

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 – Gordan 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
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 9, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – July 26, 2017
3. Voucher Approval
4. Old or General Business
 - a. Main Street Initiative update
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17058 – James & Linda Grothe – 25 Lincoln – Windows/Retaining Wall/Hand Rail – **Exhibit A**
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – **Exhibit B**
 - i. Sylvia Trentz – 57 Lincoln Avenue – Foundation Program
 - ii. Sylvia Trentz – 57 Lincoln Avenue – Retaining Wall Program
 - iii. Jim & Linda Grothe – 25 Lincoln – Retaining Wall Program
 - iv. Michael Johnson – 8 Van Buren – Foundation Program
 - v. Michael Johnson – 8 Van Buren – Wood Windows and Doors Program
 - vi. Michael Johnson – 8 Van Buren – Siding Program
 - vii. Michael Johnson – 8 Van Buren – Elderly Resident
 - b. HP Program Extensions – **Exhibit C**
 - i. Lynn & George Milos – 872 Main – Wood Windows and Doors
 - ii. Destiny & Brady Maynard – 4 Harrison – Wood Windows and Doors
 - iii. Robert & Mary Sjomeling -- 416 Williams – Elderly Resident Program
 - iv. Ken Motzko – 51 Pleasant – Wood Windows and Doors
 - v. Bonnie Fosso – 170 Pleasant – Wood Windows and Doors Program
 - vi. Bonnie Fosso – 170 Pleasant – Siding Program
 - c. Revolving Loan Program – **Exhibit D**
 - i. Nugget Saloon – 604 & 606 Main – Loan Extension Request
 - ii. David Folger – 15 Denver – Loan Extension Request
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
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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 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, August 9, 2017

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

Absent: Dale Berg

Present City Commission: Chuck Turbiville was present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Crystal Murray, 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 9, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of July 26, 2017 HPC Minutes:

It was moved by Mr. Blair and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, July 26, 2017.

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$29,861.69. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker updated the commission Main Street Initiative Committees:

- The Promotion Committee has been working on the Little Black Dress event;
- Design Committee is finalizing the pole banners and will order in the next few weeks;
- The City of Lead is working on completing the trestle sign project;
- The Negotiation Committee will be having their first face to face meeting with Century Link next week;
- Brian Rex, S.D.S.U. School of Architecture, is planning to have the third year students do the Deadwood project;
- Discussions have taken place on creating a Brothel Museum. A business plan is being put together.

New Matters before the Deadwood Historic District Commission

New Matters before the Deadwood Historic Preservation Commission

PA H17058 – James & Linda Grothe – 25 Lincoln – Windows/Retaining Wall/Hand Rail – Exhibit A

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 25 Lincoln a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the rotten basement windows with vinyl single hung; tuck and point 30' retaining wall using existing rock; install 1 ¼ galvanized pipe hand rail at porch steps. ***It was moved by Ms. Posey and seconded by Ms. Ochse based upon all the evidence presented, 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 B

Sylvia Trentz – 57 Lincoln Avenue – Foundation Program
Sylvia Trentz – 57 Lincoln Avenue – Retaining Wall Program
Jim & Linda Grothe – 25 Lincoln – Retaining Wall Program
Michael Johnson – 8 Van Buren – Foundation Program
Michael Johnson – 8 Van Buren – Wood Windows and Doors Program
Michael Johnson – 8 Van Buren – Siding Program
Michael Johnson – 8 Van Buren – Elderly Resident

Chair Johnson recused himself from the meeting. Mr. Blair conducted the meeting.

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

Mr. Johnson returned to the meeting.

HP Program Extensions – Exhibit C

Lynn & George Milos – 872 Main – Wood Windows and Doors
Destiny & Brady Maynard – 4 Harrison – Wood Windows and Doors
Robert & Mary Sjomeling -- 416 Williams – Elderly Resident Program
Ken Motzko – 51 Pleasant – Wood Windows and Doors
Bonnie Fosso – 170 Pleasant – Wood Windows and Doors Program
Bonnie Fosso – 170 Pleasant – Siding Program

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

Revolving Loan Program/Disbursements

Revolving Loan Program – Exhibit D

Nugget Saloon – 604 & 606 Main – Loan Extension Request
David Folger – 15 Denver – Loan Extension Request

These items were voted on separately.

It was moved by Mr. Toews and seconded by Ms. Posey to approve the loan extension request for Nugget Saloon, 604 and 606 Main, as presented. Aye – All. Motion carried.

It was moved by Mr. Toews and seconded by Ms. Ochse to deny the request for extension by David Folger, 15 Denver, as presented. Aye – All. Motion carried.

Revolving Loan Program Disbursements

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$99,210.53, based on information as presented by Ms. Murray of NeighborWorks-Dakota Home Services. Mr. Johnson abstained. Mr. Blair poled the commission. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursements in the amount of \$7,162.39, based on information presented by Ms. Murray of NeighborWorks-Dakota Home Services. Mr. Johnson abstained. Mr. Blair poled the commission. Aye - All. Motion carried.

The delinquency report was presented by Ms. Murray.

Items from Citizens not on Agenda

Ellie Sandidge was present and stated the city needs to make a decision on the project approval so this can be over and done with. Mr. Kuchenbecker stated the oral history has been completed with Ms. Sandidge and plans are to have a laser scanning done of the property at no cost by Quality Services. A special meeting can be called to discuss the project approval. Mr. Toews directed staff to put together a special meeting on Friday, 12:00 noon, to discuss the project approval.

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

Mr. Kuchenbecker reported on the following items:

- Mr. Kuchenbecker stated he does not have good cell service where he is building his house. If there is an issue that needs addressed, such as the above, staff has been given direction to drive out to Kevin's house and get him if he is not available.

Committee Reports:

No additional information provided.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:01 p.m.

ATTEST:

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

DEADWOOD HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING

City Hall, 108 Sherman Street, Deadwood, South Dakota

Friday, August 11, 2017 ~ 12:00 p.m.

1. Call meeting to Order
2. Old or General Business
 - a. PA H17041 – Ellie Sandidge – 21 Taylor – Raze shed – Exhibit A
3. Adjournment

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Friday, August 11, 2017, 12:00 p.m.

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

Absent: Dale Berg and Tom Blair

Present City Commission: None

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

A quorum present, Chair Johnson called the Deadwood Historic Preservation Commission meeting to order Friday, August 11, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Old or General Business:

PA H17041 – Ellie Sandidge – 21 Taylor – Raze Shed – Exhibit A

Chair Johnson stated previous the HP Commission determined this project does encroach upon, damage, or destroy historic property. Mr. Kuchenbecker stated during their June 28, 2017 regular meeting the HP Commission determined the project approval does encroach upon, damage, or destroy historic property. The HP Commission voted to continue the decision of approval or denial until the property has been cleaned, and accurate recordation can be completed and a better assessment of the property can be conducted. Mr. Kuchenbecker stated Ms. Sandidge completed the oral history on July 14. As reported at the August 9 meeting the roof, siding and windows had been removed and a stop work order had been issued on Monday, August 14, 2017. Mike Runge did a photographic recordation of existing condition on August 8, 2017. Staff is working with Quality Services to conduct a 3D digital scanning of the structure. It was originally scheduled for Thursday, August 10 but was rescheduled for August 15, 2017. Plans were to have it done before the siding and windows were gone. To date no building permit has been issued nor does Matt Fortier have a contractor's license. ***It was moved by Mr. Toews and seconded by Ms. Ochse based upon the guidance in the U.S. Department of 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 this project is Adverse to Deadwood and move to DENY the project as presented.***

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:14 p.m.

ATTEST:

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



EXHIBIT A

Mr. Kevin Kuchenbecker
Deadwood Historic Preservation Commission
City of Deadwood
108 Sherman Street
Deadwood, South Dakota 57732
August 9, 2017

RE: Additional Extension of Outside of Deadwood Grant for 2017

Dear Mr. Kuchenbecker

The City of Lead is respectfully asking for an additional extension of the Outside of Deadwood Grant given to the City of Lead for replacement of the water trestle sign near the intersection of Hwy 85 and Hwy 385. The grant was in the amount of \$12,400.

On January 12, 2017 Deadwood Historic Preservation granted the City of Lead an extension of the 2016 grant until August 9, 2017.

We have recently accepted a proposal from Conrad's Big C Signs for the installation of new artwork and lighting. The schedule has not been finalized for the installation work, but we anticipate this project to be completed before the winter weather arrives.

The time it took to develop a proper bid package and receive competitive bids has resulted in an estimated cost of \$33,827. A significant reduction from an budgetary estimate of \$100,000 given by another sign manufacturer. A good cost savings to both communities.

In advance, thank you for this consideration.

Sincerely,

Mike Stahl | City of Lead
City Administrator
mikes@cityoflead.com

EXHIBIT B

Date: 8/17/2017

Case No. H17059

Address: 143 Charles St

Staff Report

The applicant has submitted an application for Project Approval for work at 143 Charles St, a contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Gordan Mack

Owner: Gordon Mack

Constructed: c 1935

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: The building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor, Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to raze the single car garage and construct a larger garage in the same location at some time in the future.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The proposed work and changes does damage and destroy a historic resource as well as has 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 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.	H17059
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/15/17
Date of Hearing	8/23/17

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>143 CHARLES ST</u>
Historic Name of Property (if known):

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

Owner's Name: <u>GORDON MACK</u>
Address: <u>143 CHARLES ST</u>
City: <u>DDW</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>920-8844</u> Fax: _____
E-mail: <u>cw@midconetwork.com</u>

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

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

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

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

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

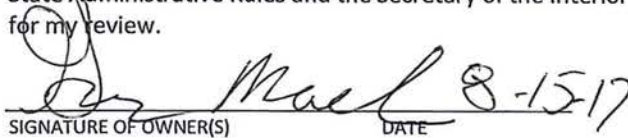
RAISE SINGLE CAR GARAGE
for future larger garage

SIGNATURES

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

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

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

 8-15-17
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.

Date: 8/17/2017

Case No. H17060

Address: 143 Charles St

Staff Report

The applicant has submitted an application for Project Approval for work at 143 Charles St, a contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Gordan Mack
Owner: Gordon Mack
Constructed: c 1935

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:

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2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to replace/install nine storm windows on the structure.

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.	H17060
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/15/17
Date of Hearing	8/23/17

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>143 CHARLES ST.</u>
Historic Name of Property (if known):

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

Owner's Name: <u>GORDON MACK</u>	
Address: <u>143 CHARLES ST</u>	
City: <u>DWD</u>	State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>920-8844</u>	Fax: _____
E-mail: <u>cwi@midconetwork.com</u>	

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

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

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

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

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

DESCRIPTION OF ACTIVITY

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

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

Storm windows for 9 existing windows

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.

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



EXHIBIT D

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

MEMORANDUM

Date: August 18, 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.

- Gordan Mack – 143 Charles – Wood Windows and Doors Program
Staff has determined the project meets the criteria for the Wood Windows and Doors Program. Staff will coordinate with the applicant during the proposed project.
- Gary Cure – 5 Harrison – Retaining Wall 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.

Windows &
DNR



Windows Program Application

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

1. Address of Property:

143 CHARLES ST

2. Applicant's name & mailing address:

GORDON MARK

143 CHARLES ST

DEADWOOD, SD 57732

Telephone: (605) 920-8844

E-mail cwi@midconetwork.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 2,329²⁵

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/18/17

Initials: BA

Assessed Valuation \$ _____

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

5. Certification

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

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

Applicant's signature: [Signature]

Date submitted: 8/15/17

Owner's signature: _____

Date submitted: / /

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

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

For consideration 05/27/15

Gary Cure



Retaining Wall - Residential Application

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

1. Address of Property:

5 Harrison ST.

2. Applicant's name & mailing address:

Gary L. Cure
5 Harrison ST.
Deadwood, SD 57732

Telephone: (303) 918-1528

E-mail: glcure@gmail.com

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

Gary L. Cure

Telephone: (303) 918-1528

E-mail: glcure@gmail.com

For Office Use Only:

☒ Owner Occupied Gary Cure
☐ Non-owner Occupied
Verified through the Lawrence County Office of Equalization
Date: 8/10/17 Initials: ML

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 have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

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Applicant's signature: Gary L. Cure

Date submitted: 8/10/17

Owner's signature: Gary L. Cure

Date submitted: 8/10/17

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 05/27/15

To be submitted to Historic Preservation Commission 8/23/2017

Request for Subordination #HPRGORD45, #HPRWGORD0 #HPSIDGOR

DATE: 8/16/2017

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

INTEREST RATE: 4%
0%
0%

SECURITY: 2nd- 4th mortgage
CLTV 77%

Historic Preservation
Commission

ACTION

☐ Approved

☐ Denied

☐ Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

Currently these three loans are behind their 1st Mortgage with First Interstate Bank (FIB). Robin and James would like to build a new garage on the property. FIB wants to be 1st lien position; therefore Robin and James is asking Historic Preservation to subordinate these three loans. This would increase the loans in first position by the cost of the garage: \$35-38,000. No cost out, only the cost of the garage

The siding loan in the amount of \$9825.15 will mature in 2020. At that time it is projected to be forgiven. This loan was not considered in the CLTV. The retaining wall loan represents their portion of the cost of the wall. It has been discovered the wall is not on their property. It is under review by attorney. This loan was considered in the CLTV Robin and James have a good payment history.

UNDERWRITER'S RECOMMENDATION:

I recommend approving the request to subordination due to favorable CLTV, good payment history and no cost out.

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