

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, July 12, 2017 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes – June 28, 2017
3. Voucher Approval
4. Old or General Business
  - a. Fassbender Collection Presentation – Richard Carlson– **No Exhibit**
  - b. Agreement – Deadwood Historic Preservation Commission/City of Deadwood/State Historical Society Board of Trustees/State Historic Preservation Office – **Exhibit A**
  - c. Lawrence County Historical Society – Funding Request – James Ludd’s Marker – **Exhibit B**
  - d. 2017 West River History Conference – Funding Request – **Exhibit C**
5. New Matters before the Deadwood Historic District Commission
  - a. COA H17051 – Chris Lamont – 25 Lee Street – HVAC Repairs – **Exhibit D**
  - b. COA H17052 – Pat Eastman – 73 Sherman Street – Install Deck Railing – **Exhibit E**
  - c. COA H17053 – Jeff Snedeker – 818 Main Street – Replace Handrail – **Exhibit F**
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17054 – James Gibbons – 18 Adams – Siding and Windows – **Exhibit G**
  - b. PA H17050 – Bev & Jim Posey – 45 Taylor Ave – Replace Storm Windows – **Exhibit H**
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – **Exhibit I**
    - i. John Walsh – 476 Williams – Wood Windows and Doors Program
    - ii. Jim & Beverly Posey – 45 Taylor Avenue – Wood Windows and Doors Program
    - iii. Tim Coomes – 55 Taylor Street – Retaining Wall Program
    - iv. James Gibbons – 18 Adams – Wood Windows and Doors Program
    - v. James Gibbons – 18 Adams – Siding Program
  - b. HP Grant Program Extensions – **Exhibit J**
    - i. Lee Thompson – 47 Forest – Wood Windows and Doors Grant Extension
    - ii. Lee Thompson – 47 Forest – Siding Program Grant Extension
    - iii. Lee Thompson – 47 Forest – Elderly Resident Program Grant Extension
    - iv. Ron Russo – 31 Charles – Siding Program Grant Extension
    - v. Donna Watson – 24 Adams – Elderly Resident Grant Extension
  - c. Revolving Loan Program – **Exhibit K**
    - i. Donna & Lila Sorenson – 26 Burnham Ave – RLF LS Loan Request
    - ii. Bialas/Thiesse/Montgomery – 24 Raymond – RLF LS Loan Request
    - iii. Oyster Bay (Russo) – 626 Main – Construction Loan Extension Request
    - iv. Fairmont (Russo) – 628 Main – Commercial Loans Extension/Modification Request
    - v. John Hopkins – 308 Williams – Extension (Modification) Loan 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
12. Adjournment

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

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

City Hall, 108 Sherman Street, Deadwood, South Dakota

**Wednesday, June 28 2017 ~ 4:00 p.m.**

Site Visit at 21 Taylor for Proposed Projected Approval (No action to be taken)

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**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, June 28 2017 ~ 5:00 p.m.**

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes – June 14, 2017
3. Voucher Approval
4. Old or General Business
  - a. PA H17041 – Ellie Sandidge – 21 Taylor – Raze shed – **Exhibit A**
  - b. Days of 76 Parade Committee – Ron Burns – **Exhibit B**
  - c. Façade Easement Program Policy Guidelines Requirements Correction – Page 2 – **Exhibit C**
  - d. 2017 Round 2 Outside of Deadwood Grants Approval – **Exhibit D**
  - e. Purchase 20,000 Deadwood Downtown Walking Tour Brochures – **Exhibit E**
  - f. 2017 City of Deadwood Ledger Indexing Project Contract – **Exhibit F**
5. New Matters before the Deadwood Historic District Commission
  - a. COA H17044 – Michael Ballard – 643 Main Street – Remove Awning – **Exhibit G**
  - b. COA H17045 – Michael Ballard – 645 Main Street – Remove Awning – **Exhibit H**
  - c. COA H17046 – Michael Ballard – 647 Main Street – Remove Awning – **Exhibit I**
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17043 – Kris Fenton – 27 Lincoln Ave – Repair Foundation/Retaining Wall – **Exhibit J**
  - b. PA H17047 – Luella Krebs – 77 Stewart – Foundation Repair – **Exhibit K**
  - c. PA H17048 – Arthur & Georgeann Silvernail – 47 Burnham – Replace Deck – **Exhibit L**
  - d. PA H17049 – Jo Roebuck-Pearson – 36 Lincoln – Repair existing porch awning – **Exhibit M**
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – **Exhibit N**
    - i. Luella Krebs – 77 Stewart Street – Foundation Program
    - ii. Art and Georgeann Silvernail – 47 Burnham Avenue – Elderly Resident Program
    - iii. Kris Fenton – 27 Lincoln Avenue – Siding Program
    - iv. Kris Fenton – 27 Lincoln Avenue – Foundation program
    - v. Kris Fenton – 27 Lincoln Avenue – Retaining Wall Program
    - vi. Kurt & Dawn Bialas – 24 Raymond Street – Siding Program
    - vii. Kurt & Dawn Bialas – 24 Raymond Street – Foundation program
    - viii. Kurt & Dawn Bialas – 24 Raymond Street – Windows Program
    - ix. Jo Roebuck-Pearson – 36 Lincoln Avenue – Elderly Resident Program
  - b. Revolving Loan Program – **Exhibit O**
    - i. Michael Johnson – 8 Van Buren – Vacant Home Loan 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
12. Adjournment

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

**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, June 28 2017 ~ 4:00 p.m.**

Site Visit at 21 Taylor for Proposed Projected Approval (No action to be taken)

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

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer

**Present City Commission:** Dave Ruth was present.

The Deadwood Historic Preservation Commission met at City Hall and drove to 21 Taylor Street to conduct a site visit of the structure the owner wishes to raze. No action was taken at this meeting.

**Adjournment:**

The Historic Preservation Commission site visit adjourned at 4:40 p.m.

ATTEST:

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

**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, June 28, 2017**

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

**Absent:** None

**Present City Commission:** Dave Ruth was present.

**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, June 28, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of May 24, 2017 HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the HPC minutes of Wednesday, May 24, 2017.*** Ms. Ochse stated under the Demolition by Neglect Hearing, seven rows down, the statement "I have four contractors waiting to put bids in" should be in quotation marks. ***It was moved by Ms. Ochse and seconded by Mr. Toews to approve the HPC minutes of Wednesday, May 24, 2017 as corrected. Aye – All. Motion carried.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$139,272.47. Aye – All. Motion carried.***

**Old or General Business:**

**PA H17041 – Ellie Dandidge – 21 Taylor – Raze Shed – Exhibit A**

Mr. Kuchenbecker stated the Historic Preservation Commission performed a site visit at 4:00 p.m. today at 21 Taylor. The applicant is requesting permission to raze the shed/shop behind the garage due to deterioration. The proposed work and changes does destroy a historic resource and has an adverse effect on the character of the building along with the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District; however, the resource has been abandoned for decades and is in an extremely deteriorated state. The structure should be recorded if allowed to be torn down. ***It was moved by Mr. Blair and seconded by Mr. Berg based upon all the evidence presented, the HP Commission finds 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. Allow to raze the building but a good accounting of the structure and its historic nature to Deadwood must be completed first. Motion withdrawn.***

***It was moved by Mr. Toews and seconded by Ms. Ochse based upon all the evidence presented, the HP Commission finds 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 Mr. Namminga and seconded by Mr. Toews 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.***

***It was moved by Mr. Namminga and seconded by Mr. Toews to continue the decision of approval or denial of the application until the property has been cleaned, an accurate recordation can be completed and a better assessment of the property be conducted. Aye – All. Motion carried.***

### Days of 76 Parade Committee – Exhibit B

Ron Burns with the Days of 76 Parade Committee stated he is requesting financial support to enhance the Native American Indian participation in this year's parade and rodeo performances as well as providing educational opportunities for residents and visitors to better understand the Native American Culture. ***It was moved by Mr. Berg and seconded by Mr. Blair to fund the request for \$4,000 for Native American Indian participation in the Days of 76 Parade and rodeo performances to be paid out of the Public Education line item. Aye – All. Motion carried.***

### Façade Easement Program Policy Guideline Requirements Correction-- Exhibit C

Mr. Kuchenbecker stated when we made changes to the Façade Program it was capped at \$175,000.00. It was changed to \$3,000 per linear foot for front façade and \$1,000 per linear foot for secondary frontage. This needs to be corrected in the policy guidelines. ***It was moved by Mr. Blair and seconded by Ms. Ochse to delete the "and capped at \$175,000" listed under Item 5 a. i of the Façade Guidelines. Aye – All. Motion carried.***

### 2017 Round 2 Outside of Deadwood Grants Approval – Exhibit D

Mr. Kuchenbecker stated the Project Committee met and reviewed the second round of the 2017 Outside of Deadwood Grant applications. There were 17 applications totaling \$245,070. The applicants were as follows: The committee recommends funding the following projects at the respected amounts:

|  |                                      |                     |                     |
|--|--------------------------------------|---------------------|---------------------|
| D.C. Booth Fish Hatchery .....           | Booth House .....                    | Spearfish .....     | \$13,200.00         |
| Frawley Ranches .....                    | Elkhorn Ridge Development .....      | Spearfish .....     | \$3,500.00          |
| Ft. Pierre HPC .....                     | Chouteau .....                       | Pierre .....        | \$10,000.00         |
| Ft. Pierre American Legion .....         | Museum .....                         | Ft. Pierre .....    | \$12,675.00         |
| Lawrence County Hist. Society .....      | History of LC Book .....             | Spearfish .....     | \$11,200.00         |
| Lead/Deadwood Economic Development ..... | Grant Program .....                  | Lead/Deadwood ..... | \$15,000.00         |
| Mt. Roosevelt Friendship Tower .....     | Mt. Roosevelt Friendship Tower ..... | Deadwood .....      | \$6,875.00          |
| Fall River County .....                  | Pioneer Museum .....                 | Hot Springs .....   | \$2,550.00          |
| S.D. Game Fish & Parks .....             | Hydro 2 .....                        | Spearfish .....     | \$20,000.00         |
| Sioux Falls Stock Yards .....            | Sioux Falls Stock Yards .....        | Sioux Falls .....   | \$10,000.00         |
| Sully County Courthouse .....            | Courthouse .....                     | Onida .....         | \$7,500.00          |
| Verendrye Museum Assoc. ....             | Several Structures .....             | Ft. Pierre .....    | \$12,500.00         |
| <b>TOTAL GRANTS ROUND TWO .....</b>      |                                      |                     | <b>\$125,000.00</b> |

The HP commission recommends not funding the following projects:

|  |                     |                     |     |
|--|---------------------|---------------------|-----|
| City of Belle Fourche .....                  | Bandshell .....     | Belle Fourche ..... | \$0 |
| Dell Rapids Society of HP .....              | Odd Fellows .....   | Dell Rapids .....   | \$0 |
| Old Finish Church .....                      | Finish Church ..... | Lead .....          | \$0 |
| SD State Historical Society Foundation ..... | Badger Clark .....  | Pierre .....        | \$0 |
| West River History Conference .....          |                     |                     | \$0 |

***It was moved by Mr. Blair and seconded by Mr. Toews to recommend to the City Commission approval of the 2017 Round 2, Outside of Deadwood Grants for the total amount of \$125,000.00. Aye – All. Motion carried.***

### Purchase 20,000 Deadwood Downtown Walking Tour Brochures – Exhibit E

Mr. Kuchenbecker stated the Historic Preservation Office is requesting permission to print 20,000 walking tour brochures from M.S. Mail to be distributed at the Deadwood Information/Visitor Center. The cost to print the brochures is \$5,000. This expenditure will be paid out of the Public Education line item. ***It was moved by Ms. Posey and seconded by Mr. Toews to recommend to the City Commission approval of printing 20,000 walking tour brochures from M.S. Mail in the amount of \$5,000 to be paid out of the Public Education line item.***

### 2017 City of Deadwood Ledger Indexing Project – Exhibit F

Mr. Kuchenbecker stated the City Archives is requesting permission to enter into a contract with Donald Toms of Lead, South Dakota to index eight (8) criminal record dockets as part of the 2017 ledger indexing project. These ledgers provide insight into the criminal and legal activities of Lawrence County. The cost to index this collection will not exceed \$8,000 and will come out of the City Archives budget. ***It was moved by Mr. Blair and seconded by Ms. Ochse to recommend to the City Commission to hire Donald Toms to index eight***

***criminal record dockets and the cost will not exceed \$8,000 to be paid out of the City Archives budget. Aye – All. Motion carried.***

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

COA H17044 – Michael Ballard – 643 Main Street – Remove Awning – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 643 Main a contributing structure located in the City of Deadwood. The applicant is requesting permission to remove the front awning. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have a no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Blair and seconded by Mr. Berg based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – All. Motion carried.***

COA H17045 – Michael Ballard – 645 Main Street – Remove Awning – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 645 Main a contributing structure located in the City of Deadwood. The applicant is requesting permission to remove the front awning. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have a no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Blair and seconded by Mr. Berg based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – All. Motion carried.***

COA H17047 – Michael Ballard – 643 Main Street – Remove Awning – Exhibit I

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 647 Main a contributing structure located in the City of Deadwood. The applicant is requesting permission to remove the front awning. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have a no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Blair and seconded by Mr. Berg based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – All. Motion carried.***

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

PA H17043 – Kris Fenton – 27 Lincoln Avenue – Exhibit J

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 27 Lincoln a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the foundation on the front porch, including rebuilding framing under the porch as necessary and repairing the foundation on the east side of the house. The applicant is also requesting permission to repair and replace the front porch, as necessary. The applicant is also requesting to rebuild and repair the stone retaining wall on the uphill side of the house. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Ochse and seconded by Ms. Posey 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. Mr. Toews Abstained for vote. Aye – All. Motion carried.***

PA H17047 – Luella Krebs – 77 Stewart – Exhibit K

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 77 Stewart a contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the foundation. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Toews and seconded by Mr. Berg, 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.***

PA H17048 – Arthur & Goergeann Silvernail – 47 Burnham– Exhibit L

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 47 Burnham a contributing structure located in the Highland Park Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the porch and roof awning over porch for life safety reasons. 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 to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Namminga and seconded by Ms. Posey, 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.***

PA H17049 – Jo Roebuck-Pearson – 36 Lincoln – Repair Porch – Exhibit M

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 36 Lincoln a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to repair existing porch awning, back porch, wood on garage and enclosed wood balcony. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Mr. Namminga, 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 N

Luella Krebs – 77 Stewart Street – Foundation Program

Art and Georgeann Silvernail – 47 Burnham Avenue – Elderly Resident Program

Kris Fenton – 27 Lincoln Avenue – Siding Program

Kris Fenton – 27 Lincoln Avenue – Foundation program

Kris Fenton – 27 Lincoln Avenue – Retaining Wall Program

Kurt & Dawn Bialas – 24 Raymond Street – Siding Program

Kurt & Dawn Bialas – 24 Raymond Street – Foundation program

Kurt & Dawn Bialas – 24 Raymond Street – Windows Program

Jo Roebuck-Pearson – 36 Lincoln Avenue – Elderly Resident Program

***It was moved by Mr. Blair and seconded by Mr. Toews to vote on the first three applicants and remove Jo Roebuck-Pearson from the consent agenda. Aye – All. Motion carried.***

***It was moved by Ms. Posey and seconded by Ms. Ochse to approve the HP Program Applications, as presented. Mr. Toews abstained from voting. Aye – All. Motion carried.***

***It was moved by Mr. Toews and seconded by Ms. Ochse to deny the request as presented for Joe Roebuck-Pearson – 36 Lincoln – Elderly Resident Program. The applicant has already received an Elderly Resident Grant under Bill Walsh. Aye – All. Motion carried.***

#### **Revolving Loan Program/Disbursements**

Revolving Loan Program – Exhibit O

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

Michael Johnson – 8 Van Buren – Vacant Loan Request

***It was moved by Mr. Toews and seconded by Ms. Ochse to approve the Revolving Loan Program Application, as presented. Aye – All. Motion carried.***

***Chair Johnson returned to the meeting.***

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 \$96,701.75, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Ms. Ochse abstained from voting. Aye - All. Motion carried.*

*It was moved by Mr. Blair and seconded by Posey to approve HP Revolving Loan Fund disbursements in the amount of \$2,283.99 based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained from voting. Aye - All. Motion carried.*

The delinquency report was presented by Mr. Walker.

### **Items from Citizens not on Agenda**

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

Mr. Kuchenbecker reported on the following items:

- The grant programs are being utilized by the owners of the properties in Deadwood;
- Staff will be going through training with the new grant software;
- The Deadwood Welcome Center is getting high traffic and being well received;
- The Comprehensive Plan Committee will start their meetings in July;
- Work has started on the retaining wall at 53 Taylor with archeological review;
- Wayfinding Phase III should be close to starting;
- Landscape islands are being rehabilitated with new rock and plants;
- Trolley numbers are up 9% for the year and almost 20% since Memorial Day;
- Work has begun on 18 Adams. There is a dumpster out front. The agreement from the attorney is ready for review;
- If you hear of a minimum maintenance or demolition by neglect issue a written complaint needs to be sent to the Building Inspector and copy the Deadwood City Commission. The city will take action on written complaints.
- Main Street Initiative Update
  - Negotiating Committee: ready to hold a face to face meeting with CenturyLink;
  - Design Committee: the Champion Sparkplug sign is complete and they have approved the design of the street pole banners;
  - Promotions Committee: is working on a fund raiser called "Little Black Dress". The event will raise money for Deadwood Revitalization and M.S. They are working on a 5K run, Craft Beer event;
  - Economic Restructure committee: held a phone conference meeting with Brian Rex from SDSU to discuss upper floor development. He will be coming to Deadwood July 17-19;
- Budget hearings will be held mid-July;
- A drift was discovered at Cadillac Jacks. Seven pieces of timber was discovered and recovered. This was right under Williams Street. A dendrochronology study will be done to determine when the trees were cut down to construct the mining feature.

### **Committee Reports:**

Mr. Blair stated our Advocacy group needs to attending major fairs in the state. We need to start selling Deadwood again. There is a decrease in the number of gaming machines being leased. The trestle sign has still not been completed.

Mr. Berg stated the cornice letters are ordered.

Chair Johnson stated we need to see how we can get the newsletters to the residents who live in apartments. We should highlight a different program in each newsletter.

Mr. Ruth welcomed Ms. Ochse and Ms. Posey.

### **Adjournment:**

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

ATTEST:

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

07/07/17

2:03 PM

# EXHIBIT A

AGREEMENT  
BETWEEN  
THE DEADWOOD HISTORIC PRESERVATION COMMISSION,  
THE CITY OF DEADWOOD,  
THE SOUTH DAKOTA STATE HISTORICAL SOCIETY BOARD OF TRUSTEES, AND  
THE STATE HISTORIC PRESERVATION OFFICE

This Agreement is made and entered into on this 1st day of August, 2017, by and between the City of Deadwood and the Deadwood Historic Preservation Commission, hereinafter referred to as "DEADWOOD", and the South Dakota State Historical Society Board of Trustees and the State Historic Preservation Office, hereinafter referred to as "STATE".

The parties to this Agreement acknowledge that in order to provide for the preservation and protection of Deadwood's historic resources, a close working relationship between DEADWOOD and the STATE is necessary. This agreement will serve to allow for careful consideration of projects that could affect the characteristics that make the City of Deadwood significant as a National Historic Landmark while also allowing the city to change and grow as a living community.

NOW THEREFORE, the parties agree as follows:

1. DEADWOOD shall provide annually to the STATE, funding to be used for the purpose of providing a staff person to work with DEADWOOD and the city's historic preservation needs.
2. It is the intention of the parties that DEADWOOD shall make transfers to the STATE for the purposes stated in this Agreement for each year of the agreement as follows:
  - a. \$59,500 for the state fiscal year beginning July 1, 2018 and ending on June 30, 2019
  - b. \$61,500 for the state fiscal year beginning July 1, 2019 and ending on June 30, 2020
  - c. \$63,500 for the state fiscal year beginning July 1, 2020 and ending on June 30, 2021
  - d. \$65,500 for the state fiscal year beginning July 1, 2021 and ending on June 30, 2022
  - e. \$67,500 for the state fiscal year beginning July 1, 2022 and ending on June 30, 2023
3. DEADWOOD will provide the STATE an opportunity to investigate and comment on any project, which may encroach upon, damage or destroy historic resources and properties in the City of Deadwood pursuant to SDCL Chapter 1-19A. Deadwood will initiate consultation with the STATE upon receiving information regarding any project and will initiate consultation in concert with the preparation of staff reports.
4. The STATE hereby agrees that the following Projects, except as specified in Section 5 of this Agreement, will not encroach upon, damage or destroy Historic Properties, and that DEADWOOD is not required to submit the following Projects to the STATE for review under SDCL 1-19A-11.1:

- a. The issuance of building permits for interior construction within residential Historic Properties, except as provided in Section 5(f) of this Agreement, and provided that, and subject to the requirement that, DEADWOOD makes the Standards, as defined in Section 10 of this agreement, available to the property owners.
- b. The issuance of building permits for construction on Historic Properties, except as provided in Section 5(f) of this Agreement, and only when (i) DEADWOOD has issued a finding, based on the Standards, as defined in Section 10 of this agreement, that the Project will not encroach upon, damage or destroy Historic Property, and (ii) the STATE has concurred with the Commission's finding. DEADWOOD shall notify the STATE of its finding by e-mail, facsimile transmission, courier, or U.S. mail. The STATE must notify DEADWOOD of its objection to the finding within three days after receipt of the finding. The STATE's notification of objection may be served on DEADWOOD by telephone (with a follow-up written notification), e-mail, facsimile transmission, courier, or U.S. mail. Failure of the STATE to respond within three days after its receipt of the finding will mean that the finding will stand. If the STATE timely objects to the finding, the Project must be submitted to the Office for review under SDCL 1-19A-11.1 as outlined in sections 6 through 9.
- c. The installation, replacement and repair of, and performance of routine maintenance on, traffic control devices (excluding support buildings necessary for operation of those devices), including but not limited to, stop signs, yield signs, and traffic signals, provided that, and subject to the requirement that, such installation and replacement is required according to the Manual on Uniform Traffic Control Devices.
- d. Routine maintenance or repair of underground utilities, both public and private, within public rights-of-way. The Parties agree that this exemption does not apply to infrequent, large-scale reconstruction projects that are not part of the City's normal maintenance and repair program.
- e. Routine maintenance or repair of above-ground utilities, both public and private, such as curb, gutter, storm sewer and other similar projects, and excluding street lights and roadways, within public rights-of-way. The Parties agree that this exemption does not apply to infrequent, large-scale reconstruction projects that are not part of the City's normal maintenance and repair program.
- f. Routine maintenance, repair, and re-paving of roadways. The Parties agree that this exemption does not apply to reconstruction of roadways.
- g. Maintenance or repair of city resources that does not result in a loss of historical integrity of the resource, such as the loss of historic features, artifacts, structural support, historical setting and other elements which qualified the resource, or property in the environs of the resource, as Historic Property. "Maintenance or repair" includes washing, waxing, repainting, replacement of exhausted elements of utilities such as light bulbs, care of lawns and other greenery, and other activities that do not remove, abrade, alter or destroy the resource or its physical elements.

- h. The operation and maintenance of city parks provided that projects meet the provisions of Section 4(g) of this Agreement.
  - i. The construction or alteration of signs subject to review by the Deadwood Sign Commission.
  - j. Projects for the construction or repair of basement egress windows, not visible from any street, on Historic Properties.
  - k. Paving, maintenance and repair of existing alleys, sidewalks, driveways, and parking areas.
  - l. Foundation repair or reconstruction on Historic Properties, provided that, and subject to the restriction that, the above-ground portion of the foundation does not exceed two feet in height at any point.
  - m. Repair of any roof or roof structure on Historic Property, provided that, and subject to the restriction that, the repair will not change the external appearance of the structure or alter the roofline.
5. The Parties recognize and agree that the Projects listed below will potentially have Adverse Effects on Historic Properties, are not subject to Section 4 of this Agreement, and must be submitted to the Office for review under SDCL 1-19A-11.1, after DEADWOOD has reviewed and commented on the Projects.
- a. The issuance of demolition permits for Projects on Historic Properties.
  - b. The issuance of moving permits for Projects on Historic Properties.
  - c. The issuance of building permits for Projects proposing significant additions to Historic Properties. "Significant additions" are additions that are as large as, or larger than, the existing foot-print of the original building or structure, or that add one or more stories to the original building or structure.
  - d. The issuance of building permits for the construction of dormers and/or skylights, visible from the street, on Historic Properties.
  - e. The issuance of building permits that alter the roofline of Historic Properties.
  - f. The issuance of building permits for Projects on Historic Properties on which a Covenant is held by the STATE.
  - g. Projects for the demolition and/or moving of Non-Contributing Buildings.
6. For projects that are not exempt from review as defined in Section 4 of this agreement and that DEADWOOD has determined may encroach upon damage or destroy historic property, DEADWOOD shall submit a project notification to the STATE. Upon receipt of a project notification from DEADWOOD, the STATE will review the notification and

comment within five (5) business days. If the STATE determines an extended period of time is needed to complete the review, the STATE will notify DEADWOOD in writing within the first two (2) business days of receipt of the project notification that the STATE'S response may take up to thirty (30) days from receipt of the notification as allowed by state law. Upon completion of the review, the STATE may initiate an investigation or may determine that no further review is required.

7. If the STATE initiates an investigation, the STATE will notify DEADWOOD in writing of the concerns and issues that need to be addressed through a Case Report as defined by ARSD 24:52. The STATE will provide direction as to the course of the investigation and the required elements of the Case Report. DEADWOOD will provide the STATE with requested additional information. The STATE will have twenty (20) business days from the date of receipt of information provided by DEADWOOD to review and comment.
8. The STATE may request additional information and will have an additional twenty (20) business days from receipt of the requested information for review. Upon completion of the review, the STATE will provide an official determination on the project.
9. If the STATE makes a final determination that the project will encroach upon damage or destroy historic property, DEADWOOD will make the final decision as to whether to allow the project to proceed. A project can proceed only after DEADWOOD has made a written determination, based upon the consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm to the historic property, resulting from such use, and ten days' notice of the determination has been given, by certified mail, to the STATE. A complete record of factors considered shall be included with such notice.
10. DEADWOOD and STATE will use the current *Deadwood, South Dakota: Comprehensive Historic Preservation Plan; Downtown Design Guidelines, Deadwood, South Dakota*; Applicable Deadwood City Ordinances and Building Codes; SDCL Chapter 1-19A; ARSD Article 24:52; and the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* in preparing and reviewing project reports and case reports.
11. The STATE and DEADWOOD will work closely regarding matters of common interest and historic preservation within the City of Deadwood. The STATE agrees that STATE staff will travel to DEADWOOD regularly and upon request, subject to mutually agreeable schedules.
12. DEADWOOD appoints its historic preservation officer as the liaison between DEADWOOD and the STATE for purposes of this Agreement and other historic preservation matters involving DEADWOOD and the STATE. The STATE appoints its historic preservation director as its liaison officer for such purposes.
13. This Agreement contains the entire Agreement between the parties, and is subject to and will be construed under the laws of the State of South Dakota, and may be amended only in writing signed by both parties.
14. The Agreement can be terminated upon thirty (30) days written notice by either party.

15. This Agreement depends upon the continued availability of appropriated funds and expenditure authority from the Legislature for this purpose. This Agreement will be terminated by the STATE if the Legislature fails to appropriate funds or grant expenditure authority. Termination for this reason is not a default by the STATE nor does it give rise to a claim against the STATE.

16. This Agreement will continue in full force and effect until June 30, 2023.

DEADWOOD HISTORIC PRESRVATION COMMISSION

\_\_\_\_\_  
Michael Johnson, Chairperson

\_\_\_\_\_  
Date

CITY OF DEADWOOD

\_\_\_\_\_  
Charles Turbiville, Mayor

\_\_\_\_\_  
Date

SOUTH DAKOTA STATE HISTORICAL SOCIETY BOARD OF TRUSTEES

\_\_\_\_\_  
Brad Tennant, President

\_\_\_\_\_  
Date

SOUTH DAKOTA STATE HISTORIC PRESERVATION OFFICE

\_\_\_\_\_  
Jay D. Vogt, State Historic Preservation Officer

\_\_\_\_\_  
Date

# EXHIBIT B



Lawrence County Historical Society  
150 Sherman Street  
Deadwood, South Dakota, 57732

<http://www.lawrencecountyhistory.blogspot.com>

June 23, 2017

Deadwood Historic Preservation Department  
108 Sherman Street  
Deadwood, SD 57732

Attn: Kevin Kuchenbecker

Dear Kevin,

We learned recently of an unmarked gravesite at the Mountain View Cemetery on Robaix Road in Lawrence County that LCHS would like to address. The site is that of an African American man by the name of James (Jim) Ludd, who was buried in the early 1900's (actual date unknown). Ludd's unmarked grave lies outside the fenced perimeter of the cemetery, apparently by oversight, not intention.

Kay Huhnerkoch, whose has family members buried at Mountain View, recalls the story of her great grandfather, Gilbert Towers, traveling to the Deadwood gold fields in 1876 with Jim, his helper and friend. When they reached the area near present day Robaix Lake, Towers decided they had found the perfect spot for ranching and farming. Jim, a family friend and helper, stayed and worked with Towers until his death.

LCHS would like to place a marker on James Ludd's grave so that his contribution to his adopted family and to the early settlement of the county will not be forgotten. For this purpose we are requesting funds to purchase and erect a gravestone for him.

Sincerely,

Marilyn Ardavani  
President

# EXHIBIT C

June 21, 2017

Kevin Kuchenbecker  
Historic Preservation Office  
City of Deadwood  
Department of Planning & Preservation  
108 Sherman Street  
Deadwood, SD 57732

Dear Kevin,

I am writing to request consideration for an Outside-of-Deadwood Grant in the amount of \$500 to support the heritage and history goals of the West River History Conference.

The West River History Conference is a non-profit corporation with an all-volunteer Board who works throughout the year preparing for the next conference. The Oct. 12-14, 2017 conference will be our 25<sup>th</sup>, and while we have enjoyed enthusiastic participation from the beginning, the conference has merely paid for itself over the years while leaving no funds to enlarge our target audience.

With your help we would like to implement an expansion program with the goal of including not just a wider geographic participation in the conference, but also a younger demographic so we can help foster an awareness of the importance of our shared heritage which will carry over into the next generation. The grant will be used to increase our publicity efforts with the goal of attracting a larger and more diverse audience.

The conference theme this year is "Commerce on the Frontier". Deadwood and the gold rush era are not only a very important part of our history, but a popular one, and we always have research papers on various aspects of Deadwood and the surrounding Hills.

We encourage papers and attendance from professionals who want and need a place to present and publish their topics of research. The conference papers are published annually in a permanent bound volume available for purchase by libraries, museums and other interested parties.

Likewise, we are most eager to see persons who have a special insight into an event, town or family history, or favorite topic they wish to bring to the conference. These stories by the people who have lived the experiences or knew those who did, provide a most important link that often fills in missing puzzle pieces of the past.

Thank you for your consideration.

Sincerely,



Bobbi Sago, Vice President  
West River History Conference  
PO Box 9276  
Rapid City, SD 57709  
[wrhistoryconf@gmail.com](mailto:wrhistoryconf@gmail.com)

Date: 7/07/2017

Case No. H17051  
Address: 25 LEE ST

## Staff Report

The applicant requests Certificate of Appropriateness for new door at 25 Lee Street a non-contributing structure located in the Deadwood City Historic Planning Unit of the City of Deadwood.

Applicant: CHRIS LAMONT  
Owner: LAMONT COMPANIES  
Constructed: 2014

## CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

### General Factors:

- 1. Historic significance of the resource:** This is a newly constructed resource in the local historic district and cannot contribute to the historic district at this time.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting approval to cut open HVAC penthouse to correct inadequate air flow. Some venting will be framed and a new roof installed.

**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. H17051

☐ Project Approval

☒ Certificate of Appropriateness

Date Received 6/29/17

Date of Hearing 7/12/17

## 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: 25 Lee St

Historic Name of Property (if known): Pineview

### APPLICANT INFORMATION

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

Owner's Name: Chris Lamont

Address: 205 6th Ave SE Suite 300

City: Aberdeen State: SD Zip: 57401

Telephone: 605-225-1712 Fax: 605-225-0909

E-mail: clamont@lamontcompanies.com

Architect's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contractor's Name: Lamont Companies

Address: Same as above

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☒ Other HVAC Work

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

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

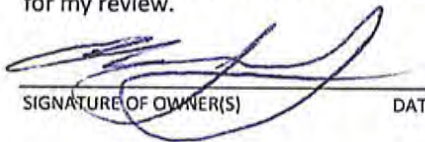
HVAC Penthouse roof was cut open to correct  
in adequate air flow. Some venting was  
framed in and a new roof installed.

### 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.

 6/29/17  
SIGNATURE OF OWNER(S) DATE

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

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

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

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

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

### APPLICATION DEADLINE

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

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

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

# EXHIBIT E

Date: 7/07/2017

Case No. H17052

Address: 73 SHERMAN ST

## Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 73 SHERMAN ST, a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood.

Applicant: JOANN & PAT EASTMAN

Owner: JOANN & PAT EASTMAN

Constructed: c. 1952

## CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

### General Factors:

**1. Historic significance of the resource:** This lot was occupied by the Home Service Texaco Station as early as 1928. In 1934, industrial designer Walter Dorwin Teague was hired by Texaco to design a series of prototype stations, which the company then adapted to individual sites nationwide. This particular example was among the last to be built in the early 1950s. Teague designed stations were once one of the most recognizable structures on the American highway. Due to Texaco's desire to modernize its corporate image, these stations are becoming increasingly rare. Because of this, it was listed on the National Register in the 1989 nomination.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to install a safety rail to the already existing deck.

**Attachments:** No

**Plans:** Yes

**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.   | <u>H17082</u>  |
| <input type="checkbox"/> Project Approval                          |                |
| <input checked="" type="checkbox"/> Certificate of Appropriateness |                |
| Date Received  | <u>7/3/17</u>  |
| Date of Hearing  | <u>7/12/17</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: 73 Sherman St.

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: John & Pat Eastman

Address: P.O. Box 652

City: Deadwood State: SD Zip: 57732

Telephone: 578 1603 Fax: 580 1414

E-mail: [Signature]

Architect's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contractor's Name: Pat Eastman

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other Safety Rail

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

| <b>ACTIVITY: (CHECK AS APPLICABLE)</b>                                       |   |  |                                      |
|--|---|--|--------------------------------------|
| Project Start Date: _____  |   | Project Completion Date (anticipated): _____ |                                      |
| <input type="checkbox"/> ALTERATION  | <input checked="" 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 checked="" type="checkbox"/> New                                   | <input type="checkbox"/> Replacement         |                                      |
|  | <input checked="" type="checkbox"/> Front                                 | <input type="checkbox"/> Side(s)             | <input type="checkbox"/> Rear        |
| Material <u>Metal</u> 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.

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SEE Attached sketch

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### SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

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DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

### APPLICATION DEADLINE

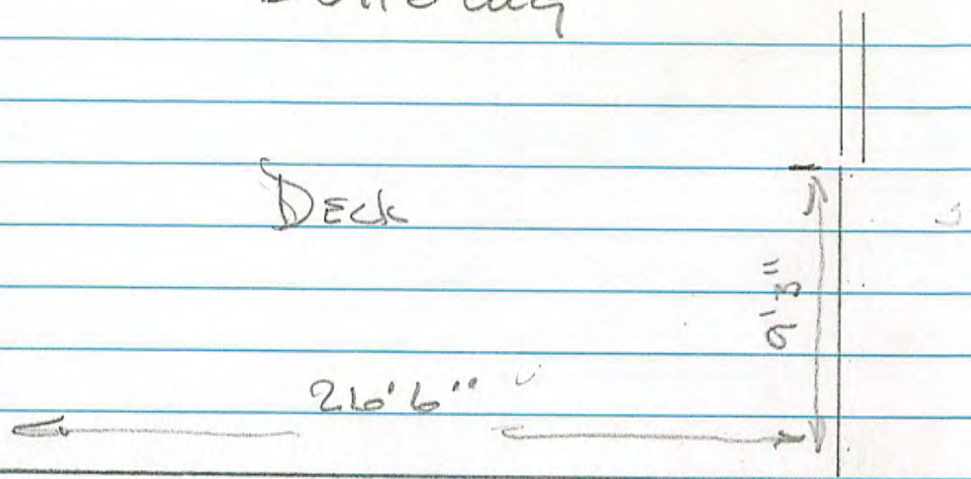
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office.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

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

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

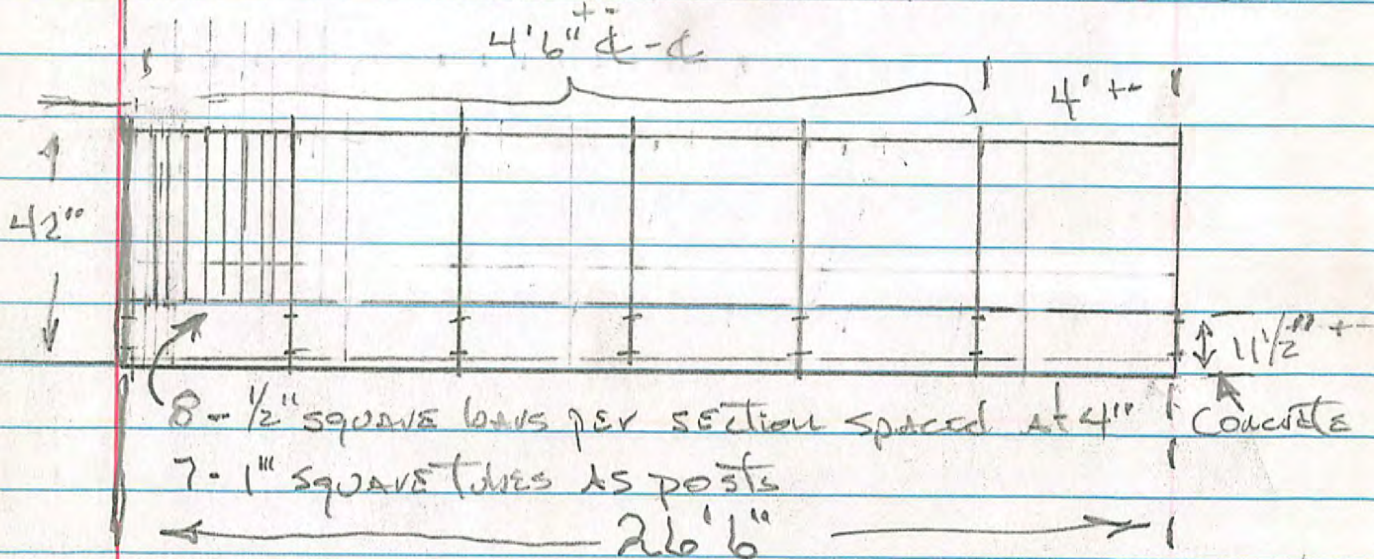


# Pumphouse Coffee Deli Building



Proposed Rail 26'6" x 9'3" 42" tall  
 Attached to front of deck at  
 4'6" centers, vertical bars at 4"  
 centers, horizontal bars at 1' &  
 3'

Front - Sherman St. Side Similar  
 4'6" c-c



Side Miller St. 9'3"  
 supports at 3' on center

Date: 7/07/2017

Case No. H17053

Address: 818 MAIN ST

## Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 818 MAIN ST, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: JEFF SNEDEKER

Owner: JEFF SNEDEKER

Constructed: circa 1930

## CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

### General Factors:

- 1. Historic significance of the resource:** The Craftsman style house at this site was built around 1930 and subsequently used as a single family dwelling until 1970. At that time, it was apparently converted into the office space and dwelling for the Penny Motel.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to remove the handrail, remove failing concrete blocks and loose material, pour a concrete wall approximately 15 feet long and 3 feet high. Reinstall existing handrail.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Staff will talk to the applicant to ensure there is some type of rubbed finish on the concrete wall to improve the final appearance of the wall. The current wall is composed of several different materials (Brick, CMUs, Concrete) and this will start to provide a more uniform appearance to the front of the resource.

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



**Motions available for commission action:**

**A:** 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.   | H17053  |
| <input type="checkbox"/> Project Approval                          |         |
| <input checked="" type="checkbox"/> Certificate of Appropriateness |         |
| Date Received  | 7/6/17  |
| Date of Hearing  | 7/12/17 |

## 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:                     | 818 Main St Deadwood SD 57732 |
| Historic Name of Property (if known): | Penny Motel                   |

| 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: Jeff Snodgrass |                      |
| Address: 59 Stewart St       |                      |
| City: Deadwood               | State: SD Zip: 57732 |
| Telephone: 605-641-1847      | Fax: _____           |
| E-mail: _____                |                      |

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

|                         |                         |
|-------------------------|-------------------------|
| Contractor's Name: Self |                         |
| 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 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: <u>Asap</u>  |   | Project Completion Date (anticipated): <u>2 weeks after start</u> |                                      |
| <input type="checkbox"/> ALTERATION  | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)                                  | <input type="checkbox"/> Rear        |
| <input type="checkbox"/> ADDITION  | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)                                  | <input type="checkbox"/> Rear        |
| <input type="checkbox"/> NEW CONSTRUCTION                                    | <input type="checkbox"/> Residential <input type="checkbox"/> Other _____ |   |                                      |
| <input type="checkbox"/> ROOF  | <input type="checkbox"/> New  | <input type="checkbox"/> Re-roofing                               |                                      |
|  | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)                                  | <input type="checkbox"/> Rear        |
| <input type="checkbox"/> GARAGE  | <input type="checkbox"/> New  | <input type="checkbox"/> Rehabilitation                           |                                      |
|  | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)                                  | <input type="checkbox"/> Rear        |
| <input type="checkbox"/> FENCE/GATE  | <input type="checkbox"/> New  | <input type="checkbox"/> Replacement                              |                                      |
|  | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)                                  | <input type="checkbox"/> Rear        |
| Material _____ Style/type _____ Dimensions _____                             |   |   |                                      |
| <input type="checkbox"/> WINDOWS   | <input type="checkbox"/> STORM WINDOWS                                    | <input type="checkbox"/> DOORS                                    | <input type="checkbox"/> STORM DOORS |
| <input type="checkbox"/> Restoration   |   | <input type="checkbox"/> Replacement                              | <input type="checkbox"/> New         |
| <input type="checkbox"/> Front   | <input type="checkbox"/> Side(s)  | <input type="checkbox"/> Rear                                     |                                      |
| Material _____ Style/type _____  |   |   |                                      |
| <input type="checkbox"/> SIGN/AWNING   | <input type="checkbox"/> New  | <input type="checkbox"/> Restoration                              | <input type="checkbox"/> Replacement |
| Material _____ Style/type _____ Dimensions _____                             |   |   |                                      |
| <input 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 handrail, remove failing concrete blocks & loose material, pour a concrete wall approximately 15' long 3 ft high. Replace the handrail. Reinstall existing hand rail

### 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.

 7-6-17  
SIGNATURE OF OWNER(S) DATE

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

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

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

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

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

### APPLICATION DEADLINE

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

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

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

Date: July 7, 2017

Case No. H17054  
Address: 18 Adams Street

## Staff Report

The applicant has submitted an application for Project Approval for work at 18 Adams Street a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: James and Kristie Gibbens  
Owner: Same  
Constructed: c. 1900

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

**1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood--as elsewhere in the United States--residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the 'Picturesque Revival' styles.

**2. Architectural design of the resource and proposed alterations:** The applicant requests permission to reroof, repair windows and siding, install storm windows and rebuild front porch to an open porch with railings at 18 Adams Street as submitted.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

**Staff Opinion:** The applicant has submitted the project approval application to address the issues found in violation of the Demolition by Neglect Order. Staff has worked with the applicant with possible programs to assist in the rehabilitation of the exterior of the resource.

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



#### Motions available for commission action:

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 project approval.

---

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

#### 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.]

#### Second Motion:

Option 1: Based upon the Deadwood Codified Ordinances under Chapter 17.68 and the 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 Deadwood Codified Ordinances under Chapter 17.68 and the 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 Deadwood Codified Ordinances under Chapter 17.68 and the 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.



OPEN FRONT PORCH  
WITH NEW ROOF  
POSTS AND RAILING

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>H17054</u>  |
| <input checked="" type="checkbox"/> Project Approval    |                |
| <input type="checkbox"/> Certificate of Appropriateness |                |
| Date Received   | <u>1/1</u>     |
| Date of Hearing   | <u>7/12/17</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: 18 ADAMS

Historic Name of Property (if known): WERTENBERGER House

### APPLICANT INFORMATION

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

Owner's Name: JAMES & KRISTIE GIBBS

Address: 18 ADAMS ST.

City: DEADWOOD State: SD Zip: 57732

Telephone: 722-1061 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

☒ Alteration (change to exterior)

☐ New Construction

☒ General Maintenance

☒ Other FRONT PORCH

☐ New Building

☒ Re-Roofing

☒ Siding

☐ Awning

☐ Addition

☒ Wood Repair

☒ Windows

☐ Sign

☐ Accessory Structure

☒ Exterior Painting

☐ Fencing

| ACTIVITY: (CHECK AS APPLICABLE)   |   |   |   |
|---|---|---|---|
| Project Start Date: <u>7-1-17</u>   |   | Project Completion Date (anticipated): <u>7-12-17</u> |   |
| <input checked="" type="checkbox"/> ALTERATION  | <input checked="" type="checkbox"/> Front                                 | <input type="checkbox"/> Side(s)                      | <input type="checkbox"/> Rear                   |
| <input type="checkbox"/> ADDITION   | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)                      | <input type="checkbox"/> Rear                   |
| <input type="checkbox"/> NEW CONSTRUCTION   | <input type="checkbox"/> Residential <input type="checkbox"/> Other _____ |   |   |
| <input checked="" type="checkbox"/> ROOF  | <input type="checkbox"/> New  | <input checked="" type="checkbox"/> Re-roofing        |   |
|   | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)                      | <input type="checkbox"/> Rear                   |
| <input type="checkbox"/> GARAGE   | <input type="checkbox"/> New  | <input type="checkbox"/> Rehabilitation               |   |
|   | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)                      | <input type="checkbox"/> Rear                   |
| <input type="checkbox"/> FENCE/GATE   | <input type="checkbox"/> New  | <input type="checkbox"/> Replacement                  |   |
|   | <input type="checkbox"/> Front  | <input type="checkbox"/> Side(s)                      | <input type="checkbox"/> Rear                   |
| Material _____ Style/type _____ Dimensions _____  |   |   |   |
| <input checked="" type="checkbox"/> WINDOWS   | <input checked="" type="checkbox"/> STORM WINDOWS                         | <input type="checkbox"/> DOORS                        | <input checked="" type="checkbox"/> STORM DOORS |
|   | <input checked="" 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>Composition Storm</u>                                |   |   |   |
| <input type="checkbox"/> SIGN/AWNING  | <input type="checkbox"/> New  | <input type="checkbox"/> Restoration                  | <input type="checkbox"/> Replacement            |
| Material _____ Style/type _____ Dimensions _____  |   |   |   |
| <input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments |   |   |   |

### DESCRIPTION OF ACTIVITY

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

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

- PAINT
- ROOF - ASPHALT SHINGLES (completed)
- New Wood Storm Windows
- Repair Existing Windows
- Repair Existing Siding
- REBUILD FRONT PORCH - currently enclosed to open porch (see attached sketch)

## SIGNATURES

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

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

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

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

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

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

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

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

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

## APPLICATION DEADLINE

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

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

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

Date: 7/07/2017

Case No. H17050

Address: 45 TAYLOR AVE

## Staff Report

The applicant has submitted an application for Project Approval for work at 45 TAYLOR AVE, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: JIM & BEV POSEY

Owner: JIM & BEV POSEY

Constructed: 1905

## 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 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:** The applicant is requesting permission to replace all inappropriate storm windows with wood storms, replace/repair existing windows as necessary.

**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. H17050  
☒ Project Approval  
☐ Certificate of Appropriateness  
Date Received 6/22/17  
Date of Hearing 7/12/17

## 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: 45 TAYLOR AVE

Historic Name of Property (if known): BUTLER HOUSE

### APPLICANT INFORMATION

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

Owner's Name: BEV & JIM POSEY  
Address: 45 TAYLOR AVE  
City: Deadwood State: SD Zip: 57732  
Telephone: 605 578 1412 Fax: \_\_\_\_\_  
E-mail: bposey@sushmore.com

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

Contractor's Name: Michael Conover  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: 605 920 0301 Fax: \_\_\_\_\_  
E-mail: blackhillslogman.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 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               |  |

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

### DESCRIPTION OF ACTIVITY

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

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

Replace all inappropriate storm windows with  
wood storms, replace/repair existing windows  
as necessary

## 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.

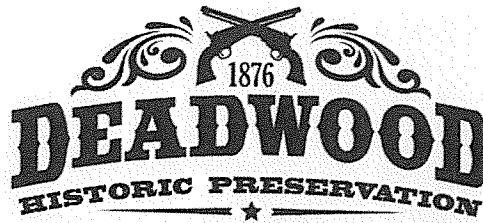
|                                |                  |                                |               |
|--------------------------------|------------------|--------------------------------|---------------|
| <u>Beverly Burke P. Ory</u>    | <u>6/27/2017</u> | _____<br>SIGNATURE OF AGENT(S) | _____<br>DATE |
| SIGNATURE OF OWNER(S)          | DATE             |                                |               |
| <u>Wm. D. P. Ory</u>           | <u>6/22/2017</u> | _____<br>SIGNATURE OF AGENT(S) | _____<br>DATE |
| SIGNATURE OF OWNER(S)          | DATE             |                                |               |
| _____<br>SIGNATURE OF OWNER(S) | _____<br>DATE    | _____<br>SIGNATURE OF AGENT(S) | _____<br>DATE |

## APPLICATION DEADLINE

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

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

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



# EXHIBIT I

## MEMORANDUM

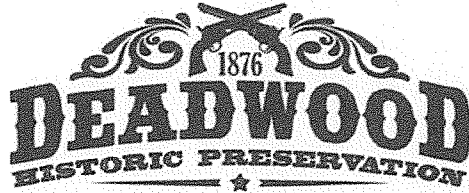
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**Date:** July 7, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

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The following Historic Preservation Program applications were received by this office. Staff's recommendation follows each of the program requests.

- John Walsh – 476 Williams – Wood Windows and Doors  
*Staff has determined the project meets the criteria for the Wood Windows and Doors. Staff will coordinate with the applicant during the proposed project.*
- Jim & Beverly Posey – 45 Taylor Avenue – Wood Windows and Doors Program  
*Staff has determined the project meets the criteria for the Wood Windows and Doors. Staff will coordinate with the applicant during the proposed project.*
- Tim Coomes – 55 Taylor Street – Retaining Wall Program  
*Staff has determined the project meets the criteria for the Retaining Wall Program. Staff will coordinate with the applicant during the proposed project. This will likely be a 2018 or 2019 Retaining Wall Project.*
- James Gibbens – 18 Adams – Wood Windows and Doors Program
- James Gibbens – 18 Adams – Siding Program  
*Staff has determined the project meets the criteria for the Wood Windows and Doors and Siding Programs. Staff will coordinate with the applicant during the proposed project.*



## Wood Windows and Doors Application

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

1. Address of Property:

476 WILLIAMS

2. Applicant/Owner name & mailing address:

John WALSH

476 WILLIAMS

DEADWOOD

Telephone: (818) 416-4759

E-mail WALSHASSOC@yahoo.com

3. Applying for: ☐ Grant or ☐ Loan

Requested Grant or Loan Amount:

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

Estimated Total Cost for Entire Project:

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

**For Office Use Only:**

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

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

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

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

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

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

Applicant's signature: John T. Walsh

Date submitted: 7/5/2017

Owner's signature: John T. Walsh

Date submitted: 7/5/2017

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

# Wood Windows and Doors Worksheet

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

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

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

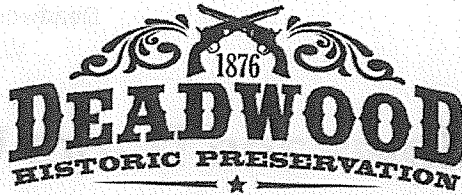
Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

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

I would like to request a grant or loan for a wood storm and screen front door for my house at 476 Williams. 476 Williams is the original St. Ambrose Parish house build in 1890. I will use a Coppa screen door with a replaceable glass window. Coppa is a custom screen and glass door company in Southern California. Estimated cost \$900.

Thank you for your consideration.

John Walsh, 476 Williams, phone 818-591-0513. Email walshassoc@yahoo.com



## Wood Windows and Doors Application

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

1. Address of Property:

45 TAYLOR AVE

2. Applicant/Owner name & mailing address:

Jim & Beverly Posey

45 TAYLOR AVE

Deadwood, SD 57732

Telephone: (605) 578-1412

E-mail bposey@rushmore.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

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

Estimated Total Cost for Entire Project:

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

**For Office Use Only:**

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

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

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

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

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

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

Applicant's signature: Beverly Posey Jim Posey Date submitted: 6/22/17

Owner's signature: Beverly Posey Jim Posey Date submitted: 6/22/17

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

# Wood Windows and Doors Worksheet

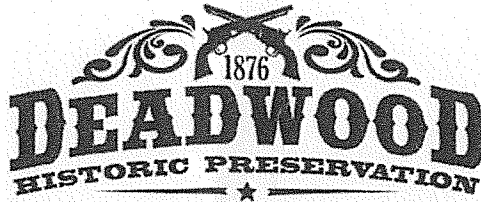
Please fill out below using numbers of windows, storm windows and doors.

| Elevations      | Repair or Replacement of Existing Window(s)   | Installation of New Wood Storm and Screen Window(s)   | Replacement of Inappropriate Window(s)  | Repair or Replacement of Existing Primary Door  | Repair or Replacement of Other Exterior Wood Door(s)   | Replacement of Inappropriate Existing Wood Door(s)  |
|-----------------|---|---|---|---|--|---|
| Front View      |   | 4   |   |   |  |   |
| Right Side View |   | 8   |   |   |  |   |
| Left Side View  |   | 6   |   |   |  |   |
| Rear View       |   | 2   |   |   |  |   |
| Total Windows   |   | 20  |   |   |  |   |
|                 | Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window. | Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window. | Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair. | Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600. | Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door. | Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair. |

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

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

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



## Retaining Wall - Residential Application

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

1. Address of Property:

55 Taylor St Deadwood SD 57732

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

2. Applicant's name & mailing address:

Tim Coomes

207 E 4th St

Deer Rapids, SD 57022

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

E-mail \_\_\_\_\_

Telephone: (605) 391-6060

E-mail wrivtim@hotmail.com

### For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

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

Initials: \_\_\_\_\_

### 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: Tim Coomes

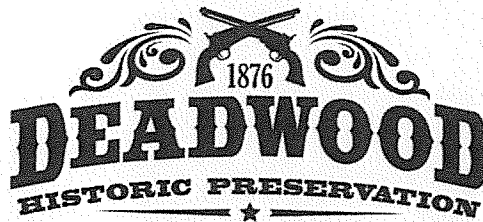
Date submitted: 6/24/17

Owner's signature: Tim Coomes

Date submitted: 6/24/17

Please return the completed application to:

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



# EXHIBIT J

## MEMORANDUM

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**Date:** July 7, 2017  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Grant Extensions

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

- Lee Thompson ..... 47 Forest ..... Elderly/Siding & Wood Windows & Doors Program  
*The grants expire on 07/14/17. Work has started on the project and work will not be completed before the grant expires. The applicant is requesting a six month extension. Staff recommends extending the grant for an additional six months which will expire 01/14/18.*
- Ron Russo..... 24 Adams ..... Elderly Resident Program  
*The grants expire on 07/05/17. Work has not started on the project but a contractor has been hired. Staff recommends extending the grant for three months which will expire 10/23/17.*
- Donna Watson..... 21 Lincoln ..... Wood Windows & Doors Program  
*The grant expires on 07/05/17. The applicant has completed the tree removal and is requesting an extension to use the remaining funds for other life safety issues in the home. Staff recommends extending the grant for six months which will expire 01/05/18.*