

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)

DEADWOOD HISTORIC PRESERVATION COMMISSION

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

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 1st or 3rd 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 14 2017 ~ 4:30 p.m.

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3) (No action to be taken)

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 14 2017 ~ 5:00 p.m.

1. Call meeting to Order
 - a. Election of Officers – Chair, Vice Chair and Second Vice Chair
 - b. Committee Assignments – **Exhibit A**
2. Approval of HPC Meeting Minutes – May 24, 2017
3. Voucher Approval
4. Demolition by Neglect Hearing – 18 Adams – James Gibbons– **Exhibit B**
5. Old or General Business
 - a. Deadwood Chamber of Commerce Update – Lee Harstad - **No Exhibit**
 - b. Main Street Initiative Update and Committee Reports – Kevin Kuchenbecker - **No Exhibit**
 - c. Foundant Technologies Grant Software Purchase – Kevin Kuchenbecker/Bonny Anfinson – **Exhibit C**
6. New Matters before the Deadwood Historic District Commission
 - a. COA H17032 – Annie Tice – 671 Main Street – Replace Awning – **Exhibit D**
 - b. COA H17037 – NHAC First Step – 753 Main – Replace Windows – **Exhibit E**
 - c. COA H17038 – Sandy McCallum – 675 Main – Reroof Awning – **Exhibit F**
 - d. COA H17039 – Blue Sky Gaming/Tin Lizzie – 555 Main – Replace Neon with LED – **Exhibit G**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17033 – Margaret Sulentic – 23 Van Buren – Foundation Repairs – **Exhibit H**
 - b. PA H17034 – Josh Keehn/Gilmore Apartments – 442 Williams – Siding Repairs – **Exhibit I**
 - c. PA H17035 – Michael Johnson – 8 Van Buren – Exterior Repairs – **Exhibit J**
 - d. PA H17036 – Marlin Maynard – 875 Main – Replace Roof – **Exhibit K**
 - e. PA H17040 – Kurt & Dawn Blalas – 24 Raymond – Reroof, Siding, Foundation, Porch – **Exhibit L**
 - f. PA H17041 – Ellie Sandidge – 21 Taylor – Raze shed – **Exhibit M**
 - g. PA H17042 – Floyd Dahl – 41 Forest – Replace windows – **Exhibit N**
8. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – **Exhibit O**
 - i. Ron Russo – 31 Charles – Wood Windows & Doors
 - b. HP Program Grant Extensions – **Exhibit P**
 - i. Toby & Pat Edstrom 867 Main Elderly Resident Program
 - ii. James Pontius..... 118 Charles Siding & Wood Windows & Doors Program
 - iii. Dustin & Laura Floyd 21 Lincoln Wood Windows & Doors Program
 - iv. Mathew Pike 35 Lincoln Wood Windows & Doors Program
 - v. Roger & Ann Ochse 35 Madison Wood Windows & Doors Program
 - vi. Kracht Family Trust 4 Lincoln Wood Windows & Doors Program
 - c. Revolving Loan Program – **Exhibit Q**
 - i. John & Sharon Martinisko- 53 Taylor – Two Retaining Wall Loan Requests
 - ii. Haverberg Family Limited Partnership – 1,3,5 Burnham – Commercial Loan
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. Other Business
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All Applications **MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, June 14 2017 ~ 4:30 p.m.

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

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, Quentin Riggins, City Attorney, Trent Mohr City Building Inspector

The Deadwood Historic Preservation Commission met in executive session on Wednesday, June 14, 2017, 4:30 p.m. in the Century Room of City Hall to discuss legal matters per South Dakota Codified Law 1-25-1 (3). No action was taken at this meeting.

Adjournment:

The Historic Preservation Commission Executive Session Meeting adjourned at 4:55 p.m.

ATTEST:

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

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, June 14, 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: Charlie Struble was present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Quentin Riggins, City Attorney, Trent Mohr City Building Inspector, Crystal Murray, of NeighborWorks-Dakota Home Services and Bonny Anfinson, Recording Secretary, were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Vice Chair Blair called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 14, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Swearing in of New Commission

Kevin Kuchenbecker welcomed the new Historic Preservation Commissions to the meeting. Quentin Riggins, City Attorney, swore in Ann Ochse and Beverly Posey as the new Historic Preservation Commissioners.

Election of Officers

Chairman – ***Mr. Namminga moved and seconded by Ms. Posey to nominate Michael Johnson as Chairperson. Mr. Toews moved and seconded by Ms. Posey to cease nomination. Aye – All. Motion carried.***

Vice Chairman – ***Mr. Toews moved and seconded by Mr. Berg to nominate Tom Blair as Vice Chairman. Aye – All. Motion carried.***

2nd Vice Chairman – ***Mr. Blair moved and seconded by Mr. Toews to nominate Ann Ochse as 2nd Vice Chairman. Aye – All. Motion carried.***

Committee Assignments – Exhibit A

Mr. Kuchenbecker presented the 2017/2018 HP Commissioners Committee List to assign themselves to committees. After HP Commissioner Discussion the committee list is as follows:

HISTORIC PRESERVATION COMMITTEES

Projects Committee

- Dale Berg
- Lyman Toews
- Lynn Namminga

Loan & Grant Programs Committee

- Michael Johnson, Chair
- Tom Blair, Vice Chair
- Ann Ochse, 2nd Vice chair

HISTORIC PRESERVATION COMMUNITY BOARD REPRESENTATIVES

Chamber of Commerce

- Tom Blair
- Dale Berg

NeighborWorks

- Lyman Toews

Deadwood Alive

- Dale Berg

DEADWOOD REVITALIZATION AND MAIN STREET INITIATIVE

Organization (Steering) Committee

- Michael Johnson, Chair
- Tom Blair, Vice Chair
- Ann Ochse, 2nd Vice chair

Economic Restructuring

- Lyman Toews
- Dale Berg

Design Committee

- Beverly Posey
- Lynn Namminga

Promotion Committee

- Mike Johnson
- Tom Blair

Plaza Task Force

- Lyman Toews
- Ann Ochse

It was moved by Mr. Toews and seconded by Mr. Blair to approve the Committee assignments for 2017-2018. Aye – All. Motion carried.

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 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$592,752.25. Aye – All. Motion carried.

Demolition by Neglect Hearing – 18 Adams – James Gibbons – Exhibit B

Mr. Mohr stated when he was made aware of the conditions at 18 Adams the first step was to review the history of the property in the file. Everything that was in the files has been submitted to you in your packet. An on-site inspection was conducted to review and document the current condition of the property. A meeting was then held with the Historic Preservation Officer, Director of Public Works and Planning and Zoning Administrator. The Zoning Ordinance and Demolition by Neglect Ordinances were reviewed. During this meeting it was determined 18 Adams is a case of Demolition by Neglect. The owner was served with a notice of hearing for tonight's meeting. James Gibbons, (Owner) stated he is trying to get the work started on repairs to the house. I have four contractors waiting to put bids in. I have a home improvement loan. There are things I am going to change on the house. There are currently no leaks inside of the building. Plans are to repair the roof and taking out the front windows and turning it back into an open porch so it will look similar to the other properties on the street. Chair Johnson asked about the status of the loan he is getting. Mr. Gibbons stated he will be finding out about the loan on Thursday. Chair Johnson asked Mr. Gibbons if he has had an opportunity to review the grants that would be available to him. Mr. Gibbons stated that the plan right now is to get the roof done, get paint on the house, the gutters and the front porch done. Would like to get the major outside work done first and then look at replacing windows. Chair Johnson asked if Mr. Gibbons would be able to submit the project approval within the next 30 days. Mr. Gibbons stated he would submit the paper work as soon as he has approval from the bank and quotes from contractors. The repairs are mainly cosmetic. ***It was moved by Mr. Toews and seconded by Ms. Ochse based on recommendations from staff the property located at 18 Adams is declared Demolition by Neglect. Aye – All. Motion carried.***

It was moved by Mr. Blair and seconded by Mr. Namminga to have Mr. Gibbons report back to the Historic Preservation Commission in 30 days and submit a project approval for the July 12 meeting and have a signed agreement at that time stating if the owner does not meet the ninety day requirement to complete the project the City of Deadwood will hire contractors to complete the project at owners expense or place a lien on the property. Aye – All. Motion carried.

Mr. Toews stated we cannot allow this to continue without repairs being done. Mr. Gibbons stated he would like to get started on the project right now. Demolition of the windows can be done by me. All I will need is a dumpster. This would save me money. Mr. Toews stated this is not a situation where we will accept a continuation. Mr. Gibbons stated he understands that. Chair Johnson asked Mr. Gibbons that in 30 days you will submit a project approval outlining what you will be doing at 18 Adams and after that there will be 90 days to complete the project. Mr. Gibbons stated yes he understands. Mr. Kuchenbecker asked if the HP Commission would allow Trent Mohr and Kevin Kuchenbecker to issue an advance building permit to do some of the work before the project approval is approved as long as it meets the guidelines. This will allow Mr. Gibbons to get a dumpster and start working on the project. ***It was moved by Mr. Toews and seconded by Mr. Berg to allow Trent Mohr and Kevin Kuchenbecker to approve an advance building permit for 18 Adams to do some of the work before***

***the project approval as long as the work meets the guidelines of Historic Preservation. Aye – All.
Motion carried.***

Old or General Business:

Deadwood Chamber of Commerce Update – Lee Harstad

Lee Harstad and Amanda Kille presented an update on the Deadwood Chamber of Commerce programs/events and the Chamber's marketing campaign.

Main Street Initiative Update and Committee Reports

Mr. Kuchenbecker stated the Steering Committee met today and reported the Design Committee is working on pole banners and working on the Days of 76 Rodeo banners. There was a Volunteer Day which volunteers cleaned up the Island on the north end of Main Street. They are looking at possible doing it on a monthly basis such as sweeping Main Street or cleaning up another island to supplement what needs to be done when it comes down to details. The flower baskets are up. The first Ghost Sign on the Celebrity Hotel is complete. Staff will be sending a letter out to the other fifteen identified signs if the Commission directs them to. Promotion Committee had a very successful Plant Swap on June 1. There were 100 slices of pie and only had seven pieces left. Louie Lalonde stated they have an event coming up in early November called "Little Black Dress". It will be a dress up affair designed for all ages and will raise money for MS and Deadwood Revitalization. There will be a Wild Bill to Wild Bill 5K in the fall that will start downtown and up to Mt. Moriah and back down. Plans are to hold an Equinox Holistics fair in the fall which would tie into the same weekend as the zombie run. Mr. Kuchenbecker stated the Economic Restructure committee meets next Tuesday to continue the work on the Upper Floor. The Negotiation Leadership Team has met twice to review what has happened. There has been a conference call with the Public Utilities Commissioner Chris Nelson. The next step is reviewing additional documentation from Century Link.

Foundant Technologies Grant Software Purchase -- Exhibit C

Mr. Kuchenbecker stated the Historic Preservation Office has taken on the grant programs when we switched from the loan program to the grants. The managing and tracking of these grants is always a challenge and Bonny has been researching this software. Ms. Anfinson stated the issues we are having is how we are keeping track of all our information. The documents are kept in one file and the accounting is kept on a spreadsheet with all the other grants. It makes it difficult to look up information. With this software we can review all the information in one place. This will also allow our customers the ability to apply for grants on line. Mr. Kuchenbecker stated staff participated in a webinar with the company. This software is customizable to meeting our needs. The City Finance Officer also participated in the webinar and gave her support and stated it is a wise investment as we continue to grow our programs. Staff will go back and enter all of the past grants which will take some time. Foundant was contacted about entering the past data but because it is in so many different formats it would not be cost effective to have to enter the data. The first step is training and setting up the software to meet our programs. The software would be paid out of the revolving loan line item. Chair Johnson asked if staff had talked with other users of the program. Ms. Anfinson state there are foundations in Rapid City, Casper and Denver using this software and they have all spoke very highly of the program. The technical support is excellent and there is no limit on the amount of support needed. They all recommended this software. Mr. Toews stated to get the data entered, do we have the resources to enter this information. Mr. Kuchenbecker stated we have the resources but it will take time. By the end of the year staff should be able to find the time to enter the data. Mr. Toews asked if they could have it complete in six months. Mr. Kuchenbecker stated staff has discussed this and plan to split out the grants. Start out with 2017 or all open programs. Mr. Toews stated would a year be better because staff is so busy. Mr. Kuchenbecker stated he will give the commission updates. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission approval to purchase a two year subscription and training from Foundant Technologies in the amount of \$12,000 with renewal every two years in the amount of \$9,500 to be paid out of the Professional Services Revolving Loan line item. Aye – All.
Motion carried.***

New Matters before the Deadwood Historic District Commission

COA H17032 – Annie Tice – 671 Main Street – Replace Awning – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 671 Main a contributing structure located in the City of Deadwood. The applicant is requesting permission to remove and replace the old awning with a new turquoise and brown valance with the wording "Dakota Sky Stone" on the valance. The proposed work and changes do not encroach upon, damage or destroy a historic resource; however, the colors of the awning do not appear traditional to the character of the typical historic buildings and therefore could be found adverse to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Berg and seconded by Mr. Namminga 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 H17037 – NHAC First Step – 753 Main – Replace Windows – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 753 Main a non-contributing structure located in the Upper Main Planning District. The applicant is requesting permission to replace windows with sliding windows for health, but more importantly, safety reasons. To escape if there is a fire in the building, they will be replacing the windows with sliding windows. 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. Toews and seconded by Mr. Blair 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 H17038 – Sandy McCallum – 675 Main – Reroof Awning – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 675 Main a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to reroof the existing awning with like cedar shingles, same as existing, restain, caulk existing log siding on front of building, and stain siding same color. 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. Toews 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 H17039 – Blue Sky Gaming/Tin Lizzie – 555 Main – Replace Neon with LED – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 555 Main a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the existing exterior neon lighting with LED tub lighting. LED lighting is more energy efficient, cost-effective and easier to maintain. The current neon lights are often in need of replacement due to hail and must be individually created by a local sign company, which leads to a lengthy replacement time. The LED will maintain a consistent look to the exterior of the property and avoid periods of time with a gap in lighting. The LED is available in the same red color that is the existing neon and will not be changed to a different look. Only the existing neon lighting will be replaced and there will be no new fixtures added. 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 Ms. Ochse and seconded by Mr. Blair 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 H17033 – Margaret Sulentic – 23 Van Buren – Foundation Repairs – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 23 Van Buren a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the foundation of the house and garage and repair the garage that is leaning. 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. Blair 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. Aye – All. Motion carried.***

PA H17034 – Josh Keehn/Gilmore Apartments – 442 Williams – Siding Repairs – Exhibit I

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 442 Williams Street a contributing structure located in the City Creek Planning Unit in the City of Deadwood. The applicant is

requesting permission to remove the wood siding from the northern side of the '80s addition and replace with a cement board siding. The new siding will be a smooth texture and leave the reveal as it is. The cement board siding will then be painted to match the rest of the building. 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 Ms. Ochse and seconded by Mr. Blair 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 H17035 – Michael Johnson – 8 Van Buren – Exterior Repairs – Exhibit J

Chair Johnson Abstained from discussion. Vice Chair Blair controlled the meeting.

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 8 Van Buren a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to re-shingle, repair foundation on the rear porch addition and tuck pointing the entire foundation, replace siding, and replace windows as submitted. 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.***

Chair Johnson returned to chairing the meeting.

PA H17036 – Marlin Maynard – 875 Main – Replace Roof – Exhibit K

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 875 Main a non-contributing structure located in the Upper Main Planning Unit in the City of Deadwood. The applicant is requesting permission to replace asphalt roof with Bridger Steel Rustic Rawhide roof. 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. Berg and seconded by Ms. Ochs, 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 H17040 – Kurt & Dawn Blalas – 24 Raymond – Reroof, Siding, Foundation, Porch – Exhibit L

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 24 Raymond Street a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the existing roof with OSB, underlayment, new roof edge metal and flashing, and 30-year laminate shingle. Repair sagging foundation. Open the front porch to reflect the original appearance of the home and possibly extend it to make it more user-friendly. All columns, railings and spindles will reflect the historical character of the house. Add a balcony above the porch that can be accessed from the existing doors on the second floor of the house. All columns, railings and spindles will reflect the historic character of the house. Replace all existing wood windows with wood frame, double-hung windows with low E glass, taking care to maintain the existing or original size openings. Repair, if possible, all exterior doors. Replace where necessary. Replace existing shed-type door going into the side of the house with French doors. Remove existing fence and replace with a more visually appealing option. Repair siding where needed and replace with matching material where it cannot be repaired. The proposed standing seam roof would be considered a traditional material for historic structures. Other metal roofs have been considered by the Historic Preservation Commission and denied due to the style of roofing. It is staff's opinion, this traditional material is more appropriate of a metal roof. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Ochs 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 H17041 – Ellie Sandidge – 21 Taylor – Raze shed – Exhibit M

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 21 Taylor a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to raze shed/shop above 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. Mr. Kuchenbecker recommended a site visit of the structure by the HP Commission before a determination could be made. ***It was moved by Mr. Blair and seconded by Ms. Ochse to continue the discussion to the next meeting so commissioners can view the structure. Aye – All. Motion carried.***

Mr. Kuchenbecker stated the HP Commission will meet at 4:00 p.m. on June 28, 2017 to view the structure.

PA H17042 – Floyd Dahl – 41 Forest – Replace windows – Exhibit N

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 41 Forest a non-contributing structure located in the Forest Hills Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the wood frame windows with modern functioning metal windows. The new windows will need to be custom fabricated windows to fit the exact measurements. The new windows will look in appearance the exact same as the original double hung wood windows. 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. 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.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit O

Ron Russo – 31 Charles – Wood Windows & Doors

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

HP Program Grant Extensions – Exhibit P

Ann Ochse Abstained from discussion.

Toby & Pat Edstrom -- 867 Main -- Elderly Resident Program

James Pontius -- 118 Charles -- Siding & Wood Windows & Doors Program

Dustin & Laura Floyd -- 21 Lincoln -- Wood Windows & Doors Program

Mathew Pike -- 35 Lincoln -- Wood Windows & Doors Program

Roger & Ann Ochse --35 Madison -- Wood Windows & Doors Program

Kracht Family Trust -- 4 Lincoln -- Wood Windows & Doors Program

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

Revolving Loan Program/Disbursements

Revolving Loan Program – Exhibit Q

John & Sharon Martinisko- 53 Taylor – Two Retaining Wall Loan Requests

Haverberg Family Limited Partnership – 1,3,5 Burnham – Commercial Loan

It was moved by Mr. Blair and seconded by Mr. Toews to approve the Revolving Loan Program Applications, as presented. Aye – All. Motion carried.

Revolving Loan Program Disbursements

It was moved by Mr. Namminga and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$93,875.02, based on information as presented by Ms. Murray, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Namminga to approve HP Revolving Loan Fund disbursements in the amount of \$44,437.76 based on information as presented by Ms. Murray, of NeighborWorks-Dakota Home Services. Aye - All - Mr. Berg abstained. Motion carried.

The delinquency report was presented by Ms. Murray.

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:

- Lynn Namminga's house was featured in the Rapid City Journal;
- 360 Williams project is almost complete. There is a little over \$10,000 remaining of the \$100,000 budget. There is electrical panel upgrade to complete and interior portion of the windows yet to do. Staff will prioritize with the owner on what to do with the remaining funds to maximize the benefit. Mr. Toews suggested have the Rapid City Journal do an article on this project and other programs such as the Façade Programs.
- South Dakota Planes Conference is being held in Spearfish September 12-15, 2017. Let staff know if you wish to participate;
- The Welcome Center Dedication is June 15 at 12:00;
- Windows are going in at the Fairmont.

Committee Reports:

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:49 p.m.

ATTEST:

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

Date: 6/09/2017

Case No. H17041

Address: 21 TAYLOR AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 21 TAYLOR AVE, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: ELLIE SANDIDGE

Owner: ELLIE SANDIDGE

Constructed: 1889

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

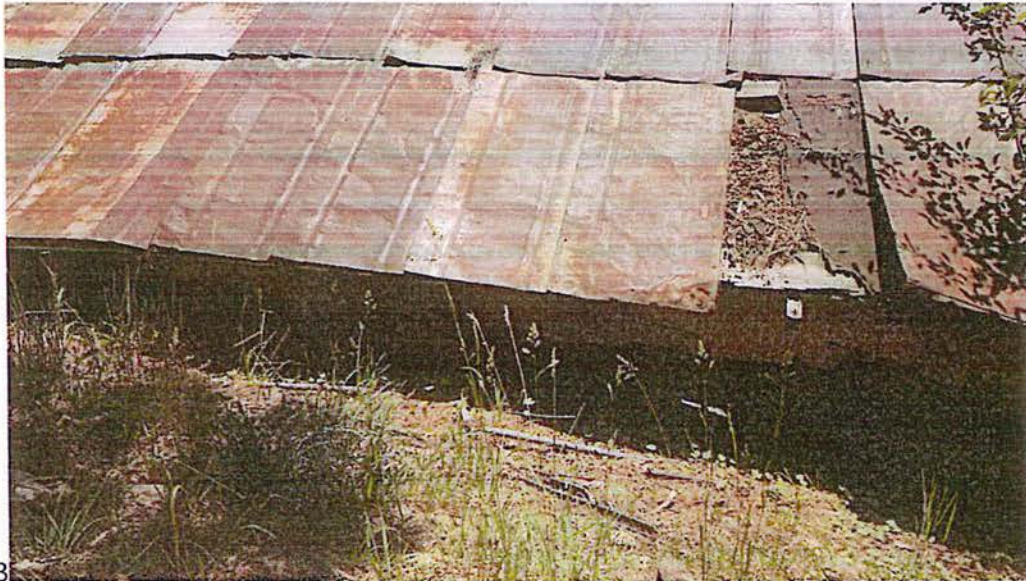
General Factors:

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

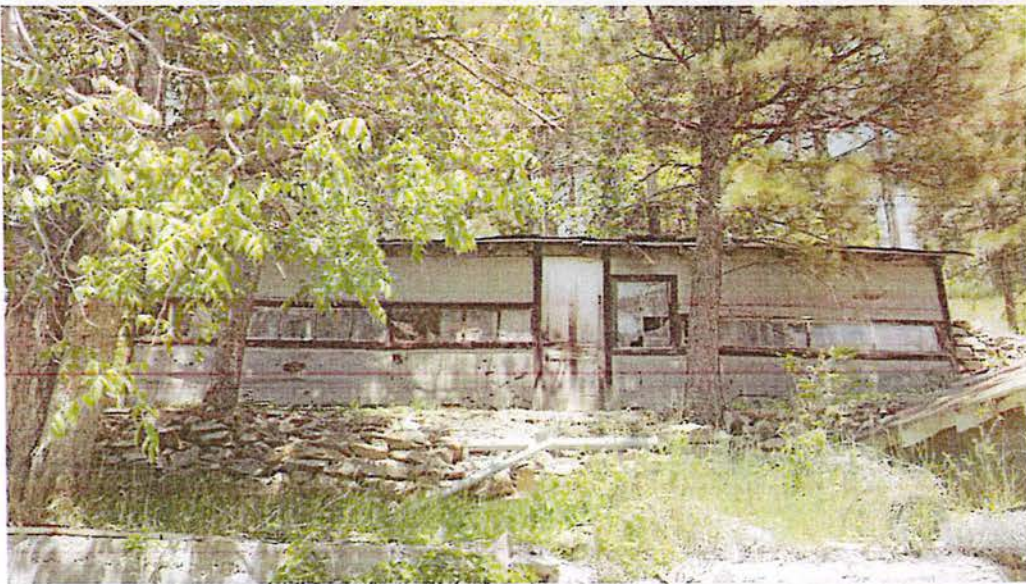
2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to raze shed/shop above the garage, due to deterioration.

Attachments: No**Plans:** No**Photos:** Yes**Staff Opinion:**

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.



3



33



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>H17047</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>06/07/17</u>
Date of Hearing	<u>06/14/17</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: 21 Taylor Ave

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Elise Sandberg
Address: 11 Lincoln Ave.
City: DDW State: SD Zip: 57732
Telephone: 605-722-1955 Fax: _____
605-578-1735
E-mail: _____

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

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

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

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|--------------------------------------|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input 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: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

Tear Down Shed / Shop Above Garage

SIGNATURES

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

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

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



SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

EXHIBIT B

TO: Deadwood Historic Preservation Commission
Kevin Kuchenbecker

FROM: Days of 76 Parade Committee
Ronald Burns

RE: Request for finance support
\$4000

June 21, 2017



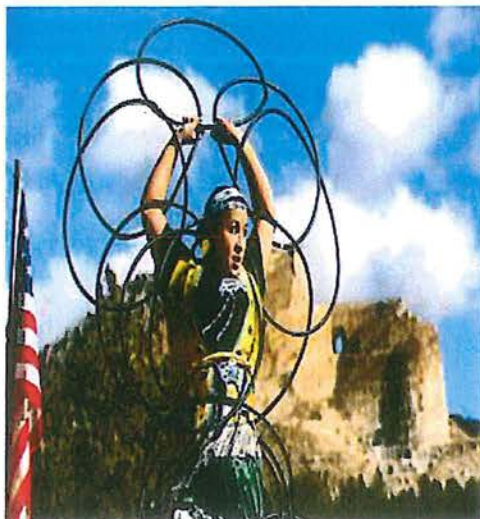
Chief Dave Bald Eagle

The Days of 76 Parade Committee has been working over the past several years to enhance the Native American Indian participation in the parade and the Days of 76 event. In years past, the Native American Indian presence was significantly large. Several dozen teepees on the hillside were home to the Indians for the entire event. To show their appreciation, the Days of 76 Committee welcomed the Indians with a large banquet of food. Over time, for various reasons things changed. The Native American Indian participation dwindled to the Bald Eagle family. Dave Bald Eagle was involved until his very recent passing.

In today's climate it is important to bring diverse people together. This request is for just such a purpose. Exposure to other cultures and beliefs only serves to foster understanding and acceptance. It is our fervent hope that bringing Native Americans back to the Days of 76 event will serve to improve relations within and amongst our community.

The Parade Committee has received permission to utilize the football field to provide ample space for Native American performances. This space will also occupy other fun family activities prior to every rodeo performance on Friday and Saturday. We have located three teepees to be located on the site for the proper background for the performances.

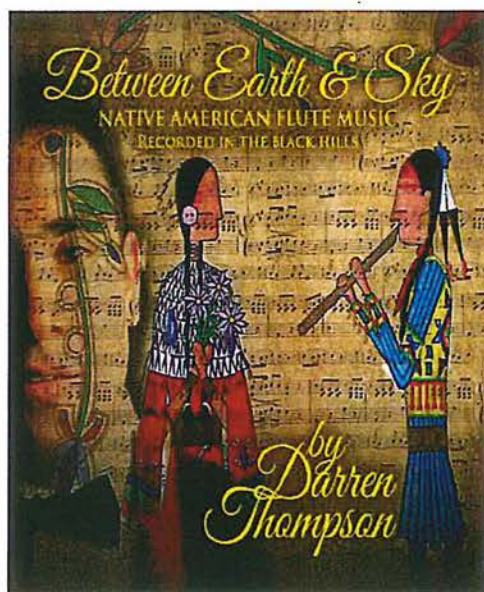
The Parade Committee reached out to Crazy Horse asking for referrals. They were very accommodating and passed along the committee's invite. Two of their weekly performing artists have submitted request of interest.



Starr Chief Eagle is an American Indian Culture Interpreter and Performing Artist. She is an enrolled member of the Sicangu Rosebud Lakota Sioux tribe currently pursuing her Bachelors Degree in American Indian Studies at the University of Minnesota Morris with some classes being taken at Oglala Lakota College. She is on two South Dakota Arts council rosters: Artists in Schools and Communities and Touring Artists. Starr Chief Eagle has performed all over the world and continues to reach out here in her homelands of South Dakota.

Starr was raised up in hoop dancing by her father Dallas Chief Eagle and continues to carry on his teachings with a combination of her own.

www.arts council.sd.gov/aisc/starrchiefeagle.aspx



Hailing from the Lac du Flambeau Ojibwe reservation in Northern Wisconsin, **Darren Thompson** has been a well-known artist since his debut album in 2009, "The Song of Flower: Native American Songs from Ojibwe Country", as well as being a sought-after public speaker, educator and facilitator.

He started playing the flute while in his undergraduate studies at Marquette University in the early 2000's, citing that it helped him focus while studying. Having no prior musical experience or formal training, Thompson taught himself to play the flute from his dorm room in his spare time, while also fighting the racial divide that is still a prominent issue at Marquette. That's an impressive feat for any medium, and hard

work prove to pay off as Thompson most recently was named the Crazy Horse Memorial Foundation Artist in Residence.

<https://www.darrenthompson.net>

<https://www.youtube.com/watch?v=S8B4Q9wrry0>



*MKP has proven to be
our most effective allies
in eradicating genocide
since the Cheyenne were to
the Lakota 150 years ago.
~ Dallas Chief Eagle
Lakota, Pine Ridge*

Dallas Chief Eagle, Jr., a member of the Rosebud Sioux tribe, has been a Hoopdancer for 36 years. In 1983 he earned a B.S. in Art Education from the University of South Dakota and received his M.A. at the same university in Counseling, Guidance and Personnel Services. He holds membership in the American Association of Counseling and Development, the National Art Therapy Association, the South Dakota Indian Counselors Association (of which he was President for two terms); and the Medicine Wheel Association, Big Horn Mountains.

He was also a First Place Winner in the Reno Red Cloud Memorial Hoop Dance Contest, Oglala Fair in 1997, and in 1996 he took First Place in the Senior Division of the World Hoop Dance Contest in Phoenix, Arizona.

Warren "Guss" Yellow Hair is a Lakota grassroots artist, from Allen, SD and owner of his own business, Teton Painted Lodges. Guss has been creating Lakota art work since he was a young man and he "enjoys creating a piece of art that people can treasure for years". Yellow Hair has a unique niche in the Lakota Arts market with his high quality painted tipis and sweat lodge covers; he paints on the covers with a distinctive form of Traditional old style pictographs of Plains Indians. Guss specializes in beadwork, tanning hides and drum making. Guss also handcrafts small items such as dream catchers, mini-shields, beaded baby moccasins and ledger art work. He is likely the most diverse Lakota artist on the Reservation.



Gus Yellow Hair has been working with the Parade Committee for the last few years. Gus and his family have been providing entertainment. He tells stories of the Native American culture and plays the drum while his family dances. Gus is providing the teepees that will be placed on the football field.

Dallas Chief Eagle is also bringing 4 horses from his ranch in Kyle. The Chief Eagle family will ride in the parade both days in full regalia.

Each group will provide other members that will dance and entertain therefore we will have 12-15 artists performing prior to each rodeo on Friday and Saturday. The groups will interact with the spectators to teach the culture, Hoop Dancing, and storytelling. These performanc-

es are free to public. This will provide an excellent opportunity to learn the culture through family fun.

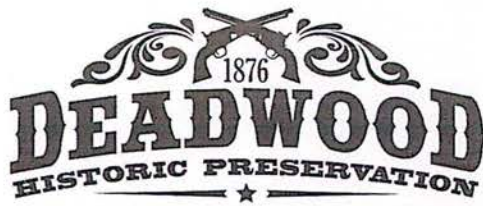


EXHIBIT C

Facade Easement Program – Policy Guidelines

1. Statement of Purpose:

The restoration and protection of Deadwood's historic buildings and structures are a primary part of the City's goal to preserve and maintain Deadwood's historic integrity. The expense of such restoration and protection projects may discourage property owners from having the work completed or may result in lower quality of craftsmanship. The purpose of this program is to assist and encourage property owners to use quality materials and craftsmanship by repairing first, where possible, and replacing, only if necessary.

2. Objective:

The City of Deadwood is a National Historic Landmark and is listed on the National and South Dakota State Registers of Historic Places. Maintaining these designations is critical to the economic success of the City and quality of life of its residents. The objective of the program is to stimulate the quality restoration and protection of buildings and structures contributing to the historic integrity of the City of Deadwood. Through the program, the owner of a participating building agrees to make approved improvements to the building façade(s) and transfer to the Deadwood Historic Preservation Commission an easement on the character-defining façade.

3. Eligibility:

To be eligible for the Facade Easement Program, a project must meet the following criteria:

- a. The project must affect a property listed on the City of Deadwood's 1993 Historic Sites Inventory as an historic property in the Deadwood National Historic Landmark District. Properties not listed on the inventory must be eligible for the National Register of Historic Places as defined in the National Park Service's National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.
- b. The property may be eligible if the removal of inappropriate alterations or the reconstruction of missing details will reverse the listing from a non-contributing resource to a contributing resource within the Deadwood Local Historic District.
- c. The building must be a commercial property as defined by Deadwood Planning and Zoning Department and be within the Deadwood Local Historic District.

The City of Deadwood's Historic Preservation Officer determines a project's eligibility. All eligible applications are subject to the review by the Deadwood Historic District Commission.

4. Definitions:

Commercial Property – is a structure used primarily as an income-producing building and zoned accordingly.

Building - is a structure with a roof and walls and stands permanently in one place requiring a certain amount of internal infrastructure to function, which includes such elements like heating / cooling, power and telecommunications, water and wastewater etc. For the purposes of this program, it is not defined through the South Dakota Commission on Gaming rules and regulations.

Façade – is any finished exterior side of a building facing a public right-of-way or open space.

Prominent Façade – is any finished exterior side of a building with significant architectural details which face a public street.

Qualified Expenditure – is the rehabilitation work on the exterior façade(s) of the building which meets the Secretary of the Interiors Standards for Rehabilitation including masonry cleaning, tuck-pointing, replication of

Adopted - 06/24/15

Revised 12/28/16

historic awnings or canopies and historically significant façade details. Purchase price, site work, decks, patios, walkways, ramps, landscaping, non-historic signage, contingency costs, fees or taxes, and new additions to the building are not qualified expenditures.

Easement – is a conservation easement for the exterior façade set for perpetuity as allowed under applicable State and Federal laws.

5. Program Requirements:

- a. The actual costs of restoring or rehabilitating the façade(s) will be used in determining the value of the façade grant. There is a maximum award allowed per building. The following factors apply in determining the maximum award:
 - i. The standard maximum award per building is 80 percent of the qualified expenditures. ~~and capped at \$175,000.~~ ~~ii.~~ The standard award is not to exceed \$3,000 per linear foot of prominent façade frontage.
 - ii. Any award cap may be increased by up to \$1,000 per linear foot of secondary frontage for buildings on corner lots and with more than one prominent façade.
- b. Once the applicant has expended the first 20 percent of the costs and shows proof of expenditures and payment the applicant may then submit invoices for reimbursement to the Historic Preservation Office
- c. The conservation easement occur after the project has been completed and verified by the Historic Preservation Officer and the Building Inspector.
- d. The funds are to be used for restoration or rehabilitation of the historic facade first, if possible, and then removal and replacement of inappropriate materials or façade alterations or for masonry repairs on brick walled buildings.
- e. All payments are to be for materials and/or contractor's costs only supported by verifiable invoices. Owner's time is not reimbursable.
- f. Construction and / or Permanent Loans:
 - i. Persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
 - ii. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
 - iii. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
 - iv. All Deadwood Historic Preservation loan programs will include the following fees: Credit Report, Recording Fee, 1% Loan Origination Fee, Settlement Fee and a Title Report Fee. These fees are collected from applicant/owner at loan closing. All loan fees will be disclosed on a Loan Estimate by NeighborWorks in accordance with the Real Estate Settlement and Procedures Act.
- g. All projects will be performed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings.

6. Selection Process

Selection Process will be through a recommendation from a selection committee to Deadwood Historic District Commission with input from the Historic Preservation staff. The selection committee shall include the

*Adopted - 06/24/15
Revised 12/28/16*

Mayor, City Commissioner of Historic Preservation, Chair of Deadwood Historic Preservation Commission, Deadwood Economic Development Director and City Finance Officer.

The Deadwood Historic Preservation Commission reserves the right to amend, or to change or modify this program for any reason. The number of projects funded for each year will be dependent to the maximum budgeted for the program by the Deadwood Historic Preservation Commission.

7. Forms and Technical Assistance:

- a. **Loans** - Loan application forms and loan technical assistance are available at the NeighborWorks Office, 795 Upper Main Street in Deadwood. Telephone: (605) 578-1401.
- b. **Conservation Easement** – sample conservation easement is available at the Historic Preservation Office located at Deadwood City Hall, 108 Sherman Street in Deadwood. (605) 578-2082.
- c. **Certificate of Appropriateness** – The applications are available at the Historic Preservation Office located at Deadwood City Hall, 108 Sherman Street in Deadwood. (605) 578-2082. This form is also available online at: <http://www.cityofdeadwood.com>, under **Permits, Licenses & Forms** tab, then under Historic Preservation heading.

This form must be completed and given to the Historic Preservation Officer who will present it to the Historic District Commission for consideration. *[No work can start until Historic District Commission approval and the owner/applicant has an approved City of Deadwood Building Permit.]*

- d. **City of Deadwood Building Permit** – A City of Deadwood (Residential or Commercial) Building Permit must be acquired from the City of Deadwood Building Inspector located at 67 Dunlop Avenue, in Deadwood. Telephone: (605) 578-3082. This permit application form is also available online at: <http://www.cityofdeadwood.com>, under **Permits, Licenses & Forms** tab, then under Building Inspector heading.

EXHIBIT D

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



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

MEMORANDUM

Date: June 23, 2017
To: Deadwood City Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 2017 Outside of Deadwood Grants – Round Two

On June 15, 2017, the Deadwood Historic Preservation Commission's Project Committee met and reviewed the second round of the 2017 Outside of Deadwood Grants applications. The second round included seventeen (17) Outside of Deadwood Grant applications requesting a total of \$245,070.00.

2017 OUTSIDE OF DEADWOOD GRANT RECOMMENDATIONS

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
Lead/Deadwood Economic Development	Grant Program	Lead/Deadwood.....	\$15,000.00
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
TOTAL GRANTS ROUND TWO			\$125,000.00

The committee recommends not funding the following projects at this time:

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

D.C. Booth Fish Hatchery and Archives – The Booth House

The Booth House was built on the hatchery grounds in 1905 as the living quarters for the hatchery superintendent and his family. Since 1983, it has been a museum depicting the life of the first superintendent. This structure continues to be an educational historic home with guided interpretive tours. Over the years the house has suffered from deterioration around the back porch and the front porch roof. The classical columns on the porch are suffering from wood rot, the deck is leaking, the soffit is rotten and the paint is peeling. The gutters are failing causing water leakage. These grant funds would be used to make these repairs.

Match \$13,200.00 Grant Request \$13,200.00 Total \$26,400.00

Match-to-Grant Ratio 50% Proposed Grant amount = \$ 13,200.00

Frawley Ranches – Elkhorn Ridge Development

The applicant is constructing a 5.4 mile walking and hiking trail located amongst historically significant properties on the Frawley Ranches ranging from Billy Grant Homestead, Wolsey-Burton Dugout, Polo Creek Canyon, Miller Creek and others. The funding request is to purchase interpretive panels or plaques and place them at various locations along these trails to help guide and educate the public.

Match \$3,539.50 Grant Request \$3,539.50 Total \$7,079.00

Match-to-Grant Ratio 50% Proposed Grant amount = \$ 3,500.00

Ft. Pierre HPC – Fort Pierre Chouteau

The Ft. Pierre Chouteau is one of the oldest Euro-American sites in the state of South Dakota. This site is underutilized and hard to spot by the passing public. Currently there is a gravel walking path and informational panels leading up to the site. This project is to construct a tower similar to the guard tower found on the original fort just off the street and will include a concrete path to the tower, interpretive panel and a shaded seating area for the participants. This will also provide handicap accessibility to the tower area.

Match \$30,000.00 Grant Request \$10,000.00 Total \$40,000.00

Match-to-Grant Ratio 20% Proposed Grant amount = \$ 10,000.00

Ft. Pierre American Legion Community Hall

The City of Ft. Pierre, in collaboration with the Verendrye Museum, would like to undertake a preservation project on the historic Fort Pierre American Legion Community Hall, now the Verendrye Museum building. This will be a two phase project. Phase I will encompass the exterior of the structure and Phase II will be interior renovations and upgrades. The grant request is for Phase I to help cover costs of tuck pointing, repairs to exterior walls and window replacement.

Match \$75,000.00 Grant Request \$25,000.00 Total \$100,000.00

Match-to-Grant Ratio 25% Proposed Grant amount = 12,675.00

Lawrence County Historical Society

In 1981, the Lawrence County Historical Society published a book "Some History of Lawrence County". The society is requesting funds to publish Volume II which will include pioneers omitted in Volume I. This grant request will include research/contact local historical societies, date collection, fact checking, read, review and edit histories, locate photos, research and write missing pioneer histories, compile, format material, market and print, and distribute the books.

Match \$11,320.00 Grant Request \$11,213.00 Total \$22,533.00

Match-to-Grant Ratio 50% Proposed Grant amount = \$ 11,200.00

Lead/Deadwood Economic Development

The Lead/Deadwood Economic Development is requesting resources to create a revolving loan fund to be used for commercial properties in Lead's Historic District. Commercial properties would be within the Lead Historic District. Properties must be active businesses or actively on the market for sale/lease. Properties must be a contributing property within the Lead Historic District and threaten life safety codes.

Match \$25,000.00 Grant Request \$25,000.00 Total \$50,000.00

Match-to-Grant Ratio 50% Proposed Grant amount = \$ 15,000.00

Mt. Roosevelt Friendship Tower

The Mt. Roosevelt Friendship Tower has benefitted from several years of historic preservation work that has stabilized the structure from deterioration, and restored it to its original form. These efforts have resulted in a renewed interest in the structure and the history behind its inception and construction. Currently there are three updated interpretive signs along the short hiking trail around the structure. This request is for the creation of four others; a map of the trail; an overlook interpretation of Bear Butte and local geology; an overlook of Spearfish and Belle Fourche which will tell the story of the meeting of Bullock and Roosevelt; the importance of these communities to Deadwood; and an overlook of Homestake Mine telling the importance of the mine and the Forest Service to the development of sustainable forestry to support the mine.

Match \$6,875.00 Grant Request \$6,875.00 Total \$13,950.00

Match-to-Grant Ratio 50% Proposed Grant amount = \$ 6,850.00

Fall River County - Pioneer Museum

The Pioneer Museum in Hot Springs is addressing several electrical issues in the museum and wanting to replace the flood lights with LED lighting to lower electrical costs. There will be two external LED lights installed on the outside of the building with sensors and switches. There will also be lights installed in the storage rooms on the top floor where there are none now along with several miscellaneous lighting improvements. The electrical panel needs replacing as the current one is a fire hazard.

Match \$2,542.50 Grant Request \$2,542.50 Total \$5,085.00

Match-to-Grant Ratio 50% Proposed Grant amount = \$ 2,550.00

South Dakota Game Fish and Parks

The Game, Fish and Parks is requesting funds to help defray costs of hiring a consultant to evaluate/assess the current structural condition of the Hydro No. 2 building in Spearfish Canyon and make recommendations for a plan to stabilize and preserve the structure. The building has been vacant for several years and the structure needs to have the roof repaired to keep water out of the interior and evaluate the rest of the structure to see what additional repairs need to be done to keep the building intact and identify any hazardous materials that may be in the building. If a feasible plan for stabilization and preservation is identified, the plan will then identify potential future uses of the structure to provide options for public use and interpretation of this historically significant building.

Match \$25,000.00 Grant Request \$25,000.00 Total \$50,000.00

Match-to-Grant Ratio 50% Proposed Grant amount = \$ 20,000.00

Sioux Falls Stockyards Plaza

The Sioux Falls Stockyards Plaza is requesting funds to cover costs of detailed interpretive planning of the 3.63 acre plaza. The plaza will serve as an outdoor interpretive center addressing the Stockyards Ag Experience honoring the 92 year legacy of the Sioux Falls Stockyards Complex and its continuing impact on Sioux Falls and the region. Bridging agricultural history to the interpretation of contemporary agriculture highlighting the "Farm to Table" story and provide dynamic, interactive exhibits for learners of all ages and communicating the importance of agriculture to society and economy.

Match \$50,340.00 Grant Request \$25,000.00 Total \$75,340.00

Match-to-Grant Ratio 33% Proposed Grant amount = \$ 10,000.00

Sully County Courthouse

Sully County would like to undertake a restoration project in the Historic Sully County Courthouse. The restoration will be on the Judge's Chambers located in the northeast corner of the 3rd floor. The Chambers has sustained water damage from a leaky roof and the roof has since been repaired but has left the room unusable. The County would like to restore the room to its original condition to include removing, refurbishing and replacing all woodwork, trim and base board as required; repairing the ceiling and cracks, texture, and paint; salvaging, refurbishing, refinishing, and re-installing hardwood floors.

Match \$7,500.00 Grant Request \$7,500.00 Total \$15,000.00

Match-to-Grant Ratio 50.00% Proposed Grant amount = \$ 7,500.00

Verendrye Museum Association – Historic Structures

The Verendrye Museum is requesting funding for several historic structures. The Log Cabin Visitor Center project will consist of replacing windows, staining and finishing inside doors and adding a second coat of concrete sealer to the basement floor. The Sanarch School project will consist of replacing trim on the windows, bricks will be replaced in the foundation and venter cinder blocks will be installed along with a concrete pad and landscaping to guide runoff into a drain gutter. The Old Jail will be painted, roof repaired, furnish the jail with appropriate furniture/furnishings, additional concrete flooring and masonry work on the bottom two feet of the structure to prevent and repair water seepage/damage and the windows and doors will be waterproofed. The Ft Pierre Depot Museum will need strengthening of the basement concrete walls and anchors in order to stop the wall from tilting inside which as bulged under the freight door area. The outside platform has dropped four inches and will be lifted/leveled with a poly foam insert to stop water from draining into the basement. A drinking fountain will be installed. Antique equipment/memorabilia will be placed outside the Depot on the east side creating an outside museum exhibit. River rock will be brought in to best fit this area for the exhibit. A two-sided historic sign will be installed providing the history of the depot. The Roy Norman Trail Sign project will continue with funds used to purchase lumber, paint and tooling equipment. Other items to be purchasing are: LCD projector, museum rack cards, printing for rack card items, display racks and glass shelving and other appropriate cases or shelves which will store display items while the Verendrye Museum is being renovated. Other items include a ladder, mini-fridge, hot water heater and two utility sinks. ***Because of the extensive funding request a copy of the submitted project costs is attached.***

Match \$28,032.00 Grant Request \$25,000.00 Total \$52,632.00

Match-to-Grant Ratio 47% Proposed Grant amount = \$ 12,500.00

Total amount of 2017 Outside of Deadwood Grant awards in Round 2:	\$125,000.00
--	---------------------

DEADWOOD

EXHIBIT E

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

"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: June 22, 2017
To: Deadwood Historic Preservation Commission
From: Deadwood Historic Preservation Office
Re: **Downtown Walking Tour Brochure**

The Deadwood Historic Preservation Office is requesting permission to purchase 20,000 walking tour brochures to be distributed at the Deadwood Information/Visitor Center. The costs to print these brochures are as follows:

- MS Mail, Deadwood, SD. \$5,000.00

The Downtown Walking Tour proposed quote is attached to this memorandum.

RECOMMENDATION:

Allow the Deadwood Historic Preservation Office to purchase 20,000 brochures for the 2017 tourist season. Money to pay for this expenditure will come out of Public Education.

Michael Runge

From: Lynn Milos <mail@rushmore.com>
Sent: Tuesday, June 20, 2017 12:43 PM
To: Michael Runge
Subject: RE: Updated Walking Tour Brochure

Hi Mike-
Looks like about 5K for the 20K of the brochures.
lynn

From: Michael Runge [mailto:michael.runge@cityofdeadwood.com]
Sent: Tuesday, June 20, 2017 11:46 AM
To: Lynn Milos
Subject: FW: Updated Walking Tour Brochure

Here you go!

Michael Runge
City Archivist
108 Sherman Street
Deadwood, SD 57732
P: (605) 578-2082
F: (605) 578-2084
Website: www.cityofdeadwood.com

From: dustin@tdgcommunications.com [mailto:dustin@tdgcommunications.com] **On Behalf Of** Dustin Floyd
Sent: Monday, June 19, 2017 11:17 AM
To: Michael Runge
Subject: Updated Walking Tour Brochure

Mike: I've got a proof of the updated Walking Tour brochure here. Let me know if you have any trouble with the file.

dustin floyd | benevolent overlord
tdg | marketing & public relations



p [605.722.7111](tel:605.722.7111) | c [605.223.1876](tel:605.223.1876)



DEADWOOD EXHIBIT F

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

"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: June 22, 2017
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **2017 City of Deadwood Ledger Indexing Project**

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 (1950-1979) as part of the 2017 ledger indexing project. The Deadwood Historic Preservation Commission allocated \$8,000.00 to index the City's collection of Lawrence County ledgers. These ledgers provide insight into the criminal and legal activities of Lawrence County. Photographs of the dockets are attached to this memorandum.

RECOMMENDATION:

Allow the City Archives to enter a contract with Donald Toms, independent contractor, to index eight (8) criminal record ledgers as part of the 2017 ledger indexing project. The cost for this project will not exceed the amount of \$8,000.00. This is a 2017 City Archives budgeted project.



Case No. H17044
Address: 643 MAIN

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 643 MAIN, a contributing structure located in Deadwood City Historic Overlay Zone in the City of Deadwood.

Applicant: MICHAEL BALLARD
Owner: DEADWOOD DISTILLING COMPANY
Constructed: 1879-1897

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: In 1879 a fire destroyed most of the buildings in this section of Main Street. The rebuilding of the commercial buildings soon followed and fireproofs replaced the earlier buildings. These buildings were used for many businesses to include the Belle Union Theatre at 643 Main, automobile storage at 645 Main and a department store at 647 Main.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to remove the front awning.

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.	<u>H17044</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>6/21/17</u>
Date of Hearing	<u>6/28/17</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>643 Main Street</u>
Historic Name of Property (if known): <u>Miss Kitty's</u>

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

Owner's Name: <u>Michael Ballard</u>
Address: <u>12997 St. Hwy 34</u>
City: <u>Sturgis</u> State: <u>SD</u> Zip: <u>57785</u>
Telephone: _____ Fax: _____
E-mail: _____

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

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

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

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

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

DESCRIPTION OF ACTIVITY

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

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

Removal of Front Awning/porch kits

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.

John Buller 6-21-17
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Date: 6/23/2017

Case No. H17045
Address: 645 MAIN

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 645 MAIN, a contributing structure located in Deadwood City Historic Overlay Zone in the City of Deadwood.

Applicant: MICHAEL BALLARD
Owner: DEADWOOD DISTILLING COMPANY
Constructed: 1879-1897

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: In 1879 a fire destroyed most of the buildings in this section of Main Street. The rebuilding of the commercial buildings soon followed and fireproofs replaced the earlier buildings. These buildings were used for many businesses to include the Belle Union Theatre at 643 Main, automobile storage at 645 Main and a department store at 647 Main.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to remove the front awnings.

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.	<u>417045</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>6/21/17</u>
Date of Hearing	<u>6/28/17</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	<u>645 Main St</u>
Historic Name of Property (if known):	<u>Miss Kitty's</u>

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

Owner's Name:	<u>Michael Ballard</u>		
Address:	<u>12997 St Hwy 34</u>		
City:	<u>Sturgis</u>	State:	<u>SD</u>
		Zip:	<u>57785</u>
Telephone:	_____ Fax: _____		
E-mail:	_____		

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

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

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

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

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

DESCRIPTION OF ACTIVITY

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

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

Removal of Front Awning / Miss Kitt

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.

 6-21-17
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

Case No. H17046
Address: 647 MAIN

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 647 MAIN, a contributing structure located in Deadwood City Historic Overlay Zone in the City of Deadwood.

Applicant: MICHAEL BALLARD
Owner: DEADWOOD DISTILLING COMPANY
Constructed: 1879-1897

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: In 1879 a fire destroyed most of the buildings in this section of Main Street. The rebuilding of the commercial buildings soon followed and fireproofs replaced the earlier buildings. These buildings were used for many businesses to include the Belle Union Theatre at 643 Main, automobile storage at 645 Main and a department store at 647 Main.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to remove the front awnings.

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. H17046

☐ Project Approval

☒ Certificate of Appropriateness

Date Received 6/21/17

Date of Hearing 6/28/17

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: 647 main Street

Historic Name of Property (if known): Miss Kitty's

APPLICANT INFORMATION

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

Owner's Name: Michael Ballard
Address: 12997 St Hwy 34
City: Sturgis State: SD Zip: 57765
Telephone: _____ 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 checked="" type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input type="checkbox"/> Windows | |
| <input type="checkbox"/> Other _____ | <input checked="" type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

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

DESCRIPTION OF ACTIVITY

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

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

Removal of Front Awnings/Signs

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.

 6-21-17
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

Case No. H17043

Address: 27 LINCOLN AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 27 LINCOLN AVE, a CONTRIBUTING structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: KRIS & MELANIE FENTON

Owner: KRIS & MELANIE FENTON

Constructed: c. 1898

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1880s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations: 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.

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.	H17043
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/14/17
Date of Hearing	6/28/17

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>27 Lincoln Ave</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Kris Fenton</u>
Address: <u>27 Lincoln Ave</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>307-689-0086</u> Fax: _____
E-mail: <u>fentonkm@yahoo.com</u>

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

Contractor's Name: <u>Rapid Foundation Repair</u>
Address: <u>2601 Haines Ave</u>
City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57701</u>
Telephone: <u>605-716-0300</u> Fax: _____
E-mail: _____

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>31 July 2017</u>		Project Completion Date (anticipated): <u>30 Sep 2017</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

Rapid Foundation to Repair foundation of front porch
including Rebuilding framing under porch as necessary
They will also Repair foundation on East side of house.

Once Rapid Foundation is done I will Repair/Replace as
necessary front porch

STEVE TURNBULL to Rebuild stone Retaining wall on uphill side of house

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.

Kuo Fenton 14 June 2017
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

Case No. H17047
Address: 77 STEWART ST

Staff Report

The applicant has submitted an application for Project Approval for work at 77 STEWART ST, a CONTRIBUTING structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: LUELLA KREBS
Owner: LUELLA KREBS
Constructed: 1897

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 is requesting permission to repair the foundation.

Attachments: No

Plans: No

Photos: Yes

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



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	417047
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/21/17
Date of Hearing	6/28/17

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:	77 Stewart Street
Historic Name of Property (if known):	

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

Owner's Name:	Luella Krebs
Address:	77 Stewart St.
City:	Deadwood
State:	SD
Zip:	57732
Telephone:	(605) 722-2730
Fax:	
E-mail:	ddb119694@hotmail.com

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

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

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

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

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

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See Attached

We are still talking to contractors
to repair the concrete on the
outside

SIGNATURES

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

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

Luella N. Kubs 6-21-2017

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

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Prepared by:
Ryan Seager
C 605-743-4099
r.seager@blackburnbasementrepair.com

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

Prepared on:
5-16-17

Prepared for:
Luella Krebs
rmcgrath@cityofdeadwood.com
C 605-639-9149
W 605-578-3082

Job location:
77 Stewart Str
Deadwood, SD 57732

Project Summary

Permanently Stabilize Floors	\$4,919.00
Total Investment	\$4,919.00
Total Contract Price	\$4,919.00
Deposit Required - 10%	\$491.90
Deposit Paid	\$0.00
Amount Due Upon Installation	\$4,919.00

Customer Consent

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

Authorized Signature _____

Date _____

5-16-17

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

Customer Signature _____

Date _____

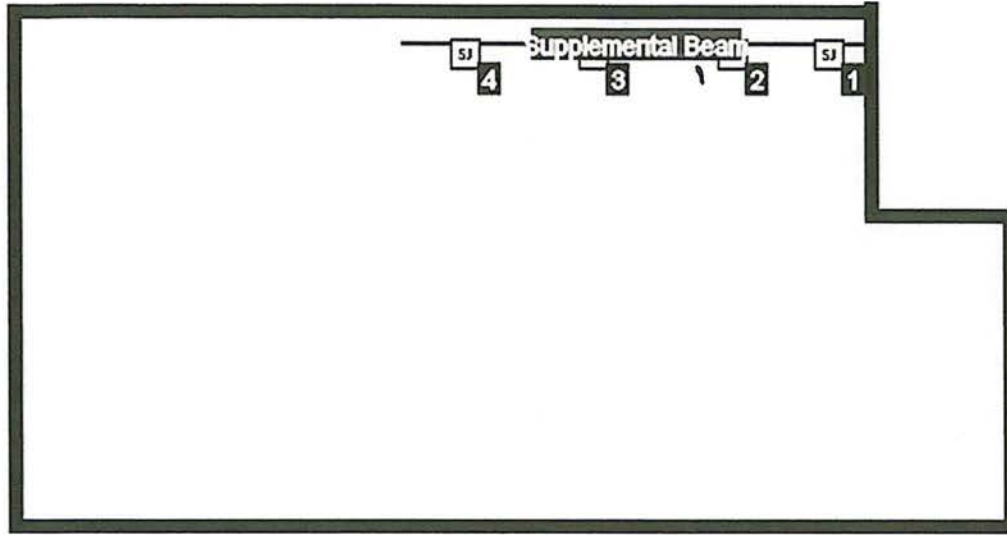
All Deposits are Non-Refundable

Initial _____

Warranty is void until final payment is made.

Initial _____

Job Details



Job Details (Continued)

Specifications

Install SmartJack supports as indicated on job drawing to support the floor joist system above. Install a supplemental beam as indicated on job drawing. Admin Fees Yard Sign Discount

Contractor Will

Customer Will

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

Additional Notes

We will be stabilizing the West side of the home, we will have to hand dig about 10' feet in the crawlspace to install our beam and Jack.

Product List

Permanently Stabilize Floors

SmartJack, 1-3'	4
Supplemental Beam	22 ft
Admin Fees	1
Yard Sign Bonus	1
Hand Dig in Crawlspace to install Jacks	1

Recommendations to Your Project

Cleanspace Encapsulation

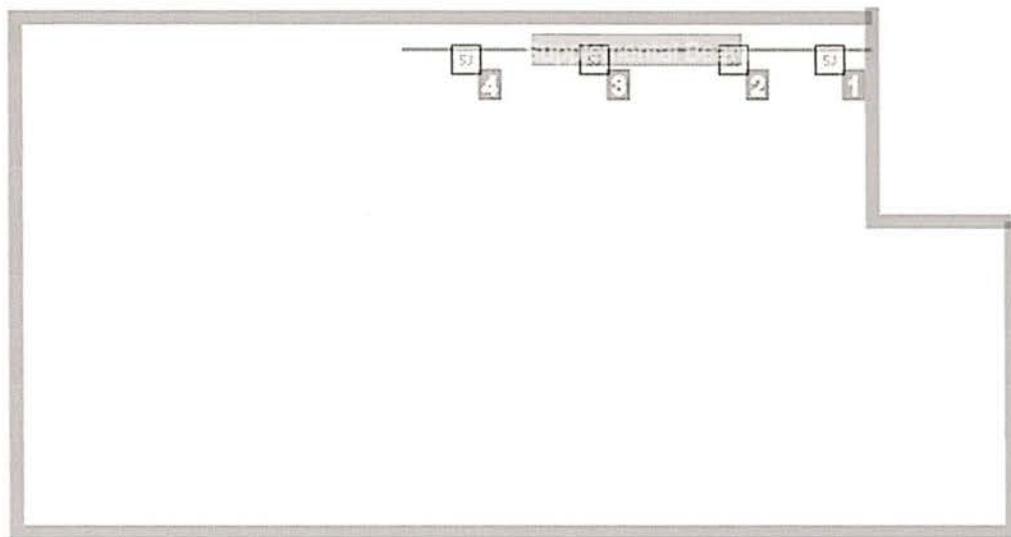
Bid Required

Prevent Mold & Reduce Odors

Bid Required

Lift & Level Floors

Bid Required



Limited Warranty

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

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

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

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

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

This warranty applies only to areas where the system was installed.

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:

1. The date of the transaction, which is: _____ or
2. The date you received this notice of cancellation.

How to Cancel

If you decide to cancel this transaction, you may do so by notifying us in writing at:

BLACKBURN BASEMENT SYSTEMS

TF (800) 392-3389

F (507)-263-2252

www.blackburnbasementrepair.com

PO Box 88537

Sioux Falls, SD 57109

You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

I wish to cancel.

Owner's Signature

Date

Owner's Signature

Date

The undersigned acknowledges receipt of the two copies of the Notice of Right to Cancel.

Owner's Signature

Date

Owner's Signature

Date

Case No. H17048
Address: 47 BURNHAM AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 47 BURNHAM AVE, a CONTRIBUTING structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: ARTHUR & GEORGEANN SILVERNAIL
Owner: ARTHUR SILVERNAIL
Constructed: c. 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

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

Attachments: No

Plans: No

Photos: Yes

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



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>H17048</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>6/28/17</u>
Date of Hearing	<u>6/28/17</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: 47 BURHAM AVE, DEADWOOD, SD 57732
Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: ARTHUR & GEDAGEANN SILVERNAIL
Address: 47 BURHAM AVE
City: DEADWOOD State: S.D. Zip: 57732
Cell: 641-4394
Telephone: 722-3658 Fax: _____
E-mail: NA

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

Contractor's Name: BRIAN BERVING
Address: 311 Mountain View
City: Lead State: SD Zip: 57754
Telephone: 584-1256 Fax: _____
E-mail: _____

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

TYPE OF IMPROVEMENT

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> ADDITION	<input checked="" 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 checked="" type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input checked="" 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.

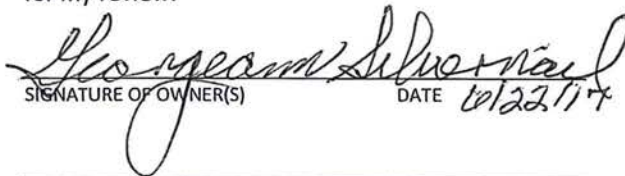
SEE ATTACHMENTS

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 6/22/17

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Date: 6/23/2017

Case No. H17049

Address: 36 TAYLOR

Staff Report

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.

Applicant: JO ROEBUCK-PEARSON

Owner: JO ROEBUCK-PEARSON

Constructed: 1903

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

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

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to repair existing porch awning, back porch, wood on garage repair, and enclosed wood balcony repair.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff will work with the applicant to ensure the standards are met for the resource and for the programs. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	4170 49
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/22/17
Date of Hearing	6/28/17

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	36 Lincoln Avenue
Historic Name of Property (if known):	SCHWABER Schlichting sp?

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: JO ROEBUCK PEARSON	Architect's Name: _____
Address: 36 Lincoln Avenue	Address: _____
City: Deadwood State: SD Zip: 57732	City: _____ State: _____ Zip: _____
Telephone: 605-390-5551 Fax: _____	Telephone: _____ Fax: _____
E-mail: JO.ROEBUCKPEARSON@gmail.com	E-mail: _____

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

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input checked="" type="checkbox"/> Wood Repair	<input checked="" type="checkbox"/> Exterior Painting
<input 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: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments <u>Repair existing porch awning Bricks & wood</u>			

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.

Historic two 1/2 story brick w Queen Anne
interior wood trim, porch
Rail and Brick & Brac Enclosed
and Rotten area on porches and
enclosed wooden balcony.

Back Porch wood rotting; Garage Rotten.
Thank you so for your interest
and help - Jo

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

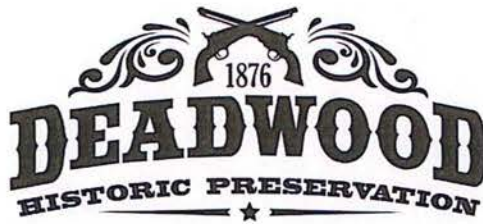
- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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



MEMORANDUM

Date: June 23, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Applications

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

- Luella Krebs – 77 Stewart Street – Foundation Program
Staff has determined the project meets the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.
- Art and Georgeann Silvernail – 47 Burnham Avenue – Elderly Resident Program
Staff has determined the applicant and the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant during the proposed project.
- Kris Fenton – 27 Lincoln Avenue – Siding Program
- Kris Fenton – 27 Lincoln Avenue – Foundation program
- Kris Fenton – 27 Lincoln Avenue – Retaining Wall Program
Staff has determined the project meets the criteria for the Siding, Foundation and Retaining Wall Programs. Staff will coordinate with the applicant during the proposed project.
- Kurt & Dawn Bialas – 24 Raymond Street – Siding Program
- Kurt & Dawn Bialas – 24 Raymond Street – Foundation Program
- Kurt & Dawn Bialas – 24 Raymond Street – Wood Windows and Doors Program
Staff has determined the project meets the criteria for the Siding, Foundation and Wood Windows and Doors Programs. Staff will coordinate with the applicant during the proposed project.
- Jo Roebuck-Pearson – 36 Lincoln Avenue – Elderly Resident Program
Staff has determined the project meets the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.



Foundation Program Application

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

1. Address of Property:

77 STEWART ST., DEADWOOD, SD
57732

2. Applicant's name & mailing address:

SAME AS ABOVE

Luella Krebs

77 Stewart St., Deadwood, SD
57732

Telephone: (665) 222-2730

E-mail ddbill9694@hotmail.com

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

Telephone: (____) ____ - ____

E-mail _____

For Office Use Only	
<input checked="" type="checkbox"/> Owner Occupied	71800
<input type="checkbox"/> Non-owner Occupied	
Verified through the Lawrence County Office of Equalization	
Date: <u>6/22/17</u>	Initials: <u>BA</u>

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

5. Certification

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

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Applicant's signature: Luella N. Krebs

Date submitted: 6/19/17

Owner's signature: Luella N. Krebs

Date submitted: 6/19/17

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

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

Adopted 1/11/17



Elderly Residents Program Application

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

1. Address of Property:

47 BURNHAM AVE

3. Requested Grant Amount:

\$ 9894.00

2. Applicant/Owner name & mailing address:

ART & GEORGEANN SILVERNAIL

Estimated Total Cost for Entire Project:

\$ 9894.00

47 BURNHAM AVE

DEADWOOD, S.D. 57732

CELL 605-641-4394

Telephone: (605) 712-3658

What year were you born? 1938 - 1941

E-mail NA

For Office Use Only:

☒ Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/22/17

Initials: BA

Assessed Valuation \$ 74,400

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

5. Certification

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

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Applicant's signature: Georgeann Silvernail

Date submitted: 6/22/17

Owner's signature: Arthur L Silvernail

Date submitted: 6/22/17

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

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

Gervig Construction

Brian Gervig, Owner
311 Mountain View Dr
Lead, South Dakota 57754

Phone: (605) 584-1256
Cell: (605) 580-1507

To: ART & GEORGE AND SILVERDALE

PROPOSAL

Page No. 1 of 1 Pages

JOB NAME / NO.

LOCATION

PHONE

DATE

JUNE 19 017

We hereby submit specifications and estimates for:

> DEMO EXISTING DECK (8x10)

REBUILD DECK (8x10) WITH ROOF + SUPPORT

CUT-IN ROOF TO HOUSE + FLASH
DECK (COMPOSITE)

16" COLUMN TO FROST LINE
*NO PAINT FIGURED

9,700.00

TREATED 2x8 TO FRAME DECK

Tax 194.00

SPF FOR ROOF FRAME

POST WOOD 4x4

ENCLOSE ROOF AREA WITH 1x6 T&G

WE PROPOSE hereby to furnish material and labor - complete in accordance with these specifications, for the sum of:

ON COMPLETION

dollars (\$ 9894.00).

Payable as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

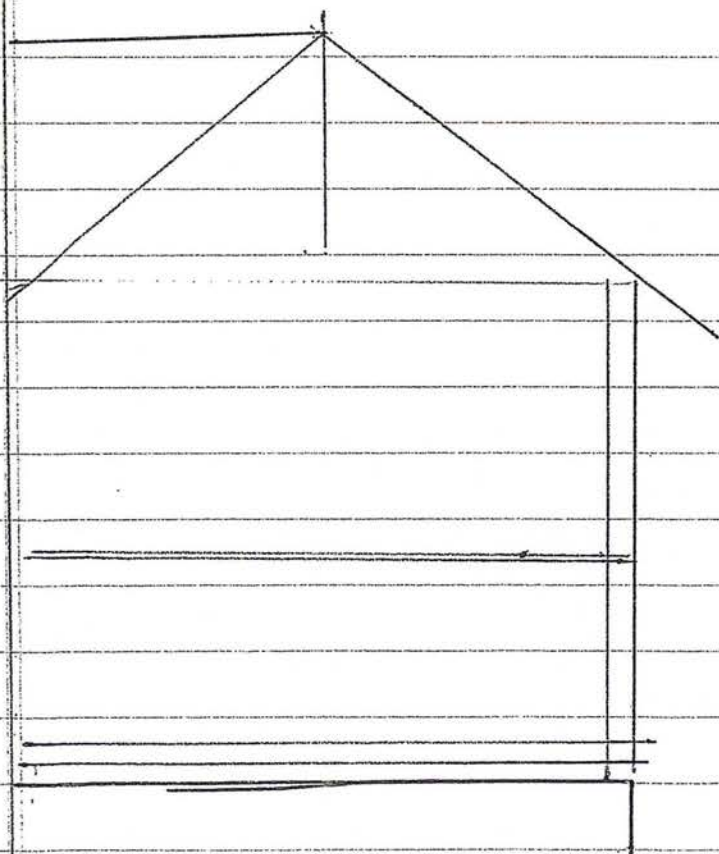
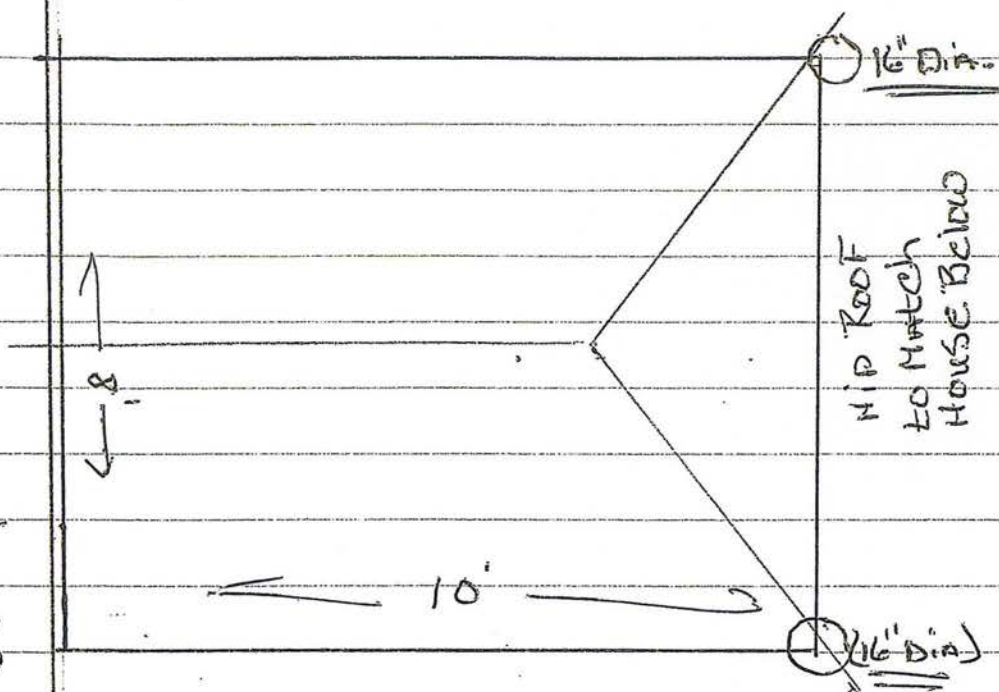
Brian Gervig

NOTE: This proposal may be withdrawn
by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL - The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ Date _____ Signature _____ Date _____

House





Siding Program Application

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

1. Address of Property:

27 Lincoln Ave

2. Applicant's name & mailing address:

KRIS FENTON

27 Lincoln Ave

Deadwood SD 57732

Telephone: (307) 689-0086

E-mail fentonkm@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: 6/22/17

Initials: BA

Assessed Valuation \$ 187,650

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

5. Certification

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

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Applicant's signature: Kris Fenton

Date submitted: 6/20/17

Owner's signature: _____

Date submitted: ____/____/____

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

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

For consideration 05/27/15



Foundation Program Application

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

1. Address of Property:

27 Lincoln Ave

2. Applicant's name & mailing address:

Kris Fenton

27 Lincoln Ave

Deadwood SD 57732

Telephone: (307) 689-0086

E-mail fentonkm@yahoo.com

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

Telephone: (____) ____ - ____

E-mail _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/22/17 Initials: BA

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

5. Certification

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Applicant's signature: Kris Fenton

Date submitted: 6/14/17

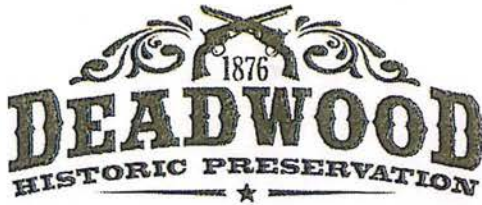
Owner's signature: _____

Date submitted: ____/____/____

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

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

Adopted 1/11/17



Retaining Wall - Residential Application

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

1. Address of Property:

27 Lincoln Ave

2. Applicant's name & mailing address:

KRIS FENTON

27 Lincoln Ave

Deadwood SD 57732

Telephone: (307) 689-2086

E-mail fentonkm@yahoo.com

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

Telephone: () -

E-mail

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/22/17

Initials: BA

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.

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Applicant's signature: Kris Fenton

Date submitted: 6/20/17

Owner's signature: _____

Date submitted: ____/____/____

Please return the completed application to:

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

Adopted 05/27/15

Steve Turnbull
Stone Masonry and Construction
P.O. Box 325
Deadwood, SD, 57732
(605) 641-7198



Proposal

Steve Turnbull proposes to take down, where necessary, and rebuild the existing stone retaining wall. This wall is approximately 108 feet long.

This proposal includes labor and materials (including additional stone and concrete) to complete this work. Steve Turnbull will attempt to match the stone although the existing stone is not readily available. Steve Turnbull will dispose of waste material off site as needed.

Bid **\$10,800.00**

Progress Payments as follows:

At Award of contract	\$3,600.00
At Completion of Work	\$7,200.00

Steve Turnbull (Owner)

Date

Acceptance

Date



Siding Program Application

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

1. Address of Property:

24 Raymond St.

3. Applying for: ☐ Grant or ☒ Loan

Requested Grant or Loan Amount:

2. Applicant's name & mailing address:

Hurt & Dawn Bialas

Todd Thiesses \$10,000

Shelly Montgomery

Estimated Total Cost for Entire Project:

40252-271st St

\$ 150,000

Parkston SD 57366

Telephone: (605) 928-7155

E-mail mulberrycreek@santel.net

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/22/17

Initials: BA

Assessed Valuation \$ 60820

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

5. Certification

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Applicant's signature: Dawn Bialas

Date submitted: 6/20/17

Owner's signature: Dawn Bialas

Date submitted: 6/20/17

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

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

Co Applicants - Todd Thiess & Shelly Montgomery
28426-418th Ave
Tripp SD 57376



Foundation Program Application

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

1. Address of Property:

24 Raymond St.

2. Applicant's name & mailing address:

Hurt & Dawn Bialas
40252-271st St.
Parkston SD 57366

Telephone: (605) 928-7155

E-mail mulberrycreek@santel.net

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

Telephone: (____) ____ - ____

E-mail _____

For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: ____/____/____ Initials: ____

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

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Applicant's signature: [Signature]

Date submitted: 6/20/17

Owner's signature: [Signature]

Date submitted: 6/20/17

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

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

Co Applicants - Todd Thiesse & Shelly Montgomer
28426-418th Ave
Tripp SD 57376

Adopted 1/11/17



Wood Windows and Doors Application

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

1. Address of Property:

24 Raymond St.

2. Applicant/Owner name & mailing address:

Hurt & Dawn Bialas
40252-271st St.
Parkston SD 57366

Telephone: (605) 928-1155

E-mail mulberrycreek@santel.net

3. Applying for: ☐ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 20,000

Estimated Total Cost for Entire Project:

\$ 150,000

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.

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Applicant's signature: Dawn Bialas

Date submitted: 6/20/17

Owner's signature: Dawn Bialas

Date submitted: 6/20/17

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

Co-Applicants - Todd Thiesse & Shelly Montgomery
28426-418th Ave.
Tripp SD 57376

Revised 3/23/16

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	8			1	2	
Right Side View	2					
Left Side View	4				3	
Rear View	4					
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 OR 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 OR 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 OR 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



Elderly Residents Program Application

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

1. Address of Property:

36 Lincoln Avenue

3. Requested Grant Amount:

\$ 10,000.00/K+

2. Applicant/Owner name & mailing address:

Jo Roebuck-Pearson
36 Lincoln Ave
Deadwood, SD 57732

Estimated Total Cost for Entire Project:

\$ ++

Bill Walsh

Telephone: (605) 390-5551

What year were you born? 1949

E-mail jo.roebuck-pearson

For Office Use Only:

☒ Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/22/17

Initials: BA

Assessed Valuation \$

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

5. Certification

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

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Applicant's signature: _____

Date submitted: 7/22/2017

Owner's signature: _____

Date submitted: 7/22/2017

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

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



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

MEMORANDUM

EXHIBIT 0

Date: June 28th, 2017
To: Deadwood Historic Preservation Commission
From: Mike Walker, NeighborWorks, DHR
Re: Historic Preservation Loan Requests (1 page)

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

- Michael Johnson- 8 Van Buren – Vacant Loan Request

The borrower is requesting A Vacant Program loan

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

To be submitted to Historic Preservation Commission 6/28/17

Vacant Loan

DATE: 6/21/17
APPLICANT: Michael Johnson
PROPERTY ADDRESS: 8 Van Buren
LOAN AMOUNT: \$10,000
INTEREST RATE: 0%
TERM: 10 Year Forgivable
PAYMENT AMOUNT: \$0
PURPOSE: Vacant Loan
SECURITY: Mortgage

UNDERWRITER'S REVIEW:

LTV 6.365%, CLTV 72.565%, Excellent Credit, Overall DTI 24.796%

The applicant is requesting a Vacant program loan for the home that he recently purchased. The home has a tax assessed value of \$157,100 as of 6/20/17 and the County is still processing the sale so it's still listed under the previous owner's name.

UNDERWRITER'S RECOMMENDATION:

I would recommend approval of this loan request based on the applicant's credit history and low combined loan to value ratios.

This loan request was reviewed by Loan Committee: Favorable Comments were received.

Historic Preservation
Commission

ACTION

- ☐ Approved
☐ Denied
☐ Continued

Date: __/__/__

Signed: _____