted to Arcadia and the book was published. The book will be available for the 2017 South Dakota Festival of the Book in Deadwood.
- **2018 Archives Budget:** In June, I submitted the 2018 Archives Budget to Kevin for review. The proposed 2018 City Archives budget is similar to the 2017 budget with a few new projects. These new projects include developing a new traveling exhibit, digitizing the Lawrence County Tax Records at the Case Library, Black Hills State

University, purchasing a microscope for the archaeology laboratory, and developing a publication on Chinese coins research. If you have any questions on these projects, feel free to see me at your convenience.

- **2017 Oral History Project:** In June and July, I met with Dr. Robert Campbell from Spearfish, South Dakota to discuss this year's oral history project. After this meeting, I helped prepare the contract between the City and Campbell and lined up several interviews for this year. The topics for this year will include longtime residents, the origins of the Deadwood Jam, and artist's guild that once operated in Deadwood. On July 14, 2017, Kevin asked me to interview Deadwood resident Allie Sandidge as part of the recordation of 21 Taylor Avenue.
- **Update Deadwood Downtown Walking Tour Brochure and Trolley Brochure:** In June, I worked with TDG Communications on updating the downtown walking tour brochure. This included reediting some of the text, adding photographs, and rearranging the layout of the brochure. Upon its completion, I received permission to order 20,000 brochures for the ensuing year. As an offshoot of this project, Kevin asked me to provide TDG with files on the presidential neighborhood walking tour. This new brochure will lead visitors from Gordon Memorial Park up to Mt. Moriah Cemetery. This is a work in progress and I will update you on the development of this new brochure. Finally, Tom Kruzel provided me with some edits for the trolley brochure. Once the corrections were made, I ordered 10,000 brochures for the trolley department.
- **Deadwood Firewise Program:** In June and July, I secured easements in Zone #6, more specifically the First Gold Property and the Lodge of Deadwood slated for Firewise treatments. This allowed the SD-State Forestry and the SD-DOC fire crews the ability to treat 60 acres within these two large tracts of land.

MISCELLANEOUS ITEMS

- **Cadillac Jacks Mine Shift Discovery:** On June 26, 2017, construction workers unearthed the remnants of a placer mine at the new Cadillac Jacks addition. I had the opportunity to review the area and photograph this unique feature. Archaeologists from QSI came up and recorded and removed timbers from this feature.
- **Solder Dot Can Conservation Project:** In June, the Maryland Conservation Center in St. Leonard, Maryland shipped the cleaned and stabilized solder dot cans to City Hall. These cans were unearthed in 2015 as part of the Fountain House relocation.
- **54 Taylor Street Retaining Wall:** I was asked by Kevin and Bob to visit 54 Taylor Street to review the artifacts unearthed during the retaining wall rehabilitation. The wall was in close proximity to Deadwood's first cemetery. HPC requested that an archeologist monitor the area in the event that human remains were unearthed during the removal and excavation.

If you have any questions or would like to see what I am working on, feel free to stop in and see me.
Mike Runge, City Archivist



Overview of the June 26, 2017 mine shaft discovery at Cadillac Jacks addition



June 6, 2017 rededication of Section #10, by Deadwood Lodge #7 and South Dakota Masons