

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
13. Adjournment

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 24 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Regular Meeting Minutes – May 10, 2017
3. Voucher Approval
4. Old or General Business
 - a. Main Street Initiative Update and Committee Reports – No Exhibit
5. New Matters before the Deadwood Historic District Commission
 - a. COA H17029 – 36 Water – James & Rhonda Van Den Eykel – Replace Garage/Add Addition – Exhibit A
 - b. COA H17030 – 768 Main – Rick & Chris Jordan – Replace/Repair Deck – Exhibit B
 - c. COA H17031 – 732 Main – St. Ambrose Church – Replace/Repair Deck – Exhibit C
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17026 – 405 Williams – Michael Besso – Windows, Doors and Foundation – Exhibit D
 - b. PA H17027 – 57 Forest – James Herron – Windows, Siding, Foundation – Exhibit E
 - c. PA H17028 – 170 Pleasant – Bonnie Fosso – Foundation – Exhibit F
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit G
 - i. James Herron – 57 Forest Ave – Wood Window and Doors Program
 - ii. James Herron – 57 Forest Ave – Siding Program
 - iii. James Herron – 57 Forest Ave – Foundation Program
 - iv. Michael Besso – 405 Williams St – Wood Windows and Doors Program
 - v. Michael Besso – 405 Williams St – Foundation Program
 - vi. Bonnie Fosso – 170 Pleasant Ave – Foundation Program
 - b. Revolving Loan Program – Exhibit H
 - i. V. Caroline White- 3 Shine St – Two Retaining Wall Loan Requests
 - ii. Lance Bobolz- 84 Van Buren - Two Retaining Wall Loan Requests
 - iii. Amy Gorzalka- 50 Van Buren – Two Retaining Wall Loan Requests
 - iv. Hills Partnership- 158 Williams – Siding, Windows and Foundation Loan Requests
 - v. Shama Properties- 147 Charles – Extension Request
 - vi. Rich Turbiville- 67 Taylor – Extension Request
 - vii. Thomas & Dorrene Julius- 33 ½ Jackson – Extension Request
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
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Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

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, May 24, 2017

Present Historic Preservation Commission: Laura Floyd, Thomas Blair, Lyman Toews, Dale Berg, and Michael Johnson.

Absent: Lynn Namminga

Present City Commission: Charlie Struble was present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken, of NeighborWorks-Dakota Home Services and Jerity Krambeck, Recording Secretary, were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 24, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Mr. Kuchenbecker requested a point of privilege and presented Chair Floyd with a plaque and gavel, thanking her on behalf of the staff and the Commission for her service and time on the Historic Preservation Commission, 2011-2017 as well as being the first individual to chair the commission three years in a row.

Approval of May 10, 2017 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Toews to approve the HPC minutes of Wednesday, May 10, 2017 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HP Operating Account in the amount of \$40,369.29. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update and Committee Reports

Mr. Kuchenbecker stated the Design Committee has a work night on May 25 to do some cleaning of the island on Upper Main and Public Works has stated all of the benches in stock have been set around town. Mr. Kuchenbecker stated we may be doing an order for additional trash receptacles and benches. Promotion Committee along with the Neighborhood Block Clubs will be holding a plant swap and garden party on June 1, 2017 at the new Welcome Center from 3:00 – 6:00 p.m. The Economic Restructuring has met, but Mr. Kuchenbecker stated Mr. Toews will speak more on it. Mr. Kuchenbecker stated the Organization Committee met today and it sounds like next week there will be a meeting of the negotiation team prior to meeting with Century Link and Silverado. Mr. Toews handed out a packet and discussed the survey findings of 10 locations identified as underutilized second floor space on Main Street. Mr. Toews discussed the prospect of opening a brothel museum on Main Street.

New Matters before the Deadwood Historic District Commission

COA H17029 – 36 Water – James & Rhonda Van Den Eykel – Replace Garage/Add Addition – Exhibit A

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 36 Water, a contributing structure located in McGovern Hill Planning Unit in the City of Deadwood, circa 1902. The applicant is requesting permission to replace the existing garage and add a new addition. 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Mr. Berg based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – All. Motion carried.***

COA H17030 – 768 Main – Rick & Chris Jordan – Replace/Repair Deck – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 768 Main, a contributing structure located in the Upper Main Planning Unit in the City of Deadwood, circa 1895. The applicant is requesting permission to replace and repair decks and add roof over the basement porch, for winter safety reasons. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and

National Register of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Mr. Johnson 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 H17031 – 732 Main – St. Ambrose Church – Replace/Repair Deck – Exhibit C

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 732 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood, circa 1888/1904. The applicant is requesting permission to replace/alter the entrance of the deck at the rear of the structure. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Mr. Berg based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA H17026 – 405 Williams – Michael Besso – Windows, Doors and Foundation – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 405 Williams, a contributing structure located in the Forest Hill Planning Unit, circa 1880/1881. The applicant is requesting permission to repair foundation and to replace/repair windows/ storm windows and doors. 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Berg and seconded by Mr. Toews 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 H17027 – 57 Forest – James Herron – Windows, Siding, Foundation – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 57 Forest, a non-contributing structure located in the Forest Hill Planning Unit, circa 1890. The applicant is requesting permission to replace windows, siding, and repair the foundation. ***It was moved by Mr. Berg and seconded by Mr. Toews 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 H17028 – 170 Pleasant – Bonnie Fosso – Foundation – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 170 Pleasant, a contributing structure located in the Highland Park Planning Unit, circa 1895. The applicant is requesting permission to repair the foundation of the structure at the rear of the resource to rebuild the stairway and bathroom of the house. Mr. Kuchenbecker stated this project has been a multi-phased project which has been coordinated through this office. 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Mr. Johnson, based upon all the evidence presented, this project does encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Aye – All. Motion carried.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit G

James Herron – 57 Forest Ave – Wood Window and Doors Program

James Herron – 57 Forest Ave – Siding Program

James Herron – 57 Forest Ave – Foundation Program

Michael Besso – 405 Williams St – Wood Windows and Doors Program

Michael Besso – 405 Williams St – Foundation Program

Bonnie Fosso – 170 Pleasant Ave – Foundation Program

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

Revolving Loan Program/Disbursements

Revolving Loan Program – Exhibit H

V. Caroline White- 3 Shine St – Two Retaining Wall Loan Requests

Lance Bobolz- 84 Van Buren - Two Retaining Wall Loan Requests

Amy Gorzalka- 50 Van Buren – Two Retaining Wall Loan Requests

Hills Partnership- 158 Williams – Siding, Windows and Foundation Loan Requests

Shama Properties- 147 Charles – Extension Request

Rich Turbiville- 67 Taylor – Extension Request

Thomas & Dorrene Julius- 33 ½ Jackson – Extension Request

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

Revolving Loan Program Disbursements

It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$36,640.67, based on information as presented by Mrs. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Toews to approve HP Revolving Loan Fund disbursements in the amount of \$5,000.00, based on information as presented by Mrs. McCracken, of NeighborWorks-Dakota Home Services. Aye - All - Mr. Berg abstained. Motion carried.

The delinquency report was presented by Mrs. McCracken.

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:

- Quality Services featured one of the artifacts in their newsletter from the Recreation Center project;
- Down Country Roads had a six page feature of the City-owned Fassbender Collection;
- The Deadwood Welcome Center will have the soft opening this weekend, with displays currently being finalized. More taxidermy will be arriving shortly;
- The Deadwood Pioneer documentary aired May 22 and was well received;
- 360 Williams is coming up on a year of the project, with the final four windows being finalized. An electrician will be upgrading the service and putting in the GFI. There is some interior work when the windows are finished;
- Mr. Kuchenbecker stated he is currently using his use or lose leave and will be working half days in the coming weeks.

Committee Reports:

- Mr. Toews stated he would like to see the transformation projects (before and after photos) of the recent façade programs and residential rehabilitation program. Mr. Kuchenbecker stated staff will contact the newspaper.
- Mr. Toews asked for an update of demolition by neglect. Mr. Kuchenbecker stated staff met today and papers are going to be served with a hearing on June 14 on the 18 Adams property. An inspection will be granted to access the 824 Main property allowing the Building Inspector to evaluate the interior. 33 Taylor has been inspected by the Building Inspector and we are still in the redemption period.
- Mr. Blair thanked Chair Floyd for her time on the Commission.
- Chair Floyd stated she is happy to see the direction the community is moving and she will continue to be involved with other committees.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 5:44 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Jerity Krambeck, Historic Preservation Office/Recording Secretary

**2017-2018 Historic Preservation Commission and Revitalization
Committee Assignments**

EXHIBIT A

HPC OFFICERS

- _____ Chair
- _____ Vice Chair
- _____ 2nd Vice Chair

HISTORIC PRESERVATION COMMITTEES

Projects Committee (Combination of Archaeology, Archives, & Acquisitions (AAA) Committee; Cemetery/GIS Committee; G.R.A.P.E Committee) *Meets as needed*

- _____
- _____
- _____

Loan & Grant Programs Committee (combination of Demolition by Neglect; Loan Committee; Program Committee)
Meets the first and third Wednesday of the month (as needed) at 10:30 a.m.

- _____ Chair
- _____ Vice Chair
- _____ 2nd Vice chair

HISTORIC PRESERVATION COMMUNITY BOARD REPRESENTATIVES

Chamber of Commerce

- _____
- _____

NeighborWorks

- _____

Deadwood Alive

- _____

DEADWOOD REVITALIZATION AND MAIN STREET INITIATIVE

Organization (Steering) Committee

- _____ Chair
- _____ Vice Chair
- _____ 2nd Vice chair

Economic Restructuring

- _____
- _____

Design Committee

- _____
- _____

Promotion Committee

- _____
- _____

Plaza Task Force

- _____
- _____

**2016-2017 Historic Preservation Commission and Revitalization
Committee Assignments - CURRENT**

HPC OFFICERS

- Laura Floyd, Chair
- Tom Blair, Vice Chair
- Michael Johnson, 2nd Vice Chair

HISTORIC PRESERVATION COMMITTEES

Projects Committee (Combination of Archaeology, Archives, & Acquisitions (AAA) Committee; Cemetery/GIS Committee; G.R.A.P.E Committee) *Meets as needed*

- Laura Floyd
- Lynn Namminga
- Chuck Williams

Loan & Grant Programs Committee (combination of Demolition by Neglect; Loan Committee; Program Committee)
Meets the first and third Wednesday of the month (as needed) at 10:30 a.m.

- Laura Floyd, Chair
- Tom Blair, Vice Chair
- Michael Johnson

HISTORIC PRESERVATION COMMUNITY BOARD REPRESENTATIVES

Chamber of Commerce

- Dale Berg
- Chuck Williams

NeighborWorks

- Lyman Toews

Deadwood Alive

- Dale Berg

DEADWOOD REVITALIZATION AND MAIN STREET INITIATIVE

Organization (Steering) Committee

- Laura Floyd
- Tom Blair
- Michael Johnson

Economic Restructuring

- Dale Berg
- Lyman Toews

Design Committee

- Lyman Toews
- Lynn Namminga

Promotion Committee

- Michael Johnson
- Tom Blair

Plaza Task Force

- Chuck Williams
- Lyman Toews



GUNDERSON | PALMER | NELSON | ASHMORE LLP

EXHIBIT B

506 Sixth Street
Post Office Box 8045
Rapid City, South Dakota 57709

(605) 342-1078

Quentin L. Riggins

Email: qriggins@gpna.com

Direct Dial: (605) 719-3430

Fax No.: (605) 342-9500

May 25, 2017

James and Kristie Gibbens
18 Adams Street
Deadwood, SD 57732

Re: Maintenance concerns
GPNA File No. 07857.0003

Dear James and Kristie:

As you are aware in 2007, you were first contacted regarding maintenance issues with your home including damage to your porch roof which were in violation of Deadwood Municipal Ordinance at that time. You have received many additional complaints from the Deadwood Building Inspector Keith Umenthum in 2013. Included in that report, which was sent July 30, 2013, you were advised of various issues with your property which were not in compliance with Deadwood Municipal Ordinance.

This report also provided you notice under Deadwood Municipal Ordinance 17.68.100 (c) and (d) that your home was in violation of Deadwood's demolition by neglect ordinances in damage to a historical resource pursuant to Deadwood Municipal Ordinance.

Since you received this report, which is attached hereto, the corrections outlined in the report have yet to be made. As such, I am writing this letter pursuant to Deadwood Municipal Ordinance 17.68.100 (e) and (f) providing you with an additional copy of Mr. Umenthum's written report finding demolition and neglect.

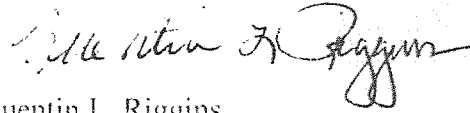
Please let this be your notice Deadwood's Historic Preservation Officer has scheduled a hearing before the Historic Preservation Commission to review and take action based upon Mr. Umenthum's report. This hearing has been set for June 14, 2017, your attendance is required to present a plan and timetable to remedy the maintenance issues.

May 25, 2017

Page -2-

Should you have any concerns or question in the meantime, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Quentin L. Riggins". The signature is fluid and cursive, with a large, stylized "Q" and "R".

Quentin L. Riggins

QLR:lmo

Encl.

cc: Charles Turbiville (via e-mail)
Kevin Kuchenbecker (via e-mail)
Trent Mohr (via e-mail)
Ron Green (via e-mail)
Bob Nelson, Jr. (via e-mail)
Michael Johnson (via e-mail)
Lynn Namminga (via e-mail)
Lyman Toews (via e-mail)
Thomas Blair (via e-mail)
Dale Berg (via e-mail)

18 Adams Street



c. 1900
Contributing structure
Currently occupied

Owner:
Kristie & James E. Gibbens
18 Adams Street
Deadwood, SD 57732-0000

Staff priority: Medium

Inspection report for 18 Adams Street

Visible issues regarding the exterior of structure according to Section 304 of the 2003 International Property Maintenance Code:

304.2 Protective treatment – Exterior surfaces, including but not limited to, doors, windows, cornices, porches and trim is in need of maintenance. Wood surfaces should be painted by removing peeling, flaking and chipped paint and then primed and painted. Siding and masonry joints should be maintained weather resistant and water tight. Metal surfaces subject to rust should be coated to inhibit rust or corrosion.

304.4 Structural members – Structural members shall be maintained free from deterioration and capable of supporting imposed loads.

304.5 Foundation walls – Foundation walls need to be maintained plumb and free of open cracks and breaks and shall prevent entry of rodents and other pests.

304.6 Exterior walls – Exterior walls need to be free from holes, breaks and loose or rotting materials; and maintained weatherproof and proper surface coating.

304.7 Roofs and drainage – The roof and flashing needs to be made sound, tight and not have defects that admit moisture. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.

304.8 Decorative features – All decorative features need to be maintained in good repair with proper anchorage and in a safe condition.

304.10 Stairways, decks, porches and balconies – Every exterior stairway, deck, porch and balcony and appurtenances attached thereto, needs to be maintained in good repair with proper anchorage and capable of supporting imposed loads.

304.11 Chimneys and towers – All chimneys and similar appurtenances needs to be maintained structurally safe and sound, and in good repair.

304.12 Handrails and guards – Handrails and guards need to be firmly fastened and capable of supporting imposed loads and maintained in good condition.



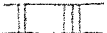




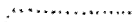

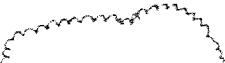
304.13 Windows and door frames – Windows, doors and frames need to be in sound condition, good repair and weather tight. Glazing materials need to be maintained free from cracks and holes

304.15 Doors – Exterior doors, assemblies and hardware need to be maintained in good condition. Locks to all entrances shall tightly secure the door.

304.18 Building security – Doors, windows or hatchways needs to be provided with devices designed to provide security for occupants and property within.

SITE MAP KEY

Deadwood Historic Survey, 1993

KEY	
CONTRIBUTING SITES:	
	ROOF SLOPE (NOT ON ALL DORMERS, BAYS, PORCHES)
F	FLAT ROOF
	CHIMNEY
	MAJOR STAIRS
B1	ASSUMED TO BE LARGEST BUILDING
B2, B3, ...	LABELLED
NON-CONTRIBUTING SITES: BUILDING OUTLINES ONLY	
39	HOUSE
IN-023	SITE (IMPLIES [LA-DW-DW]-IN-023)
	STONE RETAINING WALL
	CONCRETE RETAINING WALL
	TIMBER RETAINING WALL
	FENCE
	GRAVEL DRIVE
	TREE
	MASS OF VEGETATION

SOUTH DAKOTA HISTORIC SITES INVENTORY

Historic
Name Phil & Margaret Wertenberger House

Address/
Location 18 Adams Street
Deadwood, South Dakota 57732

Common
Name

Historic
Function house

Historic
Context(s) V. Depression & Rebuilding
(1894-1929): A. Changing Urban
Patterns: 3. Residential Changes

Owner's Name Thomas F. & Delfina Shockley
Owner's Address Stockade Rim Ranch
Four Corners, Wyoming 82715

Owner's Phone # (307) 746-2446

Date(s) of Construction circa 1900

Photographer Mary McCormick
Roll # 6 Frame #'s 4-5, 11-12

Notes:

Site Number
LA -DW -DW -IN -00002
CTY TWP CIT NBH NUM

DBASE 0000000000

U.S.G.S. Quad Map Name
Deadwood South

Legal Description
0 5N 3E
Q1 Q2 SEC TWP RNG
Urban Only BLK 60
LOT E1/2 of 4, all 5 & 6
ADD Original Townsite

Surveyors
Mary McCormick/RTI

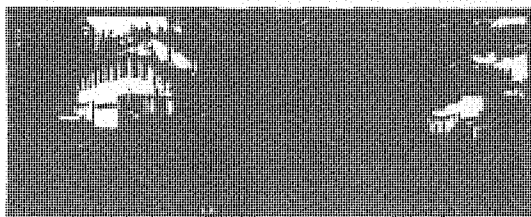
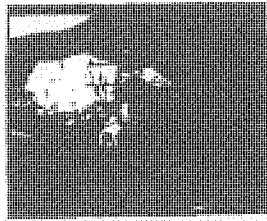
Date 04/22/1993

NR Eligible Y

Future NR Y

Significance HIST, ARCH
LOCL

(Attach Photographs Below)



PLANNING

Site No. LA-DW -DW-IN-00002

Preservation Strengths of the Site

- ☐ In Use and Not Threatened
- ☒ In Good Structural Condition
- ☐ Owners Protecting Site
- ☐ Appreciated by Public
- ☒ Valuable to Research

Preservation Threats

- ☐ Abandonment
- ☐ Deterioration Through Lack of Resources
- ☐ Vandalism or Looting
- ☐ Inappropriate Alterations
- ☐ Inappropriate or Poor Maintenance
- ☐ Fragile or Deteriorating Construction Materials
- ☐ Unsound Condition
- ☐ Lack of Support (Specify by Whom)

Environmental Situations Effecting Site (Specify What: May Include Mining, Flooding, Erosion, Pollution, Acid Rain, Weather, Isolation, Development, Etc.)

HISTORY AND CONTEXT

Page 1

Site No. LA-DW -DW-IN-00002

Dates:

Founding of Institution or Settlement 1876

Town and Addition Platted 1876 1876 Initial Construction of Structure c.190'

Original Owners:

Name (Include Spouse if Known) Phil & Margaret Wertenberger

Place of Origin

Date Arrived in S.D. 0000 In USA 0000

Occupation(s) Phil: Supt., City Water Works

Religious Affiliation

Social/Fraternal Affiliation

Other Previous Occupants -- Names and Dates of Occupation:

Structural History:

Architect's Name and

Date of Commission

Builder's Name

Pattern, Book and Number/Name

Historic Uses of the Site residential

Changes in Use none

Statement of Historical Significance: (Including Relation to Historic Context Topics and Study Units)

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.

Miscellaneous Historical Information:

Historic research indicates that this house was built about 1900, and was subsequently owned and occupied for at least the next 39 years by the Phil and Margaret Wertenberger. Phil Wertenberger apparently worked for as a foreman at the B&M repair shop in the early 1900s and later served as the superintendent for the city's water works.

Bibliography:

Oral Interview (Name, Date & Relationship to Site)

Atlas (Date & Publisher)

County History (Title & Pages)

Deed Abstract

Tax Records Assessors' Card: 1910 estimated year built

Sanborn-Ferris Maps (Dates)

1891: first coverage of area; property vacant

1903: today's house first appears

Census Records

Historical Photos (Description & Date)

Manuscripts (Name & Date)

Directories (Type & Date)

City: 1902, 1909, 1933; Telephone: 1924-1939

Other Sources

General Information:

Building # 1

Site No. LA-DW -DW-IN-00002 Date of Construction c.1900 Photos 4,11-12

Function house & garage Plan Form rectangular Height (Stories) 2
 Method of Overall
 Style Foursquare Construction wood-frame Condition G

Additions & Alterations (Types & Dates)

Sanborn maps indicate that this dwelling original was had just one story, without wings or porches. The right porch and shed-roof wing at rear were added between 1903 & 1909; the second story was built between 1909 & 1915; and the front porch and presumably the garage were added between 1915 & 1923. The left bay of the garage has since been rebuilt with cinder block walls; it now holds a modern garage door. The left porch also appears to be modern.

Evaluation of Specific Elements:

Foundation: Materials rubblestone masonry Condition F

Walls: Cladding clapboard siding Condition G

Windows: General/ Unique	Type	Glazing Pattern	Condition	Location
G	wood-sash, double-hung	1/1 & 2/2	G	general
U	fixed	single	G	dormer
U	fixed	multi-light	G	garage

Doors: Type	Glazing Pattern	Condition	Location
not visible			right porch
paneled wood	none	G	basement
paneled wood	none	G	vestibule

Roof: Form hip with flat Materials asphalt shingle Condition G

Dormer: Type roof: gabled-roofed Condition G
Location(s) frontChimneys/Ventilators: Materials brick chimney Condition G
Location(s) interior: roof flat

Porches: Materials	Condition	Height (Stories)	Roof Configuration	Location
enclosed: clapboard siding	G	1	hip	front
vestibule: wainscotting siding	G	1	hip	left
open: turned post supports	G	1	gable	rear add.
open: turned-post supports	G	1	gable	rear add.
open: wood post supports	G	1	shed	right

Bays/Towers: Form Condition Height (Stories) Location(s)

Significant Exterior Details:

Rear addition: asbestos shingle siding

Front Porch: bands of 1/1 double-hung windows

Right Porch: solid rail of drop siding

Rear Addition Porch: drop siding rails

Significant Landscape Features:

Retaining Walls:

Condition:

ARCHITECTURAL EVALUATION/ANCILLARY STRUCTURES

Site No. LA-DW -DW-IN-00002

Bldg#	Date	C/NC	Function	Photo#	Construction Method	Height
1	c.1910	NC	shed	5	wood-frame	1

Individual Element Cond.

Overall Condition	G	Foundation: Materials-	not visible	
		Walls: Cladding-	horizontal boards	G
Windows:		Type & Glazing Pattern-	fixed; 1x1	G
Doors:		Type & Glazing Pattern-	vertical board	G
Roof:		Form & Materials-	gable; corrugated metal	G
Chimney/Vent:		Material & Location-	none	

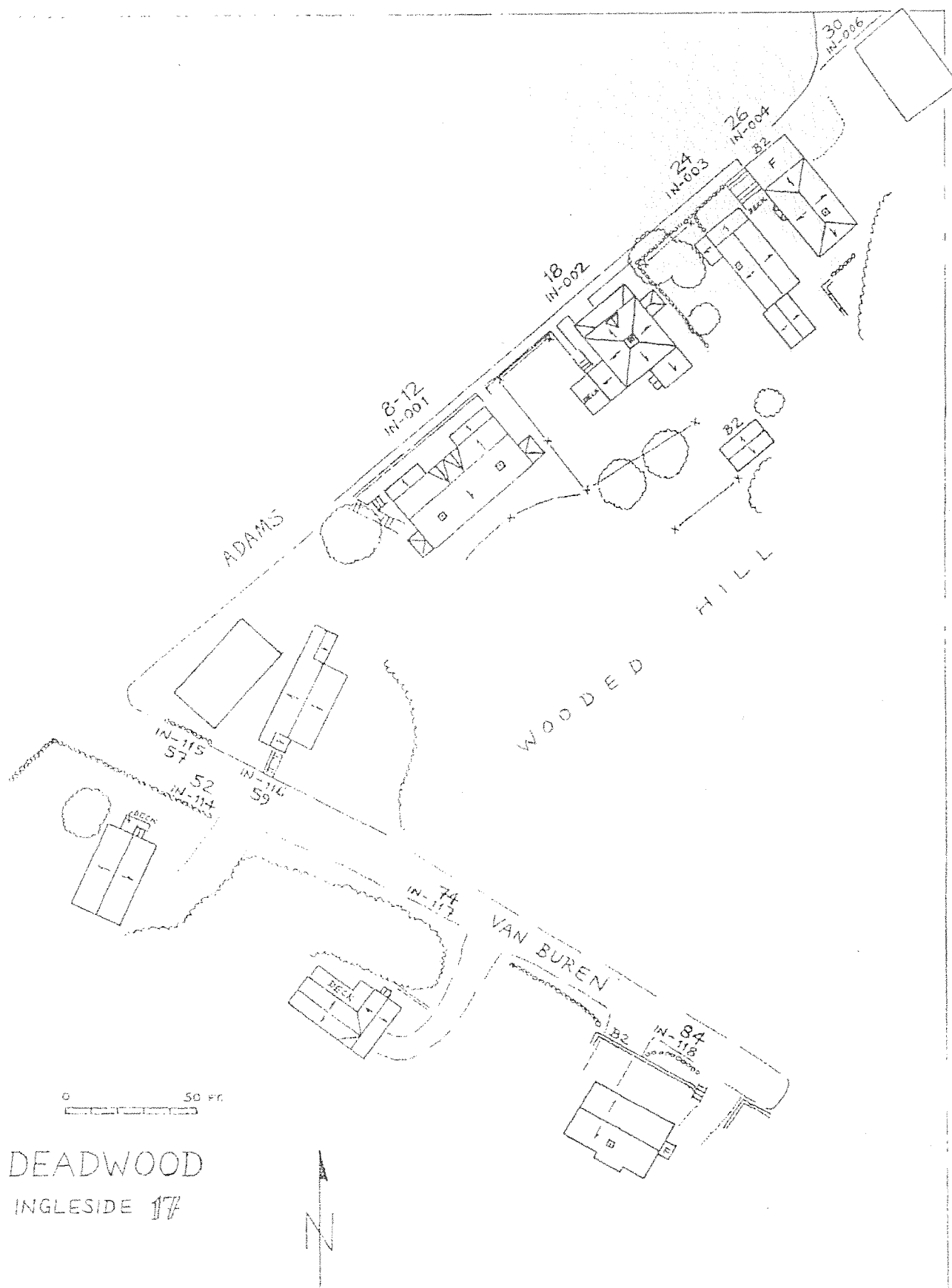
Significant Exterior Details

Significant Interior Details

Alterations & Dates

Although this is an historic building, it appears to be a recent addition moved to this property.

Change in Use none



DEADWOOD
INGLESIDE 17

January 17, 2007

James Gibbons
18 Adams Street
Deadwood, SD 57732

Re: Front porch roof repair at 18 Adams Street.

Dear James:

Today I observed that you have made some progress in repairing the porch roof on your house. I have the building permit application that you filled out, however the fee has not been paid so the permit has not been issued.

Please come to the office so we may issue the permit. I will need to know cost of materials for the work so I can determine the fee amount.

If you have any questions, please call me at 578-2982.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Umenthum", with a long horizontal flourish extending to the right.

Keith Umenthum
Building Inspector

DEADWOOD

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

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

April 24, 2007

James Gibbons
18 Adams Street
Deadwood, SD 57732

Re: The front porch roof at 18 Adams Street.

Dear Mr. Gibbons:

As of this date the porch roof on your house at 18 Adams has not been repaired. It appears that some work has been done but the roof has yet to be shingled.

Enclosed please find a copy of a letter I sent to you on January 17, 2007 requesting the fee be paid for a building permit. Please contact me in respect to the building permit and about your plans for finishing the work. My phone number is 578-2082.

This letter is preliminary to sending a formal notice of violation of section 304.7 of the International Property Maintenance Code as adopted by ordinance by the City of Deadwood. This section requires property owners to maintain a weather-tight roof on a structure. A copy of this section is enclosed.

Sincerely,



Keith Umenthum
Building Inspector

shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

304.4 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be

maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

January 17, 2007

James Gibbons
18 Adams Street
Deadwood, SD 57732

Re: Front porch roof repair at 18 Adams Street.

Dear James:

Today I observed that you have made some progress in repairing the porch roof on your house. I have the building permit application that you filled out, however the fee has not been paid so the permit has not been issued.

Please come to the office so we may issue the permit. I will need to know cost of materials for the work so I can determine the fee amount.

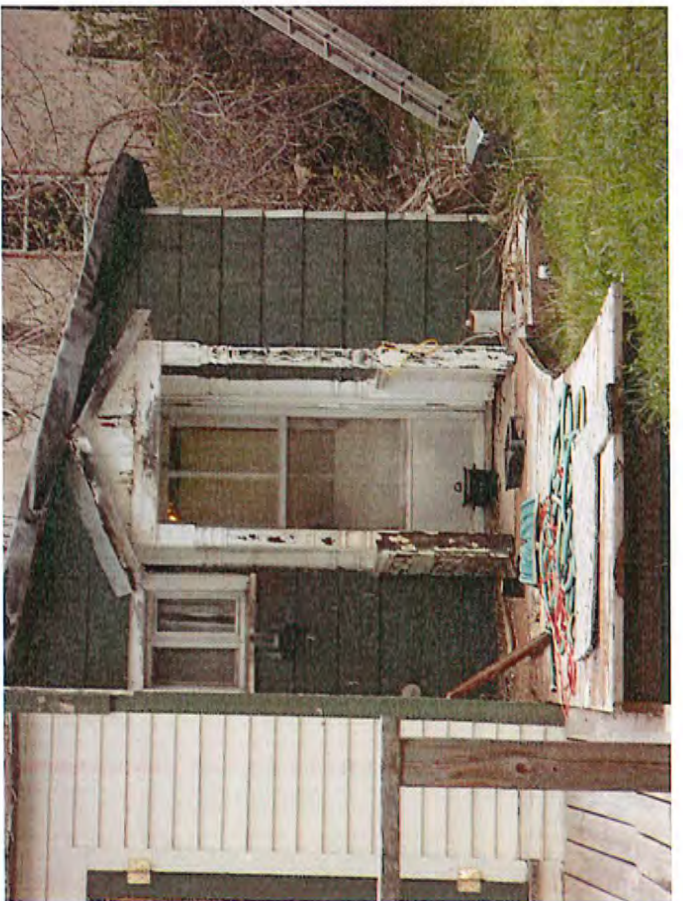
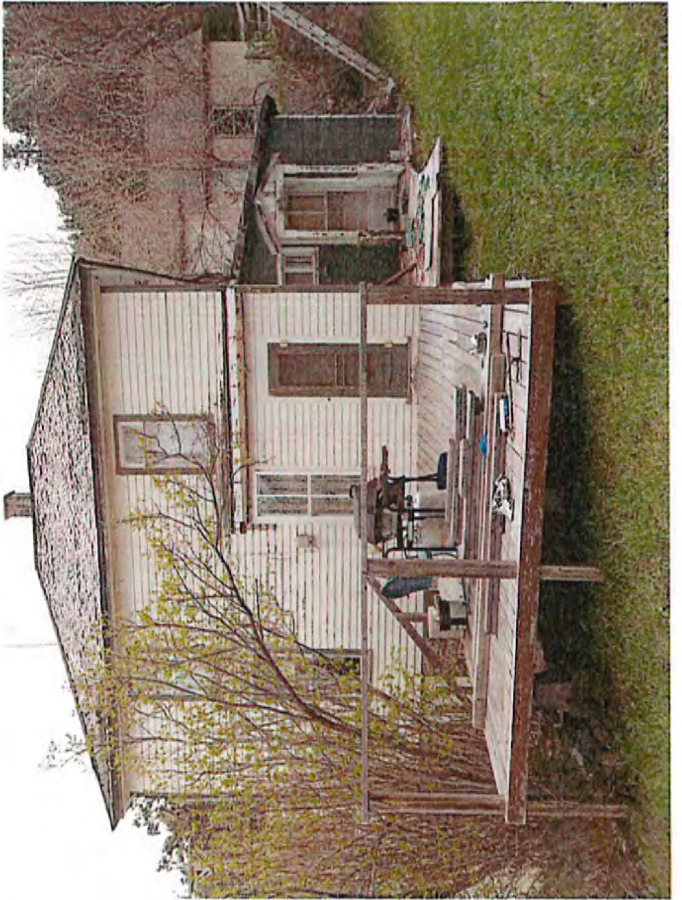
If you have any questions, please call me at 578-2982.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Umenthum", with a long horizontal flourish extending to the right.

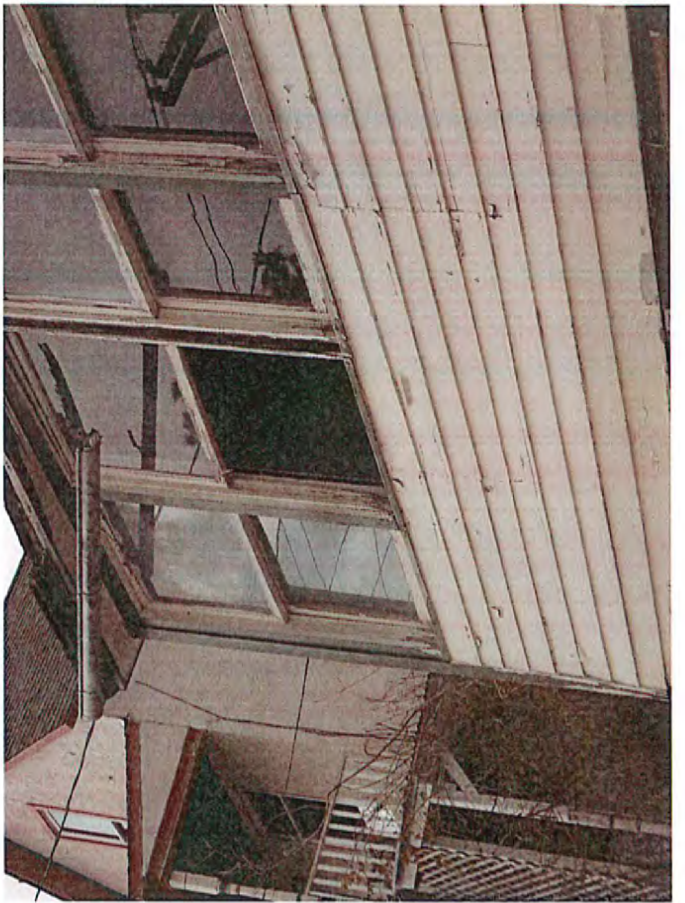
Keith Umenthum
Building Inspector

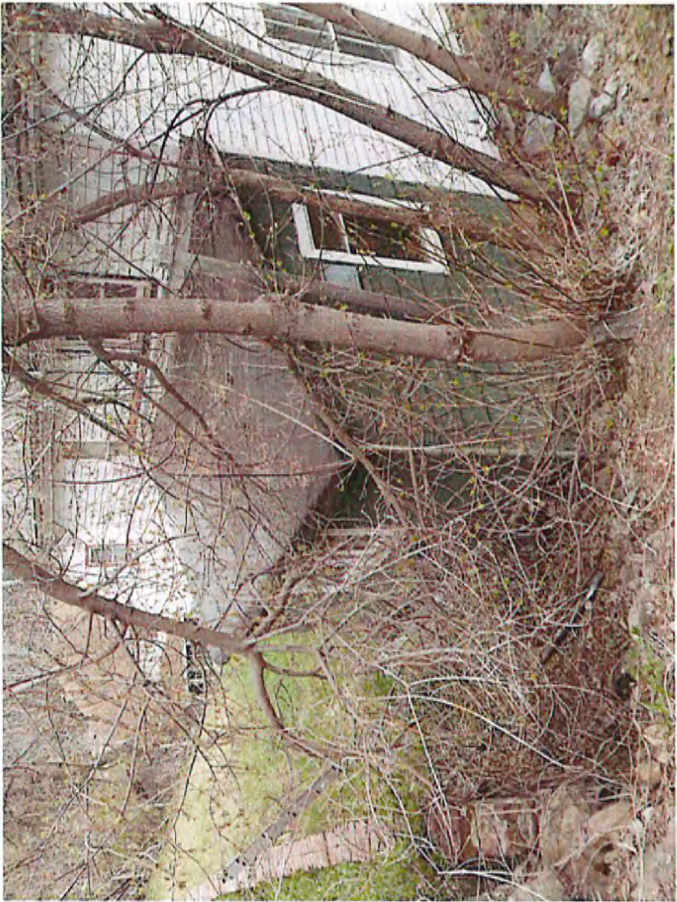
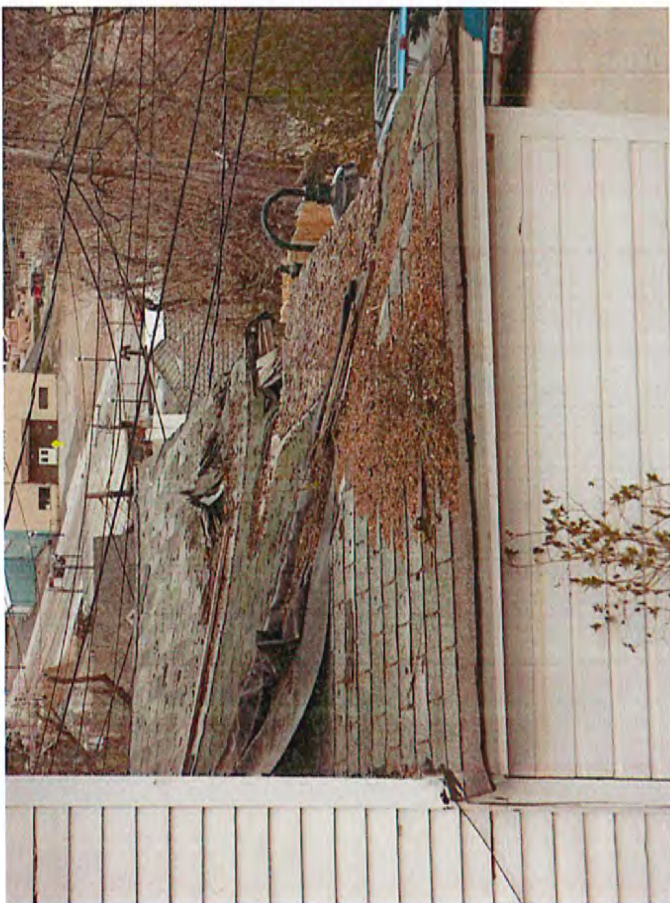




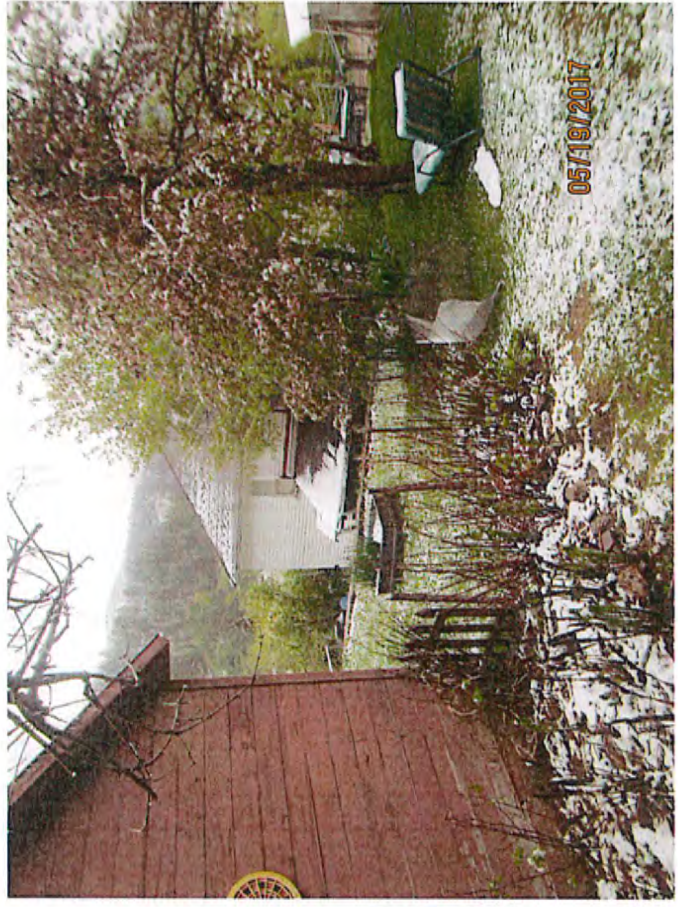
















PROGRESS REPORT FOR PROPERTY MAINTENANCE

December 1, 2014

85 Charles Street - No work has been done on this house. Outstanding corrections include:

- Repair and enclosing foundation walls.
- Replace broken window sash and glaze broken glass.
- Replace sheathing and shingle hole in the roof in the back of the house.
- Repair siding and paint trim.

334 Williams Street – Work completed on siding the back of the house. Outstanding corrections include:

- Painting siding windows and trim.
- Replace porch ceiling boards and paint.

11 Lincoln Avenue – This house has a new roof, fascia and gutters. Painting on the windows and trim approximately 80 percent complete. Outstanding corrections include:

- Painting remaining windows and trim.

18 Adams Street. – The back porch roof which was structurally unstable has been demolished. Outstanding corrections include:

- Reroofing the house.
- Structural repair of the front porch roof.
- Repair and painting the siding, windows and trim.

166 Charles Street – The storage shed and two rear additions have been removed. Outstanding corrections include:

- Enclosing and siding the back of the house.
- Reroofing the house.
- Repair and painting the siding, windows and trim.

152 Charles Street – The house foundation is stabilized. New windows are being installed. Old siding has been removed in preparation for new siding. Outstanding corrections include:

- Enclosing and finishing basement walls.
- Installing siding.
- Finish painting trim.

3 Shine Street – No work has been done on this house. Outstanding corrections include:

- Reroofing the house.
- Pointing all masonry.
- Replacing fascia and soffit trim.
- Constructing new stairs.
- Repairing windows and doors.
- Painting trim, windows and doors.

227 Williams Street – No work has been done on this house. It is now the property of the “ISIS” group. Outstanding corrections include

- Reconstruction of the roof to the addition.
- Reroofing the house.
- Pointing all masonry and repairing the stucco
- Repairing windows and doors.
- Painting trim, windows and doors.

56 Lincoln – The repair for the rear retaining wall has been completed.

824 Main Street – No work has been done on this house. Outstanding corrections include:

- Reroofing the house
- Repair of soffit and fascia.
- Painting trim, windows and siding.

318 Williams Street – This house was purchased by Ferd Balkehol. It now has a new roof. Outstanding corrections include:

- Replacing the front steps and porch railing.
- Repairing any damaged soffit and fascia.
- Painting trim, windows and siding.

61 Madison – No work has been done on this property. Outstanding corrections include:

- Cleanup of unnecessary materials and storage.

- Repair siding, may include removal of rest of asbestos siding.
- Repair of damaged fascia and soffit.
- Construct a guardrail around the deck.
- Paint trim windows and siding.

350 Williams Street – This house has new siding and has been painted. Outstanding corrections include:

- Repair and painting of missing fascia.
- General yard cleanup.

OFFICE OF
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Fax (605) 578-2084

DEADWOOD

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

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

August 1, 2014

James E Gibbens
18 Adams Street
Deadwood, SD 57732

RE: Case No. 14045 – 18 Adams Street

Dear Sir/Madam:

On Wednesday, July 23, 2014, the Deadwood Historic Preservation Commission reviewed your application for Project Approval at 66 Lincoln, a contributing resource located in the Ingleside Planning Unit in the City of Deadwood. The project involves permission to open front porch and install railings at 18 Adams Street as submitted in the Project Approval application signed on July 16, 2014.

The Deadwood Historic Preservation Commission has determined the proposed work and changes DOES NOT encroach upon, damage, or destroy a historic resource included in the national register of historic places or the state register of historic places, and therefore move to grant project approval.

A building Permit MUST be issued PRIOR to commencement of work on the resource. You will need to contact the City Building Inspector, Keith Umenthum, to request a building permit and pay the fees due regarding this project.

Thank you for your support in preserving, protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark Community. If you have any questions or need further information, please do not hesitate to contact our office at your convenience.

Sincerely,

Kevin Kuchenbecker
Historic Preservation Officer

cc: Keith Umenthum, City Building Inspector
File

Date: July 17, 2014

Case No. 14045

Address: 18 Adams Street

Staff Report

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

Applicant: James E Gibbens

Owner: Same

Constructed: c. 1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

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

2. Architectural design of the resource and proposed alterations: The applicant requests permission to open front porch and install railings at 18 Adams Street as submitted.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The applicant received a notification from the City Building Inspector that the resource was in violation of the City's Minimum Maintenance Code and under order to address the violations. The applicant has been meeting with this office and the Building Inspector to mitigate the issues and improve the visual character of the resource. The roof including the porch roof and porch will be rehabilitated through this project bringing the resource in compliance with the Building Inspector's order to address the violation. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

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

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

First Motion:

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

Second Motion:

Option 1: Based upon the Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF
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108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084

DEADWOOD

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Deadwood, South Dakota 57732

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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 that is 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
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION

Property Address: 18 Adams St Deadwood SD 57732

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: James E. Gibbens
Address: 18 Adams
City: Deadwood State: SD Zip: 57732
Telephone: 605-580-5364 Fax: _____
E-mail: Hossienda@Rushmore.com

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

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

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

TYPE OF IMPROVEMENT

- | | | | |
|---|--|--------------------------------------|--|
| <input 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 checked="" type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | Other _____ | |
| <input checked="" type="checkbox"/> Other <u>Porch</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |
- rehab/rework

Estimated Cost of Work: \$ 2000

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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 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

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.

Open FRONT Porch, Installing Railings

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.

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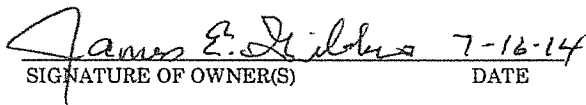
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Telephone (605) 578-2600

SIGNATURES

I HEREBY CERTIFY that I understand this application will not be accepted and processed until all the requested information has been supplied. I realize that 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 that 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 that approval is issued for proposed work that is in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

 7-16-14
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 and the City Clerk. 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 enclosed criteria checklist as a guide to completing the application.
Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

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

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

DEADWOOD

"The Historic City of the Black Hills"

Deadwood, South Dakota 57732

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: _____ Date of Filing: _____

- ☐ Certificate of Appropriateness
- ☐ Project Approval
- ☐ Sign Application

Property Designation:

- ☐ Contributing
- ☐ Non-contributing

Historic Overlay District:

- | | | |
|--|---|--|
| <input type="checkbox"/> 1. Pluma | <input type="checkbox"/> 5. McGovern Hill | <input type="checkbox"/> 9A. Large's Gulch |
| <input type="checkbox"/> 2. Peck's Garden | <input type="checkbox"/> 6. Ingleside | <input type="checkbox"/> 9B. Spruce Gulch |
| <input type="checkbox"/> 3. Cleveland | <input type="checkbox"/> 7. Upper Main Street | <input type="checkbox"/> 10. Fountain City |
| <input type="checkbox"/> 4. Deadwood | <input type="checkbox"/> 8A. City Creek | <input type="checkbox"/> 11. 1 st Ward – Industrial |
| <input type="checkbox"/> A. Deadwood City | <input type="checkbox"/> 8B. Forest Hill | <input type="checkbox"/> 12. Pinecrest |
| <input type="checkbox"/> B. South Deadwood | <input type="checkbox"/> 8C. Highland Park | <input type="checkbox"/> 13. Hillside Environs |
| <input type="checkbox"/> C. Chinatown | Addition | |
| <input type="checkbox"/> D. Elizabeth Town | | |

Application complete

Project Documents submitted (check all that apply)

- ☐ Photographs of property and/or adjacent properties
- ☐ Drawings and/or architectural renderings
- ☐ Materials and/or color samples
- ☐ Other

Staff Preparation Initials Date below

- | | | |
|---|-------|--|
| <input type="checkbox"/> Site Visit | _____ | ___/___/___ |
| <input type="checkbox"/> Project visible from right-of-way? | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Logged into HPC Agenda | _____ | ___/___/___ |
| <input type="checkbox"/> Staff Report (research) | _____ | ___/___/___ |
| <input type="checkbox"/> Packet to HPC Members | _____ | ___/___/___ |

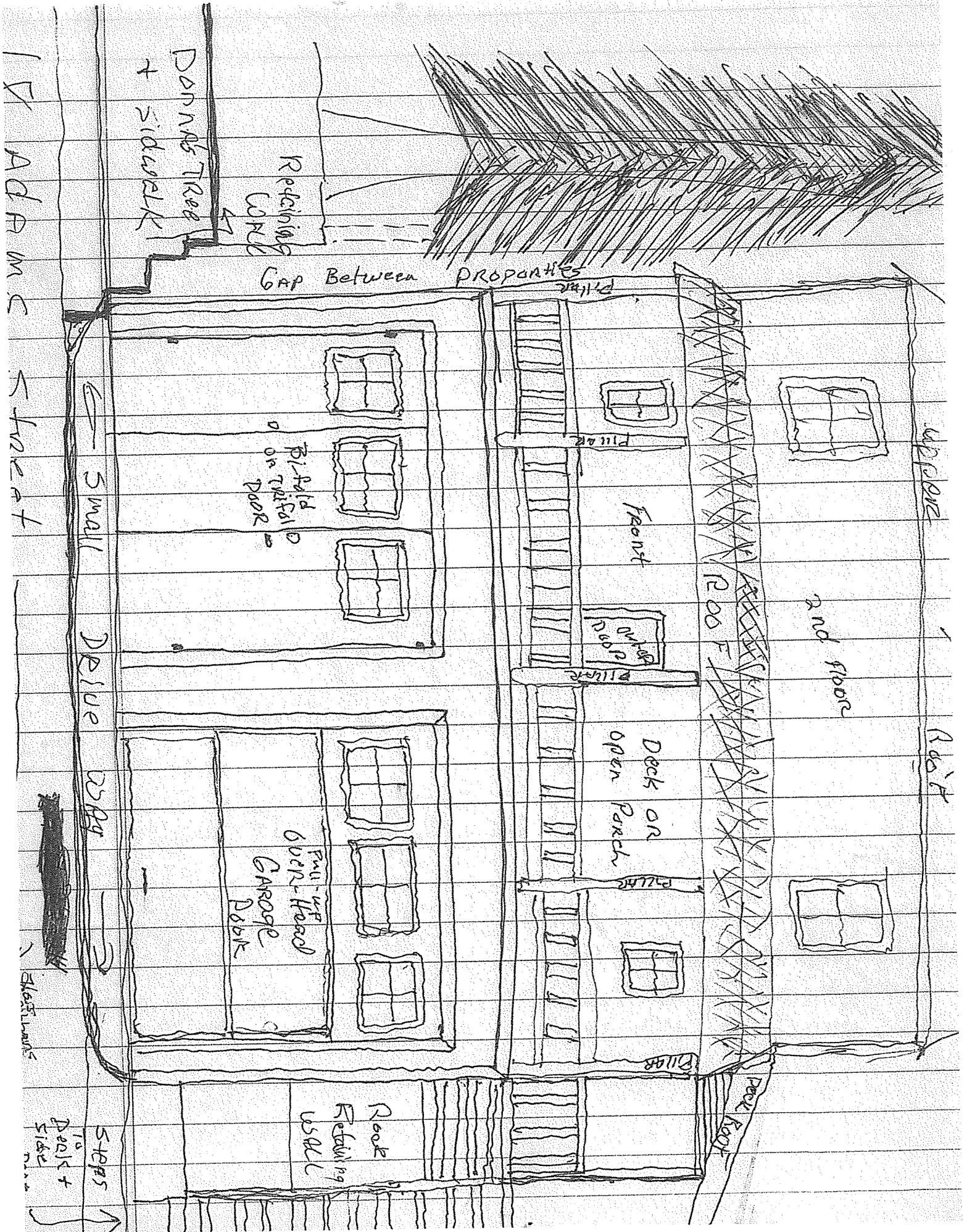
Post Meeting Documentation Initials Date below

- | | | | |
|--|---------------------------------|-------|-------------|
| <input type="checkbox"/> Approval | <input type="checkbox"/> Denial | _____ | ___/___/___ |
| <input type="checkbox"/> Property owner notification | _____ | _____ | ___/___/___ |

Building & Zoning Department (if applicable) Initials Date below

- | | | |
|--|-------|-------------|
| <input type="checkbox"/> Building Permit Application | _____ | ___/___/___ |
| <input type="checkbox"/> Setback(s) checked by P & Z | _____ | ___/___/___ |
| <input type="checkbox"/> Detailed plans reviewed | _____ | ___/___/___ |
| <input type="checkbox"/> Building Permit Issued | _____ | ___/___/___ |
| <input type="checkbox"/> Fee collected (if applicable) | _____ | ___/___/___ |
| <input type="checkbox"/> Setback(s) reviewed | _____ | ___/___/___ |

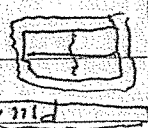
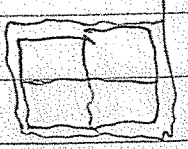
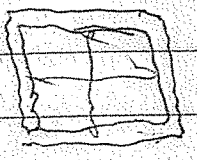
Filed on ___/___/___



up porch

Back

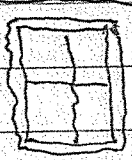
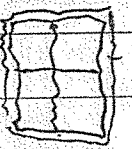
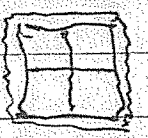
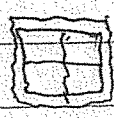
2nd floor



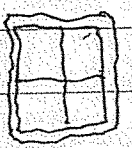
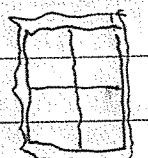
Front



Deck or
open porch



Tri-fold
or tri-fold
door



Full-width
over-head
Garage
Door

Rear
Retaining
Wall

Retaining
Wall

Gap Between Properties

Donna's Tree
+ sidewalk

Small

Drive

Way

15' Add on < front

Steps

to
Door +
Side



2605 Commerce Rd - Rapid City SD 57701
General Contractor #AEC360

Phone: 605-391-1334 Fax: 888-597-1050

www.WTExteriors.com

Customer: James Gibbens
Address: 18 Adams St DW 57732
Phone: 580-5364

***ROOFING ***

Shingle MFG
Model & Color
Warranty
SQ's
Ridge
Starter
Ice Water Barrier:
24" beyond heated walls, pipes & up valley's
Felt
Furnace Flashings
Replace Vents
Replace Pipe Flashings
Coil Nails
Cap Nails/Staples
Roof Sealant
Drip Edge
Gutter Apron
Gutter LF
Down Spout LF
Rotten Decking Replacement

General Maintenance

- ✦ 10 Year Workmanship Warranty
- ✦ Clean Up of Premises Will Include:
 - Removal of All Debris Promptly
 - Remove Nails W/Magnetic Roller
 - Protect All Plants and Shrubby
 - Blow Out All Gutters of Loose Debris
 - Blow/Sweep All Decks, Patios, and Drive Ways

*** INSURANCE CLAIMS ***

"I authorize Weather-Tite Exteriors to represent my interest in dealing with the insurance company regarding storm damage to my home. Should Weather-Tite Exteriors and the insurance company come to an agreement regarding scope of damage and cost of repair, I authorize Weather-Tite Exteriors to perform such repairs at the amount allowed by insurance company."

LIMITED "No -out-of-pocket" Guarantee:

Unless customer upgrades their products, property owner's out-of-pocket expense will not exceed deductible amount.

The amount cited below does not include any 'Supplements' that may need to be submitted to your insurance company to cover additional costs not included in the claim. Any additional funds received from 'supplements' are to be paid to Weather-Tite Exteriors. Additionally Weather-Tite is entitled to all Overhead & Profit re-imbursements allocated by Insurance Company.

Roof Replacement	House	\$ 4225.00
	Back Roof	\$ 600.00
	Front Roof	\$ 800.00
Excise Tax		253.00
Material Tax		
Permit		100.00
CONTRACT AMOUNT Initials		\$ 5978.00

- Weather-Tite Exteriors is not responsible for pre-existing structural conditions such as wood rot and deck deflection.
- Buyers agree they have seen, read & understand all terms & conditions of this contract & agree to be bound by same.
- A LIEN WAIVER, WARRANTY, AND INVOICE WILL BE PROVIDED UPON REQUEST & WITH FULL PAYMENT

Warranty not valid if contract is not paid in full.

Home Owner:

Associate Name: Christian Dietz

Associate Signature: CAH

Date: 5-23-14

"You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction."

OFFICE OF
CITY ATTORNEY
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084
twilliams@gpnalaw.com



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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

January 6, 2014

Kristie and James E. Gibbons
18 Adams Street
Deadwood, SD 57732

Re: 18 Adams Street
GPNA File No. 07857.0003

Dear Mr. and Mrs. Gibbons:

You were previously sent a letter from the City of Deadwood on July 30, 2013. You were advised your property located at 18 Adams Street in Deadwood, South Dakota, was in violation of Deadwood City Ordinance 15.01.010. You were further advised if you disagreed with the City's Findings concerning the violations your right to appeal to the City of Deadwood Board of Appeals. You failed to file such appeal.

The City of Deadwood provided you with a period of ninety (90) days to correct the violations. Such time ran as of October 29, 2013. The City of Deadwood hopes you will remedy these issues without the need to pursue further legal action. For your convenience, I am attaching a copy of the Report of Violation.

Legal action may include the City of Deadwood proceeding with making the necessary repairs to the property and placing a lien on the property for such costs, and seeking criminal sanctions against you for violation of the ordinance. In particular, violations are punishable as Class 2 Misdemeanors (a five hundred dollars (\$500.00) fine and/or thirty (30) days in the County Jail) for each day the violations continue.

Please do not ignore this matter further and contact me to discuss how you wish to handle this situation. Of course, you may contact the Office of Historic Preservation to ascertain what programs you may utilize to assist in repairs to the property.

Best regards,

Terri Lee Williams
City Attorney

TLW:jjh

cc: Mary Jo Nelson, City of Deadwood
Kevin Kuchenbecker
Keith Umenthum

OFFICE OF
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Fax (605) 578-2084

DEADWOOD

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Deadwood, South Dakota 57732

KEITH UMENTHUM
Building Inspector
Telephone: (605) 578-2082
Fax: (605) 578-2084
keith@cityofdeadwood.com

- MINIMUM MAINTENANCE VIOLATION -

February 25, 2014

Kristie and James E. Gibbons
18 Adams Street
Deadwood, South Dakota 57732

RE: 18 Adams Street – Minimum Maintenance

Dear Mr. Gibbons:

This correspondence is a follow up to the meeting held on February 11, 2014 with Kevin Kuchenbecker and myself to discuss the violations of Deadwood City Ordinance 15.01.010 as it pertains to your residence at 18 Adams Street in Deadwood, South Dakota.

Thank you for taking action to meet with us to correct and agree to remedy the violations regarding your property. As discussed, to bring the property into compliance with the code requirements the following repairs need to be completed:

- Removing the multiple layers of existing asphalt and cedar shingles, installing OSB sheathing and reroofing the resource with asphalt shingles;
- Repairing the front porch roof structure and reroofing with asphalt shingles;
- Removing and reconstructing the roof / porch over the rear entry; and
- Scraping, priming and painting the house with an appropriate color scheme.

It is further our understanding you desire to eliminate the windows across the front porch and return it to an open porch design with porch posts and an open railing. This will require approval from the Deadwood Historic Preservation Commission. (The application is enclosed).

At your request, we will investigate the concern and possible removal of the tall spruce tree on the corner of Donna Watson's lot.

As indicated in our meeting, the City is interested in helping you resolve issues with your property at 18 Adams Street; however, if the repairs and improvements outlined above are not started by May 1, 2014 (weather dependent) and brought into compliance within 90 days following the City will pursue legal recourse.

OFFICE OF
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108 Sherman Street
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DEADWOOD

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Deadwood, South Dakota 57732

KEITH UMENTHUM
Building Inspector
Telephone: (605) 578-2082
Fax: (605) 578-2084
keith@cityofdeadwood.com

NOTICE OF VIOLATION

Page 2

Again, thank you for your understanding, cooperation and support in preserving, protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark Community. The City of Deadwood looks forward to working with you in resolving these concerns.

Sincerely,



Keith Umenthum, Building Inspector
City of Deadwood

cc: Chuck Turbiville, Mayor
Terri Williams, City of Deadwood Attorney
Jim "JR" Raysor, Public Works Director
Kevin Kuchenbecker, Historic Preservation Officer
Deadwood Historic Preservation Commission

Enclosure: Project Approval application

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DEADWOOD

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Deadwood, South Dakota 57732

KEVIN KUCHENBECKER
Historic Preservation Officer
Telephone: (605) 578-2082
Fax: (605) 578-2084
kevin@cityofdeadwood.com

MEMORANDUM

Date: September 27, 2013
To: Keith Umenthum, Building Inspector
Terri Williams, Legal Counsel
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Minimum Maintenance Violations

Below is a table created to track the notices for minimum maintenance recently sent from the City of Deadwood to seven (7) properties which were identified as having violations of the 2012 International Property Maintenance Code. This table lists the address, owner, notification date, delivery confirmation, time frame to remedy the violation, appeal notice, and date to comply.

Address	Owner	Notification	Received	Time	Appeal	Comply by
85 Charles Street	Sabo, Dennis	7/30/2013	8/1/2013	120		11/29/2013
300 Main Street	Gustafson, Mike	7/30/2013	7/31/2013	60	8/13/2013	9/29/2013
334 Williams	Baucom, Brad	7/30/2013	7/31/2013	60		9/29/2013
11 Lincoln	Lauer, Francis	7/30/2013	7/31/2013	60		9/29/2013
18 Adams	Gibbons, James	7/30/2013	7/31/2013	90		10/29/2013
166 Charles Street	Wiswell, Lorraine	7/30/2013	7/31/2013	180		1/27/2014
152 Charles Street	Sabo, Dennis	7/30/2013	8/1/2013	120		11/29/2013

As you can see three (3) properties which were notified would be up for bringing the violations into compliance on September 29, 2013. This is what I am aware of to-date regarding these three (3) properties.

300 Main Street: An appeal has been filed on August 13, 2013 and a hearing has been set in front of the newly established Board of Appeals and Examiners for October 29, 2013 at 1:00 p.m.

334 Williams Street: Mr. Brad Baucom met with Keith Umenthum and me to discuss the violations and possible programs available to Mr. Baucom through Historic Preservation. Mr. Baucom was encouraged to set an appointment with NeighborWorks – Dakota Home Services to begin the process of garnering financial assistance to remedy the violations. According to Joy McCracken, Mr. Baucom has not contacted her office. On September 25, 2013, Mr. Baucom came to the office to request a 60 day extension to remedy the violations. Mr.

Umenthum was out of the office. I requested Mr. Baucom to put the request in writing. This office received the request for extension until November 30, 2013 from Mr. Baucom on September 27, 2013.

11 Lincoln: It is my understanding the owner has been working with NeighborWorks – Dakota Home Services; however, I do not know the status of compliance with the violation(s) notification to date.

11/5/13

85 Charles St. Sabo
Aug 1 - 120 days Nov. 28

152 Charles St. Sabo
Aug 1 - 120 days Nov. 28

11 Lincoln Ave. Hauer
July 31 - 60 days Sept 29
Roofing Permit 10/23/13
Working w. Newark

★ 18 Adams St. Gibbons
July 31 - 90 days Oct. 29

166 Charles St. Wiswell
July 31, 180 Days Jan 28, 2014
Note of Aug 12 - req Appeal

334 Williams St. Bauman
July 31 60 Days Sept 29
11/5 letter extension to June 30

OFFICE OF
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KEITH UMENTHUM
Building Inspector
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keith@cityofdeadwood.com

- NOTICE OF VIOLATION -

July 30, 2013

Kristie and James E. Gibbons
18 Adams Street
Deadwood, South Dakota 57732

COPY

RE: 18 Adams Street

Dear Mr. and Mrs. Gibbons:

It has been called to the attention of the City of Deadwood that your property at 18 Adams Street in Deadwood, South Dakota, is in violation of Deadwood City Ordinance 15.01.010, adopting various international building and maintenance codes. The repairs and improvements needed to bring your property into compliance with the code requirements are attached hereto.

The City of Deadwood would like to offer assistance in resolving this situation. There are various programs, resources, and partnerships with other organizations and through the City that may be able to help you improve or resolve the violations of your property. Program details are accessible through this office or on the City's website at www.cityofdeadwood.com.

If you desire to have staff work with you or if you have any questions or need further information, you must contact this office within fourteen (14) days of receiving this letter. The City is interested in helping you resolve issues with your property at 18 Adams Street; however, if the repairs and improvements outlined in the attached document are not brought into compliance within 90 days the City will pursue legal recourse, which may include seeking reimbursement on expenses incurred by the City in addressing the outlined violations, attorney fees and costs. Further, a lien for such costs may be placed upon your real property.

Should you desire to appeal this notice you may do so by completing the attached Notice of Violation Appeal Form and returning it to the Deadwood Building Inspector within twenty (20) days following the receipt of this letter.

OFFICE OF
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108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084

DEADWOOD

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Deadwood, South Dakota 57732

KEITH UMENTHUM
Building Inspector
Telephone: (605) 578-2082
Fax: (605) 578-2084
keith@cityofdeadwood.com

NOTICE OF VIOLATION Page 2

Thank you for your understanding, cooperation and support in preserving, protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark Community. The City of Deadwood looks forward to working with you in resolving these concerns.

Sincerely,



Keith Umenthum, Building Inspector
City of Deadwood

cc: Chuck Turbiville, Mayor
Terri Williams, City of Deadwood Attorney
Jim "JR" Raysor, Public Works Director
Kelly Fuller, Chief of Police
Kevin Kuchenbecker, Historic Preservation Officer
Deadwood Historic Preservation Commission

Enclosure: Statement of Violation(s)

18 Adams Street – Statement of Violation(s)



Background Information:

Structure built ca. 1900
Listed as a contributing structure
Currently occupied

Owner:

Kristie & James E. Gibbens
18 Adams Street
Deadwood, SD 57732-0000

Notification status:

Brought in front of City Commission for action in the past but no action taken by the owner

Overview of Issues: Porch roof, trim, paint, roofing and rear shed

Summary: The loss of this contributing resource would have an adverse effect on the National Historic Landmark District.

Inspection report for 18 Adams Street

Visible issues regarding the exterior of structure according to Section 304 of the 2003 International Property Maintenance Code:

304.2 Protective treatment – Exterior surfaces, including but not limited to, doors, windows, cornices, porches and trim is in need of maintenance. Wood surfaces should be painted by removing peeling, flaking and chipped paint and then primed and painted. Siding and masonry joints should be maintained weather resistant and water tight. Metal surfaces subject to rust should be coated to inhibit rust or corrosion.

304.4 Structural members – Structural members shall be maintained free from deterioration and capable of supporting imposed loads.

304.6 Exterior walls – Exterior walls need to be free from holes, breaks and loose or rotting materials; and maintained weatherproof and proper surface coating.

304.7 Roofs and drainage – The roof and flashing needs to be made sound, tight and not have defects that admit moisture. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.

304.8 Decorative features – All decorative features need to be maintained in good repair with proper anchorage and in a safe condition.

304.10 Stairways, decks, porches and balconies – Every exterior stairway, deck, porch and balcony and appurtenances attached thereto, needs to be maintained in good repair with proper anchorage and capable of supporting imposed loads.

304.13 Windows and door frames – Windows, doors and frames need to be in sound condition, good repair and weather tight. Glazing materials need to be maintained free from cracks and holes

Supporting photographic documentation for 18 Adams Street



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

KRISTIE & JAMES GIBBONS
18 ADAMS STREET
DEADWOOD, SD 57732

2. Article Number

(Transfer from service label)

7010 1670 0001 1332 1500

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
Kristie Gibbons ☒ Addressee
 B. Received by (Printed Name) C. Date of Delivery
Kristie Gibbons 7/31
 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☒ No

3. Service Type ☐ Express Mail
☒ Certified Mail ☒ Return Receipt for Merchandise
☐ Registered ☐ Insured Mail ☐ C.O.D.
 4. Restricted Delivery? (Extra Fee) ☐ Yes

UNITED STATES POSTAL SERVICE



First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

° Sender: Please print your name, address, and ZIP+4 in this box °

City of Deadwood
 Planning & Preservation
 108 Sherman Street
 Deadwood, SD 57732



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees \$		

Sent To

KRISTIE & JAMES GIBBONS
 18 ADAMS STREET
 DEADWOOD, SD 57732

PS Form 3800, August 2005

See Reverse for Instructions

7010 1670 0001 1332 1500

~ RESIDENTIAL ~
BUILDING PERMIT APPLICATION
Jurisdiction of Deadwood, South Dakota

BP# 77/07

Applicant: DO NOT WRITE IN SHADED AREAS

1. JOB ADDRESS <u>18 Adams</u>				
LEGAL DESCRIPTION (office entry) Lot # _____ Block _____ Tract _____ (See attached sheet)				
2. PROPERTY OWNER <u>James & Kristie Gibbens</u>				
<u>18 Adams</u> Street Address	<u>Deadwood</u> City	<u>SD</u> State	<u>57732</u> Zip	<u>722-1061</u> Telephone # (w/area code)
3. DO YOU INTEND ON HIRING A CONTRACTOR OR PERFORMING THE WORK YOURSELF? Please check one of the following: Contractor _____ Self <u>X</u> (If you checked contractor please complete below)				
CONTRACTOR'S NAME <u>NA</u>				
Contractor's Address _____ City _____ State _____ Zip _____ Telephone # _____				
4. ARE PLANS REQUIRED? Please check one of the following: Yes <u>NA</u> No _____ (If you checked yes, please complete below)				
5. DRAFTSMAN/DESIGNER (if applicable) <u>NA</u>				
Street Address _____ City _____ State _____ Zip _____ Telephone # _____				
6. DESCRIPTION OF WORK: <u>Repair Front Porch Roof</u>				
Valuation of Work \$ <u>Approx \$1,000-1500</u> Permit Fee \$ <u>35.00</u>				

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZATION IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW OR ORDINANCE REGULATING CONSTRUCTION OR THE PERFORMANCE OR CONSTRUCTION.

Signature of Contractor/Authorized Agent _____		Date _____	Signature of Owner <u>James E. Goble</u>	Date <u>08/28/07</u>
APPLICATION ACCEPTED BY: _____		PLANS CHECKED BY: _____		APPROVED FOR ISSUANCE BY: _____
PAYMENT in the amount of \$ <u>35.00</u> was received on <u>8/28/07</u>				

Building PERMIT

ISSUED BY THE
CITY OF DEADWOOD, SOUTH DAKOTA

Permit No. 77/07

Located at 18 Adams St. (Porch Repair)

DATE ISSUED: 8/29/07 EXPIRES 180 DAYS FROM DATE OF PERMIT

NOTICE – This card must be posted in a conspicuous place, facing the street on or near the building for which it is issued as soon as starting the work, and be kept posted until work is completed.

Building Inspector

[Signature]

Preservation Officer

[Signature]

by ROC

January 17, 2007

James Gibbons
18 Adams Street
Deadwood, SD 57732

Re: Front porch roof repair at 18 Adams Street.

Dear James:

Today I observed that you have made some progress in repairing the porch roof on your house. I have the building permit application that you filled out, however the fee has not been paid so the permit has not been issued.

Please come to the office so we may issue the permit. I will need to know cost of materials for the work so I can determine the fee amount.

If you have any questions, please call me at 578-2982.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Umenthum", with a long horizontal flourish extending to the right.

Keith Umenthum
Building Inspector

DEADWOOD

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

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

COPY

SCANNED

April 24, 2007

James Gibbons
18 Adams Street
Deadwood, SD 57732

Re: The front porch roof at 18 Adams Street.

Dear Mr. Gibbons:

As of this date the porch roof on your house at 18 Adams has not been repaired. It appears that some work has been done but the roof has yet to be shingled.

Enclosed please find a copy of a letter I sent to you on January 17, 2007 requesting the fee be paid for a building permit. Please contact me in respect to the building permit and about your plans for finishing the work. My phone number is 578-2082.

This letter is preliminary to sending a formal notice of violation of section 304.7 of the International Property Maintenance Code as adopted by ordinance by the City of Deadwood. This section requires property owners to maintain a weather-tight roof on a structure. A copy of this section is enclosed.

Sincerely,



Keith Umenthum
Building Inspector

shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

SECTION 304 EXTERIOR STRUCTURE

304.1 General. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[F] 304.3 Premises identification. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

304.4 Structural members. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. All cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.9 Overhang extensions. All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be

maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

304.11 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.14 Insect screens. During the period from [DATE] to [DATE], every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

304.15 Doors. All exterior doors, door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and guestrooms shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every basement window that is openable shall be supplied with rodent shields, storm windows or other approved protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within.

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102 Sherman Street
Telephone (605) 578-2600

MEMORANDUM

Date: July 26, 2006
To: Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 18 Adams – James Gibbens

Mr. James Gibbens recently had roof failure on the front porch of his residence located at 18 Adams in the Ingleside Historic Overlay Zone. His house is a contributing structure to the Deadwood Historic District and National Landmark District.

Mr. Gibbens originally desired to replace the existing asphalt shingles with a metal type roofing material. I informed Mr. Gibbens this material would be considered inappropriate and that he would have to obtain project approval from the Historic Preservation Commission at the next regularly scheduled meeting on August 9, 2006. Furthermore, staff and HPC would review the proposed change with the Secretary of Standards which would recommend replacement with in-kind materials.

I stated that if he wanted to replace the roofing material on the porch with an asphalt shingle it would not be considered an alteration according to our ordinances and not require project approval, thus delaying his project. He agreed to proceed with an appropriate asphalt shingled roofing material and obtain the necessary building permit.

Please consider this memorandum notification of this procedure should you witness work being done at 18 Adams. If you have any questions or need additional information please feel free to contact me at your convenience.

cc: ~~Keith Umenthum~~, Building Inspector
File



Deadwood, SD Code of Ordinances

17.68.100 Demolition by neglect.

The historic preservation commission shall prepare and follow written procedures to identify and protect resources from potential demolition resulting from the deliberate, intentional or inadvertent neglect of the owner or owners.

A. Purpose. The owner or other person having such legal possession, custody, and control of any resource as defined in Chapter 17.08 of this title within an historic district or historic overlay zone shall not allow the potential demolition resulting from the deliberate, intentional or inadvertent neglect.

B. Investigation and Inspection. During the investigation and inspection of any resource under Section 17.68.090 is found that the condition of the resource is suspected of being destroyed, damaged, or lost through or by neglect or intentional neglect of the owner of the resource, the building official shall consult with the zoning administrator, director of public work and the historic preservation officer about any suspected deficiencies or defects.

C. Findings. Upon determination by mutual agreement of the official's reference in Subsection B. above that demolition or intentional neglect is occurring, the building official shall prepare, within fifteen (15) days of the completion of his investigation and inspection, a written report of his findings on the condition of the resource.

D. Notice of Report. A copy of any report shall be sent by certified mail, return receipt requested, to the owner of the resource and a copy provided to the public work director, zoning administrator, historic preservation officer and the historic preservation commission and may include any recommendations including a time frame to conduct the remedial work or other work necessary to stop the demolition by neglect, stabilize the resource, vacate the property, or demolish the resource.

E. Hearing and Notice of Hearing. Upon receipt of any written report in which the building official has found that there is demolition by neglect, or the resource can or should be demolished, the historic preservation officer shall cause to be scheduled a hearing before the historic preservation commission to review and take action based on the report from the building official. The owner of the resource shall be served with written notice of the time and date of the hearing not less than ten (10) days prior to the hearing.

F. Legal Notice Requirement. Any notice required herein shall be considered delivered if sent by certified mail, return receipt requested and mailed to the last known address of the record owner or owners as listed on the city and/or county tax rolls or by other methods allowed by law.

G. Hearing on Report. At the hearing the historic preservation commission shall receive evidence on the issue of whether the subject resource should be repaired, vacated, stabilized, or can be demolished. At the hearing, the historic preservation commission shall require the owner to present a preliminary plan including a timetable to the historic preservation commission within thirty (30) days generally identifying the work necessary to abate the demolition by neglect. The owner or owners or their agents shall submit an application for a certificate of appropriateness and/or project approval for all proposed work. The historic preservation commission must review and act on all applications before issuance of a building permit. All work shall be completed within ninety (90) days of the approval from the historic preservation commission. The historic preservation commission may grant up to two (2) extensions of ninety (90) days each due to inclement weather or other unforeseen difficulties. Should the historic preservation commission find that the owner or owners have not pursued the necessary repairs with reasonable diligence, the historic preservation commission may pursue civil and/or criminal penalties under Section 17.68.120 and/or request

that the city cause the required work to be completed with any costs associated thereto attached to the property as a tax lien.

H. Notice of Commission Action. The historic preservation officer shall notify the owner in writing of the determination of the historic preservation commission and the action required of the owner within ten (10) days of the hearing. Such notice shall identify and provide clear instructions to the owner as to the remedial work required by the historic preservation commission.

I. Remedial Work and Compliance. Upon the completion of any remedial work, recordation work, or other work required by the historic preservation commission, the owner shall notify the historic preservation officer of the completed work. The building official along with the historic preservation officer and any other professional deemed necessary by the building official and/or historic preservation officer shall inspect, within fifteen (15) days of notification, the completed work and shall cause, within fifteen (15) days of the inspection, the issuance of a written report to be submitted to the owner and the historic preservation commission to determine if the work completed is in compliance with city codes and ordinances and meets the requirements of the historic preservation commission. The historic preservation commission must review and act upon all such reports. All remedial work required by the historic preservation commission must be completed in compliance with such plans approved by the historic preservation commission.

J. Intentional Neglect. Intentional neglect shall be defined as willful actions perpetrated by the owner or owners or their agents that result in damage to a resource. Such actions may include, but are not limited to, intentional running of water taps, hoses, or other man-made water devices resulting in flooding, erosion, or other water damage to the resource; intentional exposure of the resource to natural elements of wind, rain, snow, or other precipitation through the opening of windows, doors, skylights, or other moveable features of a resource; intentional drilling, boring, or cutting of holes in the roof, exterior walls or supporting members of a resource.

(Ord. 1250, 2016; Ord. 1081 (part), 2007; Ord. 1007, 2003; Ord. 831 § 7.10, 1992)

~ RESIDENTIAL ~
BUILDING PERMIT APPLICATION
Jurisdiction of Deadwood, South Dakota

BP# _____

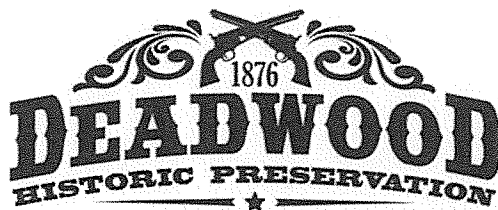
Applicant: DO NOT WRITE IN SHADED AREAS

1. JOB ADDRESS <u>18 Adams Street</u>				
LEGAL DESCRIPTION (office entry) Lot # _____ Block _____ Tract _____ (See attached sheet)				
2. PROPERTY OWNER <u>James + Christy Gibbons</u> <u>18 Adams</u> <u>Deadwood</u> <u>SD</u> <u>57732</u> <u>605-772-1061</u> Street Address City State Zip Telephone # (w/area code)				
3. DO YOU INTEND ON HIRING A CONTRACTOR OR PERFORMING THE WORK YOURSELF? Please check one of the following: Contractor _____ Self _____ (If you checked contractor please complete below)				
CONTRACTOR'S NAME <u>SELF</u>				
Contractor's Address _____ City _____ State _____ Zip _____ Telephone # _____				
4. ARE PLANS REQUIRED? Please check one of the following: Yes _____ No _____ (If you checked yes, please complete below)				
5. DRAFTSMAN/DESIGNER (if applicable) _____ Street Address _____ City _____ State _____ Zip _____ Telephone # _____				
6. DESCRIPTION OF WORK: <u>Repair Roof Front Porch & Replace or</u> <u>Rebuild Small Leantwo & Side Deck</u>				
Valuation of Work \$		Permit Fee \$		

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZATION IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW OR ORDINANCE REGULATING CONSTRUCTION OR THE PERFORMANCE OR CONSTRUCTION.

Signature of Contractor/Authorized Agent _____	Date _____	Signature of Owner <u>James E. Hilde</u>	Date <u>07/25/06</u>
APPLICATION ACCEPTED BY: _____ PLANS CHECKED BY: _____ APPROVED FOR ISSUANCE BY: _____			
PAYMENT in the amount of \$ _____ was received on _____ / _____ / _____			



MEMORANDUM

Date: June 9, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Purchase Grant Software from Foundant Technologies

The City of Deadwood Historic Preservation Office staff has been researching a grant software program to utilize for all of the grant programs. Currently there are nine grant programs that run through this office, Outside of Deadwood, Not-for-Profit, Siding, Wood Windows and Doors, Elderly Resident, Foundation, Façade, Paint and Residential Historic Rehabilitation.

Staff has been keeping track of the financial portion of the grants on excel spreadsheets and scanning and saving all documentation into a folder and saving by year, address or project name. The grant programs have grown and the number of times applicants have requested funds has increased. In researching past and present recipients it is a lengthy and cumbersome task. In an effort to better serve the public and provide a better way to apply, track and report on our grants staff feels a software program specifically designed for grants would be very beneficial to the City of Deadwood.

Foundant Technologies, out of Bozeman, MT, has a software program specifically designed for grant programs. This software will allow applicants to apply on line for grants if they wish which will increase efficiency, accountability and reduce errors. Applicants would have the ability to review their present and past grant history and upload and submit payment requests and final reports. This software will allow staff to better analyze and report on specific programs with improved financial reporting. The ability to monitor all grant recipients' present and past history will be more manageable. This software will also allow viewing access for the City Finance Office, HP Commission and prepare auditing reports if needed. More information regarding the software is attached for your review.

The software is a web-based program upon which a licensed subscription is purchased every two years. For the first two years the price is \$10,500. This subscription covers the cost of the host, maintenance and unlimited support with no limitations on the number of users. There will be a one-time fee for training two administrators on the software for \$2,500. With a standard documentation discount of \$1,000, the initial cost of setting up the software

and training will be \$12,000 per the attached quote from Foundant Technologies. Every two years after the initial set up the subscription will be renewed at a cost of \$9,500.

Staff is recommending to the Historic Preservation 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.

RECOMMENDED MOTION

Move 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.

PO Box 11888
Bozeman, MT 59719
Phone (877) 297-0043
Fax (406) 922-0073

Quote

Date: June 1, 2017
Quote expires in 90 days

Bonny Anfinson
City of Deadwood
108 Sherman Street
Deadwood, SD 57732
(605) 578-2082
bonny@cityofdeadwood.com

Foundant Contact

Megan Dahl

Qty	Item #	Description	Price	Total
1	GLM2GS5CT	Grant Lifecycle Manager (GLM) Standard Two-year Licensed Subscription Includes 5 GLM Grant Processes, hosting, maintenance and support with no limitations on the number of users or incoming requests. Includes GuideStar CharityCheck.	\$10,500.00	\$10,500.00
1	SDDISCOUNT	Standard Documentation Discount This discount acknowledges clients who use our standard documentation. This discount will be removed if changes are requested. This discount will be included in your renewal price, unless modified documentation is required upon renewal. Removal does not indicate agreement by Foundant to any proposed changes.	(\$1,000.00)	(\$1,000.00)
1	GLM ADMIN TRAIN 2	Administrator Training 2 Training for up to two administrators and includes one optional training session for reviewers/board members. <i>One time fee</i>	\$2,500.00	\$2,500.00
Total				\$12,000.00

Please note #12 in terms and conditions below for sales tax information

Standard Terms and Conditions:

1. Foundant Technologies standard terms and conditions apply as stated in the Foundant Software and Hosting License Agreements.
2. Quoted prices are in U.S. dollars. All payments shall be in U.S. dollars and are due Net 30 from the invoice date.
3. All GLM Licenses include hosting, maintenance, upgrades and support with no limitations on the number of users.
4. This is a binding commitment, which is not subject to the issuance of any further purchase orders, confirmations or other events.
5. Foundant Technologies' Standard Terms and Conditions and this proposal represent the entire agreement between the parties and cannot be overridden by terms contained in any later received document, unless the additional terms are accepted in writing by Foundant Technologies.
6. This order will be processed upon receipt of a copy of this letter signed by a representative of your organization.
7. Special conditions override standard conditions in the event of an inconsistency.
8. Foundant Technologies offers a 90 day money back guarantee on the cost of the software subscription from the date this order is processed. Should the client be unsatisfied for any reason after the 90-day period, Foundant will provide a pro-rated refund for the remaining, unused portion of the software subscription fee.
9. GuideStar Charity Check is licensed for up to 1,000 total lookups over the subscription term, if applicable based on the items purchased via this Quote.
10. Unless otherwise noted, client activity level is expected to be less than 5,000 online form submissions through GLM per year. Any deviation from this expectation should be communicated by client to Foundant at least four weeks prior to the initiation of such activity and Foundant reserves the right to limit access to GLM if adequate notice is not provided.
11. Should Foundant's prices increase prior to a renewal date, we commit that your next renewal will be no more than 10% increase over your most current subscription fee.
12. We collect and remit sales tax from our customers located in certain state and local jurisdictions, including those jurisdictions where software delivered as a service is taxable and where we maintain a physical presence. We determine your local taxing jurisdiction based on the billing address on your quote. Prices set forth in this quote do not take into account any taxes.

Contact to receive invoice:_____
Billing Contact(s) Name_____
Billing Contact(s) Email:**To accept, please sign and date:**_____
Signature_____
Date_____
Printed Name

What is Foundant Grant Lifecycle Manager (GLM)?

Foundant Grant Lifecycle Manager (GLM) is an online grants and scholarship management system designed to help you manage your giving programs more efficiently and effectively. With GLM, you can create, launch and receive online applications and grant reports, manage online proposal reviews, and access your grants and requests data from a single, integrated solution anywhere you have internet access.

This is how Foundant GLM can help:

- Increase efficiency with online application and reporting portal for staff, applicants and your board/reviewers.
- Because applicants enter their own data into the system, you eliminate duplicate data entry and no longer have to transcribe data into numerous spreadsheets. This also increases data accuracy.
- Receive better quality applications because you control length and content of application questions.
- Allow reviewers to easily read, comment and score applications in a secure online format.
- Streamline board meetings and host virtual board meetings via online dockets and summaries.
- Analyze and learn more about your own programs with easy to use built-in reporting tools.
- Though application and review forms are done online, your staff, applicants and reviewers have easy access to a PDF version of all documents for easy printing and/or offline storage
- Increased accountability: Grantees submit reports back to your organization as online forms, with the ability to see their own commitments from their application as they report their actual results.
- Automated email reminder for grantees to submit their accountability reports, and ability for you to batch-communicate to grantees who are late in their post-grant reporting.
- Integration with GuideStar Charity Check (for tax exempt status) and Foundation Center (for 990s).
- Built-in reporting allows you to analyze specific programs or to aggregate overall organization impact. You can slice and dice collected data right in the system or seamless export to Excel if you prefer it.

Simply put, Foundant GLM will help to eliminate human error, increase transparency among staff, board and applicants as well as save time for everyone involved with your organization.

Frequently Asked Questions

- **How does training work?** As a new Foundant client, you will be assigned a Client Success Manager (CSM) who will work with you to define a training plan tailored to your specific needs. Foundant's training methodology includes a combination of one-on-one training sessions, video and written training resources. Our CSM team has helped hundreds of organizations successfully implement GLM. That means you will be working with an expert, not only in our software, but also on the subject of online grantmaking and best practices to help you streamline your entire process.
- **How long does it take to get up and running with GLM?** There are about 14 hours of work needed to "go-live" including the training calls and homework, so it depends largely on the amount of time you have to dedicate to the process. We've had clients "go live" within a couple weeks and we've had other clients take several months, though 4-6 weeks is the most typical timeframe. We tailor the timeline to suit your schedule.
- **Is technical support/customer service included?** Yes. Unlimited access to all of our support resources, including phone, live chat and email support (M-F 7:30 am-5:00 pm Mountain Time) is included in your license as is access to our online knowledgebase, training videos, and Idea Lab. Most support inquiries receive a response within 20 minutes, and support systems are monitored during off-hours to ensure the servers are running reliably.
- **Will our data be safe?** Yes. Foundant contracts with Rackspace, a secure SSAE16 compliant data-hosting storage provider. We are happy to provide you with additional details about our hosting service upon request.
- **Do you support popularly used web Browsers?** Yes. Foundant GLM was built from day-one as a web-based solution. As a Software-as-a-Service (SaaS) company Foundant has the expertise to fully test the software on Browser platforms that are most often used by students and professionals including Chrome, Firefox, IE, and Safari. Foundant GLM is optimized for use on PC, Mac, and tablets like iPads.
- **Can we bring our existing data into GLM?** Yes. Foundant has successfully migrated data for many clients from Excel spreadsheets, MicroEdge GIFTS, Good Done Great, and other programs. If you don't have enough data to warrant the costs of our migration services you also have the option to easily manually enter historical data.
- **How much will the price go up at the end of my license period?** Foundant's standard terms and conditions includes a contractual cap on price increases. This provides long-term visibility on your costs for future budget planning and eliminates the element of surprise when you renew. The cap does not necessitate that your renewal cost will go-up – your renewal cost increases only if the price of the software was increased for everyone.

- **Do you offer a money-back guarantee?** Yes. Foundant offers a 90-day money back guarantee on the cost of your software subscription from the date the order is processed. Should you be unsatisfied for any reason after the 90-day period, Foundant will provide a pro-rated refund for the remaining, unused portion of your software subscription fee.
- **What if we decide to cancel our contract, what happens to our data?** Your data belongs to you, and that fact is specified in the software license agreement. If, at any time, you choose to cancel your contract, we will provide you with a complete electronic copy of your data.
- **What about payment?** Total payment for your 2-year subscription is due 30 days from invoice date. The invoice is sent by email shortly after we receive your signed quote. You do not need to have the invoice paid to get started. Many of our clients are well on their way through training even before the payment comes due.
- **We're ready to start. What do we need to do?** Ask your Foundant sales contact for a final quote. All that is needed to get training and implementation started is the signed Quote document. Once received, we set-up a "kick off call" with your dedicated Client Success Manager who will guide and coach through your training and implementation, then remain as your contact to ensure your success as your goals and needs and the software change over time.

We know you have choices. Why Foundant?

Happy Clients – Over 1,100 organizations have chosen Foundant as their software provider and that number is growing. Clients enjoy working with Foundant and the proof lies in our 95% renewal rate and the large list of clients who would be happy to speak with you about their experience working with us.

Truly web-based software – Foundant GLM was built from day-one as a web-based solution. As a Software-as-a-Service (SaaS) company, Foundant has the expertise to fully test the software on the most popular browsers including Chrome, Firefox, IE, and Safari. Foundant GLM is optimized for use on PC, Mac, and tablets like iPads. We partner with a world-class hosting company, Rackspace.

Quality of Support – We recognize our reputation depends on exceeding your expectations. We believe timely and informative communication is a cornerstone of good customer service. There is nothing more frustrating than needing help or not knowing what's going on with a vital part of your enterprise. We are happy to provide references, or take a moment to click here and visit our client map to see if there is someone you already know in our family of Foundant clients.

Experience and Company Stability – Foundant is a successful and profitable company able to invest in adding new team members to help deliver better products and services. Our senior management team is led by our company founders and we have experienced little employee turnover in the history of the company. Foundant has been recognized for two years in a row as one of Outside Magazine's "Best Places to Work." This means you'll be working with a tenured, happy team that understands our software and the grantmaking community.

Low Risk – We offer a 90-day money back guarantee on the cost of your software subscription fee. Should you be unsatisfied for any reason after the 90-day period, Foundant will provide a pro-rated refund for the remaining, unused portion of your software subscription fee. That we maintain a 95% renewal rate despite this very open return policy demonstrates that clients are successful and feel they are receiving a good value.

Foundant Community of Clients – We help our clients connect with each other online and through local Foundant User Groups and other events. By sharing ideas, examples, lessons learned, and applicant feedback - our clients become experts in online grantmaking and are often happy to share their knowledge with others.

Idea Lab – Foundant clients use our Idea Lab to make suggestions for GLM product improvements. Foundant GLM continues to get better with each upgrade (released every 6-8 weeks) because we listen and act upon this feedback. In fact, approximately 25 – 30% of new product features and functionality items come directly from Idea Lab.

No Hidden Costs – Our clients pay a reasonable price for the GLM all-inclusive 2 year subscription. We will not "nickel and dime" you based on extra modules, separate user licenses fees, number of applications processed, data storage, hosting fees, or other hidden costs. Software upgrades, technical support, hosting, server maintenance, security, and data-backups are included in the price for the full license term.

Date: 6/09/2017

Case No. H17032
Address: 671 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 671 Main St., a contributing structure located in the City of Deadwood.

Applicant: Annie Tice
Owner: Annie Tice
Constructed: 1879

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: When this building was opened to the public in November, 1970, the local newspaper stated the stock of liquors and cigars are of the choices brands, and a man wishing a good square drink fools away hit time and money if he don't go to McHugh's to get it. The building later housed a barber shop and tailor shop. The store front has been restored, but the false-front was left as it was found, leaning somewhat to one side.

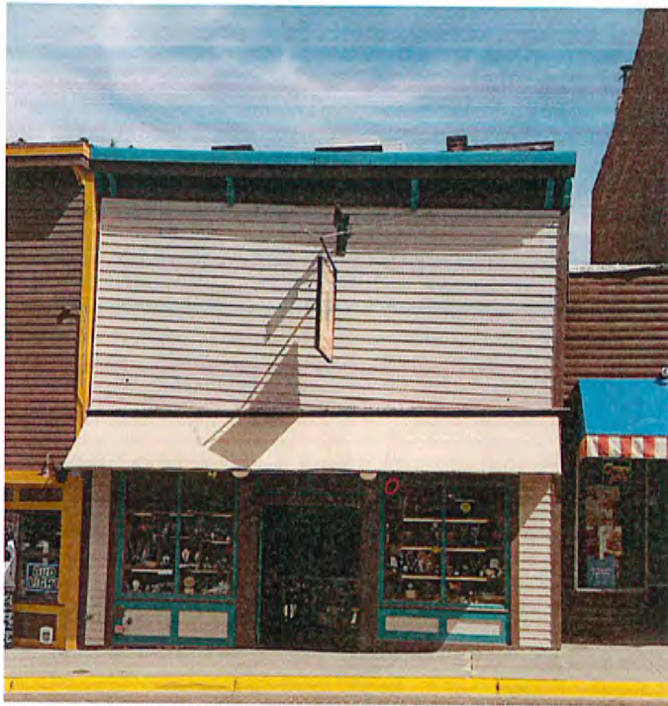
2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to remove and replace the old awning with a new turquoise and brown balance with the wording "*Dakota Sky Stone*" on the valance.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: 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 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>A17032</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>6/2/17</u>
Date of Hearing	<u>6/14/17</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:	<u>671 Main St</u>
Historic Name of Property (if known):	

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

Owner's Name: <u>ANNIE TICE</u>	
Address: <u>704 GLENW ST</u>	
City: <u>Deadwood</u>	State: <u>SD</u> Zip: <u>57790</u>
Telephone: <u>605-490-9523</u>	Fax: _____
E-mail: <u>TICE23C@gmail.com</u>	

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

Contractor's Name: <u>BH Tent & Awning</u>	
Address: _____	
City: <u>RC</u>	State: <u>SD</u> Zip: <u>57701</u>
Telephone: <u>605-342-0135</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 type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input checked="" 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 checked="" type="checkbox"/> Replacement	
Material <u>Canvas</u> Style/type _____ Dimensions <u>Same as old</u>			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

Remove + replace old awning cover w/
turquoise + brown valance w turquoise
wooding (Dakota Sky Stone), Color samples
provided.

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

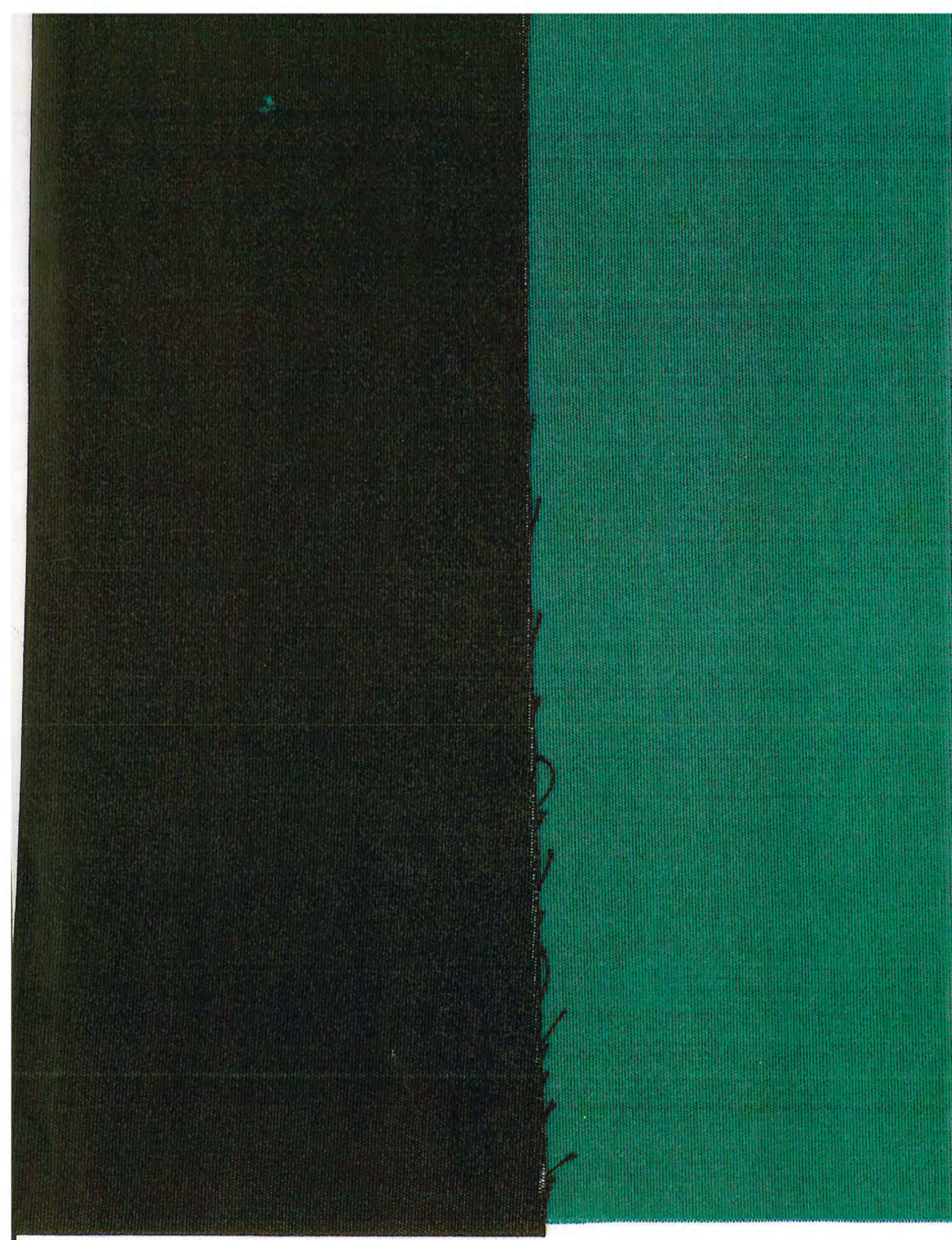
DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 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: 6/09/2017

Case No. H17037

Address: 751 MAIN ST

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness at 751 Main a NON-CONTRIBUTING structure located in the Upper Main Deadwood City Planning Unit in the City of Deadwood.

Applicant: NHAC - FIRST STEP CHILD CARE

Owner: NHAC - FIRST STEP CHILD CARE

Constructed: c. 1935

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: This is a non-contributing structure located in the Deadwood City Planning Unit in the city of Deadwood. Alterations to the façade of the building resulted in loss of historic integrity.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to replace windows with siding windows for health, but most importantly, safety reasons. To escape if there is a fire in the building, they will be replacing the windows with sliding windows. Depending on funding, they are planning to install four windows, but will be doing the window on the far left of the northwest side of the building (front).

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The original garage doors have been replaced with the existing windows which altered the configuration of the openings. The proposed windows will not further alter the appearance of the resource.

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



Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	#17037
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	6/7/17
Date of Hearing	6/14/17

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: 753 Main St. 751 Main Street
Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: NHAC - First Step
Address: 753 Main St. 751 Main
City: Deadwood State: SD Zip: 57132
Telephone: 559-2007 Fax: 559-2012
E-mail: director@nhfirststep.com

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

Contractor's Name: The Glass Shop
Address: 436 E. Colorado Blvd.
City: Spearfish State: SD Zip: 57783
Telephone: 642-3872 Fax: _____
E-mail: _____

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

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input checked="" type="checkbox"/> Windows | |
| <input type="checkbox"/> 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 checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____		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.

To put in sliding windows for health but most importantly safety reasons. To escape if fire in building. They will just be replacing the window itself.

Depending on funding, we will do all 4 windows but we will for sure do the window on the far left of the NW side of the building (front).

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

Kayla Kline
SIGNATURE OF AGENT(S)

6/11/17
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.

QUOTATION #126

The Glass Shop
436 E. Colorado Blvd.
Spearfish, SD 57783
Phone: 605-642-3872
Fax: 605-642-9712

Sim #: 002858
Emp:
Entered: 5/17/2017
Xmitted:
PO #:

Customer #: 11RAP
The Glass Shop

Job Name: Northern Hills
Project ID:
Location:
Lot #:
Model:
Contact:
Cust PO#:

Home Owner:
1st Step Child Care
753 Main St.

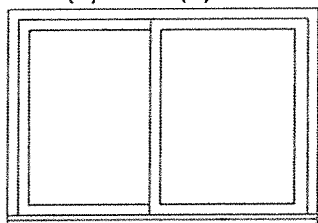
Deadwood, SD 57732
(605)559-2007x

Phone:
Fax:

Ln	Qty	Short Description
No	Ord	

01	1	60" (T) X 42" (T) 5500 Reflections White Slider (XO)
----	---	--

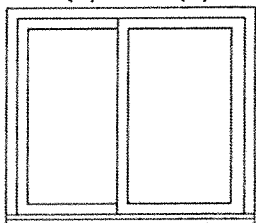
2 Front



Chocolate Exterior/White Interior = \$1150⁰⁰ Ea
Beige Inside & outside = 850⁰⁰ Ea.

02	1	48" (T) X 42" (T) 5500 Reflections White Slider (XO)
----	---	--

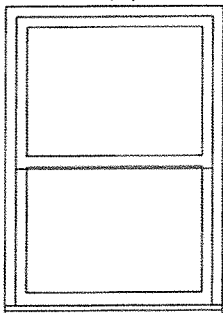
1 Front



Chocolate Exterior/White Interior = \$1100⁰⁰
Beige Inside & outside = \$800⁰⁰

03	1	41 3/4" (T) X 60 1/8" (T) 5500 Reflections White Double Hung
----	---	--

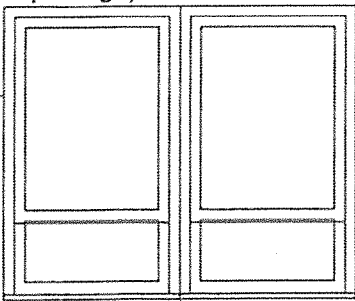
2 Front



Chocolate Exterior/White Interior = \$1150⁰⁰ Ea
Beige Inside & outside = \$850⁰⁰ Ea

04	1	69" (T) X 58" (T) 5500 Reflections White Double Hung Muller, Horizontal Twins (2 windows, 1 openings)
----	---	---

1 side



Chocolate Exterior/White Interior = \$2050⁰⁰
Beige Inside & outside = \$1350⁰⁰

Window
we will
be for
Sire



Window
we will
be for
Sire



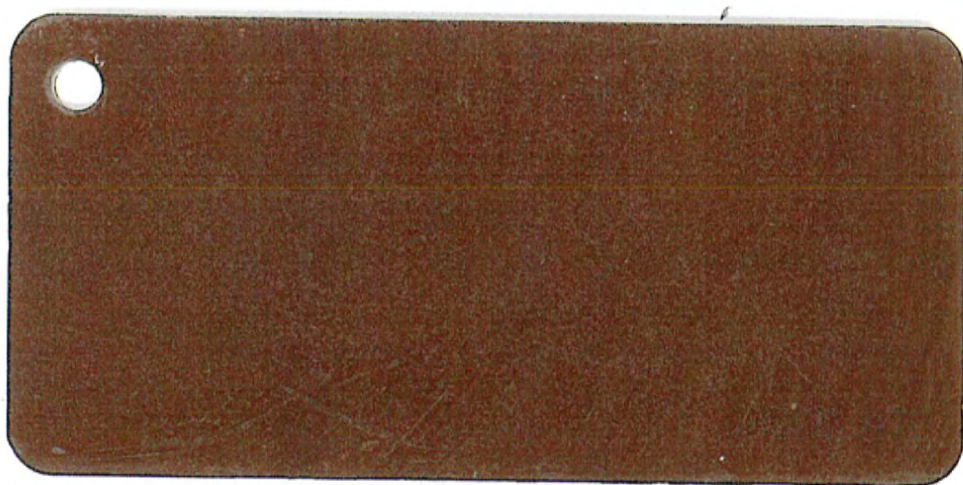
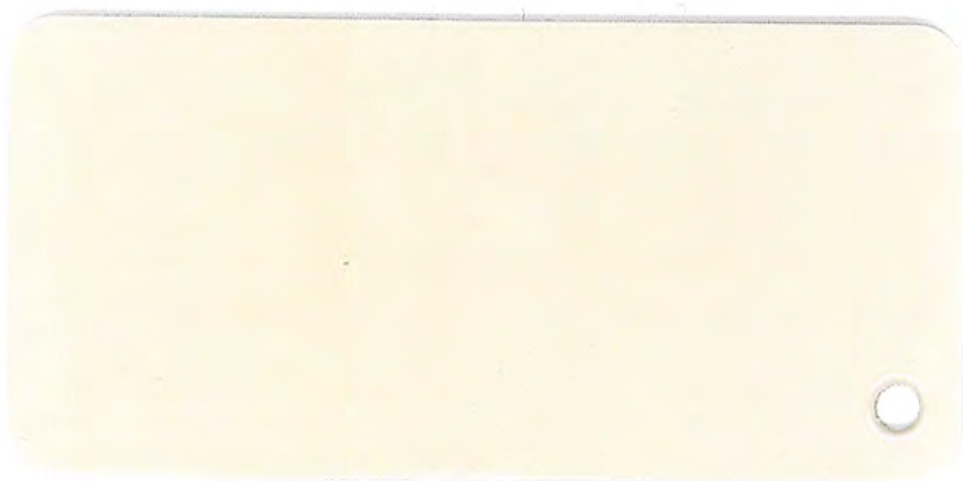


↑ Side of building ↑



↑ front ↑





Date: 6/09/2017

Case No. H17038

Address: 675 MAIN STREET

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 675 MAIN STREET, a CONTRIBUTING structure located in Deadwood City Planning Unit in the City of Deadwood.

Applicant: SANDY MCCALLUM

Owner: SANDY MCCALLUM

Constructed: 1900

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. Under territorial government, before the incorporation of the City of Deadwood, Lawrence County used a building at this site for its courthouse. After the fire of 1879, Edward Cuthbertson built a new two-story brick building here for the county. Although the court system occupied the property the commissioners rented a separate building on Sherman Street and ultimately forced the court system to relocate.

Edmonds and Pinney clothing store was the first commercial tenant in January, 1880. The Vienna Bakery and Ackermann Millinery Parlors were other early tenants. By 1902 the building had been weakened by floods and neglect, and substantial reconstruction was required by the city. Horace Clark, who purchased the building in that year, constructed a new front and an entirely new two-story rear addition.

I.H. Chase occupied almost the entire main floor with his clothing store from 1903 to 1912, when he was replaced by Lowe's Bee Hive Store. The Mining Review was printed in the basement. The upper story housed apartments. The storefronts were remodeled in the 1930's and again with the installation of logs c. 1980. Other tenants have included The Hub Clothiers and in the basement Mapleway Bowling Alley. The second story was known for many years as the Brunswick Rooms.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to reroof the existing awning with like cedar shingles, same as existing, restrain, caulk existing log siding on front of building, and stain siding same color.

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>417038</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>6/7/17</u>
Date of Hearing	<u>6/14/17</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:
Historic Name of Property (if known):

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

Owner's Name: <u>SANDY McCallum</u>
Address: <u>675 Main St</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>578-2104</u> Fax: <u>578-1864</u>
E-mail: <u>NA</u>

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

Contractor's Name: <u>FISCHER REMODEL</u>
Address: <u>11174 EATON LANE</u>
City: <u>BELLE FOURCHE</u> State: <u>S.D.</u> Zip: <u>57717</u>
Telephone: <u>605-641-5016</u> Fax: _____
E-mail: <u>COWBOY RR @YAHOO.COM</u>

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Re-Roofing	<input 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: <u>6-12-17</u>		Project Completion Date (anticipated): <u>6-30-17</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> ROOF	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <u>REAR</u>
<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 checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material <u>CEADER SHINGLES</u> Style/type _____ Dimensions <u>4 x 26</u>			
<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.

REROOF EXISTING AWNING WITH CEADER SHINGLES
SAME AS EXISTING, RESTAIN & CAULK EXISTING
LOG SIDING ON FRONT OF BUILDING. SIDING
TO BE STAINED THE SAME COLOR

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.

LeRoy A. Loecherer
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 G

Date: 6/09/2017

Case No. H17039

Address: 555 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 555 MAIN ST, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: BLUE SKY GAMING INC

Owner: BLUE SKY GAMING INC

Constructed: 1940

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: The structure located at 555 Main is contributing and was built as a gas station, auto repair garage and parts store; this building is made up of several additions to a small central core. It was operated for many years by Eddie Rypkema, Mayor of Deadwood from 1948-1952.

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

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.



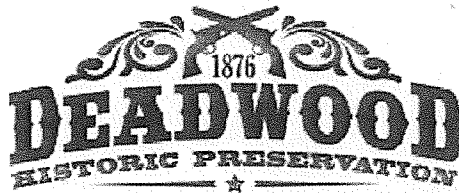
Motions available for commission action:

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.	H17039
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	6/7/17
Date of Hearing	6/14/17

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>555 Main St</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Blue Sky Gaming</u>	
Address: <u>Tin Lizzie</u>	
Address: <u>555 Main St</u>	
City: <u>Deadwood</u>	State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-578-1893</u>	Fax: <u>605-578-3168</u>
E-mail: <u>britten@tinlizzie.com</u>	

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

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

Agent's Name: <u>Britten Simonsme</u>	
Address: <u>555 Main St</u>	
City: <u>Deadwood</u>	State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-578-1715</u>	Fax: <u>605-578-3168</u>
E-mail: <u>britten@tinlizzie.com</u>	

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>TBD</u>		Project Completion Date (anticipated): <u>TBD</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

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.

Please see attached

Tin Lizzie is requesting approval to replace the existing, exterior neon lighting with LED tube 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. In addition, a boom truck is often required to replace the neon lighting which causes a disruption to traffic and access to public streets and parking. 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 lighting 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 no new fixtures added.

A handwritten signature in black ink, appearing to read 'Britton Siemonsma', with a long horizontal stroke extending to the right.

Britton Siemonsma, GM

FOR OFFICE USE ONLY
Case No. <u>H17039</u>

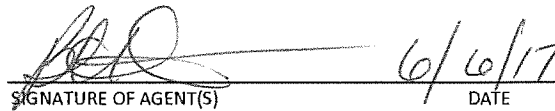
SIGNATURES

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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 6-6-17


SIGNATURE OF AGENT(S) DATE 6/6/17

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 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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Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

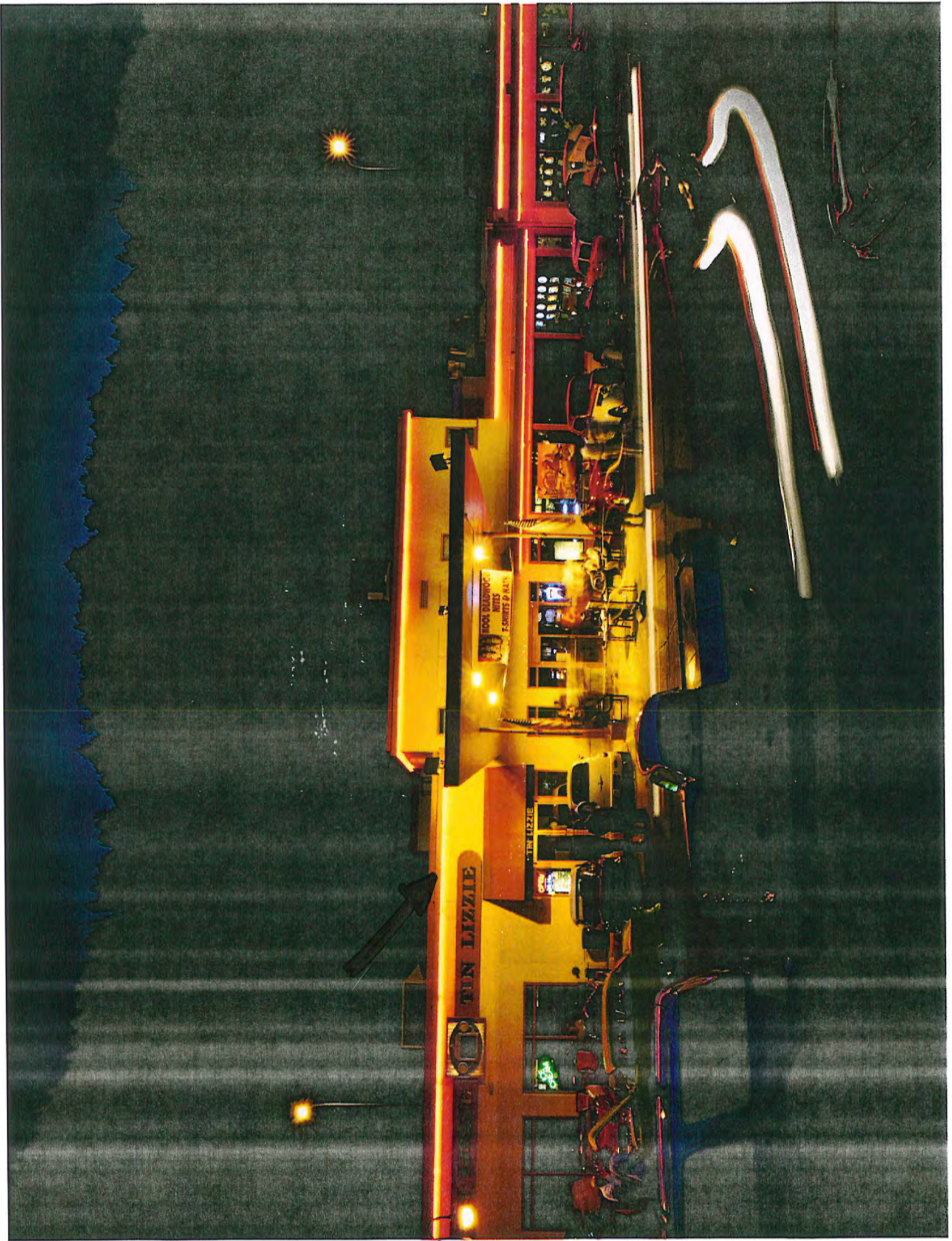
- ☒ Written description of area involved.
- ☒ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

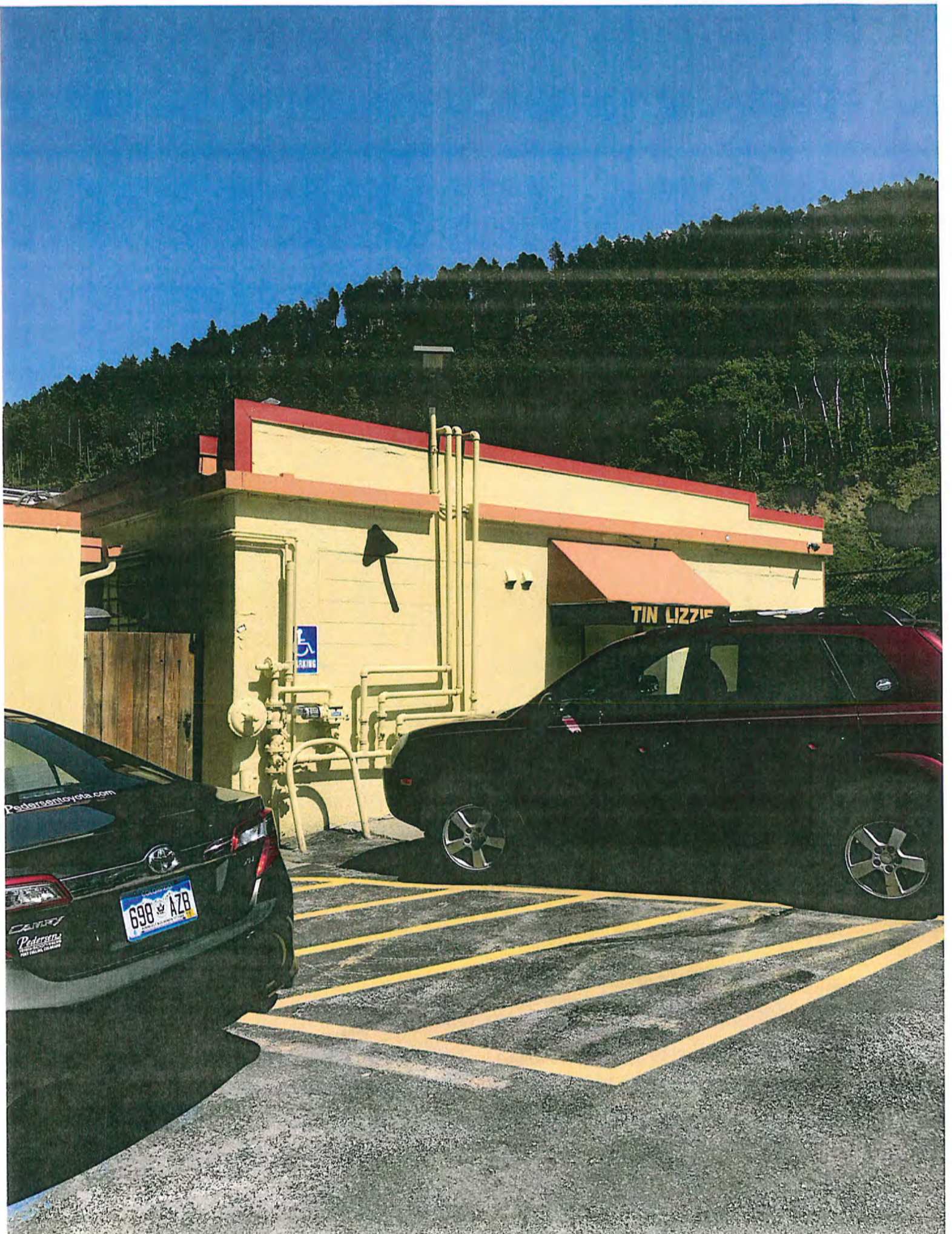
PAINTING, SIDING:

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

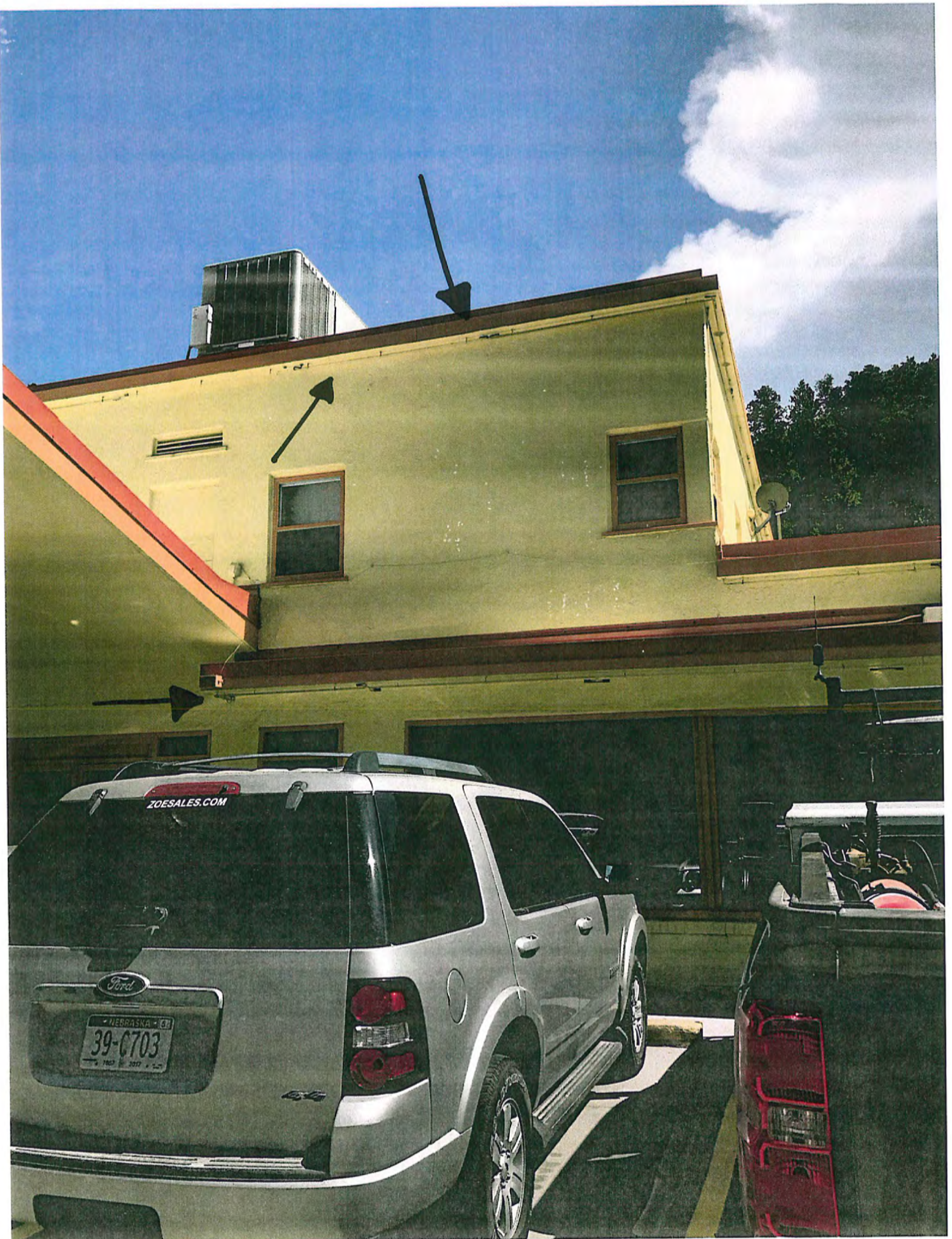
NEW CONSTRUCTION:

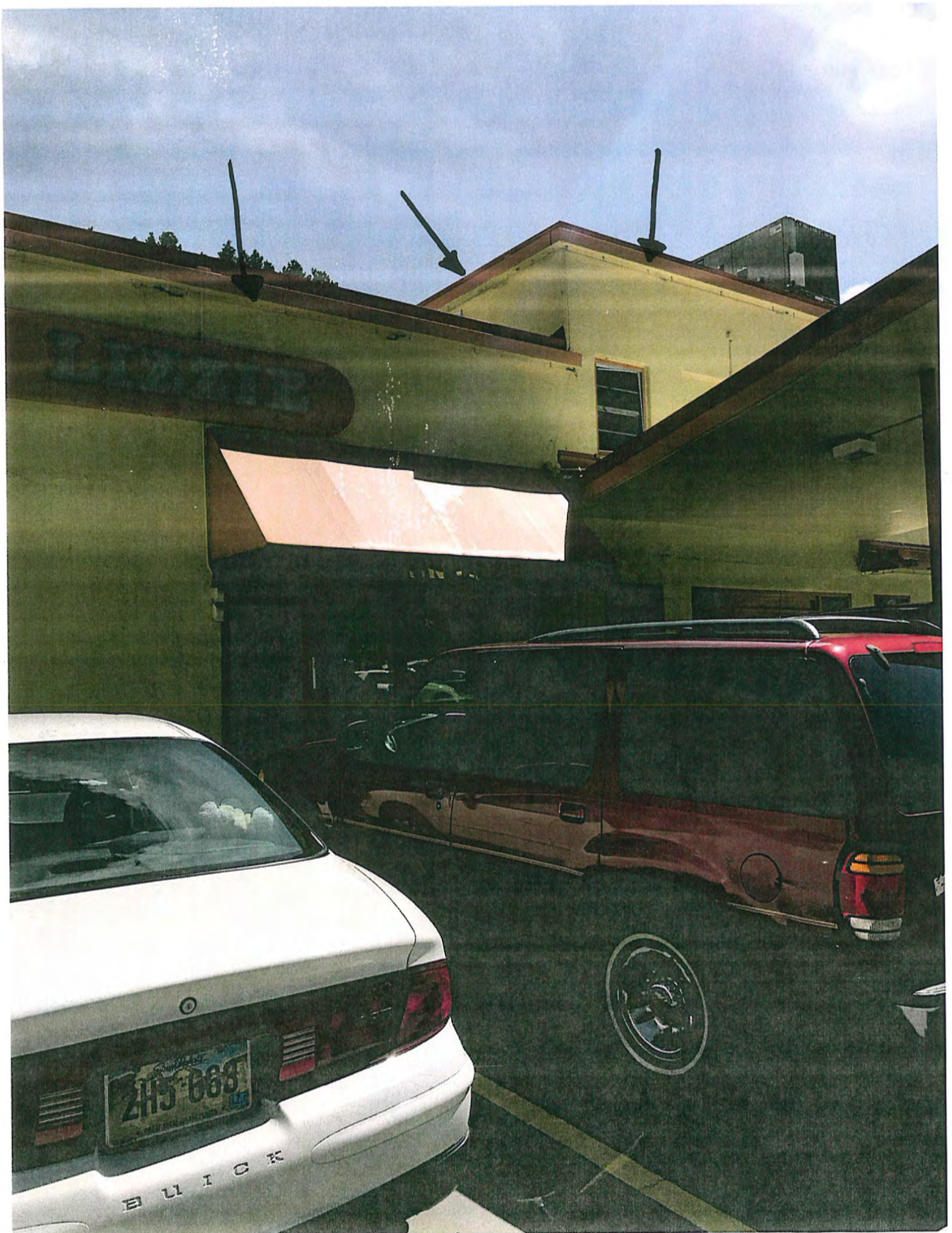
- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street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

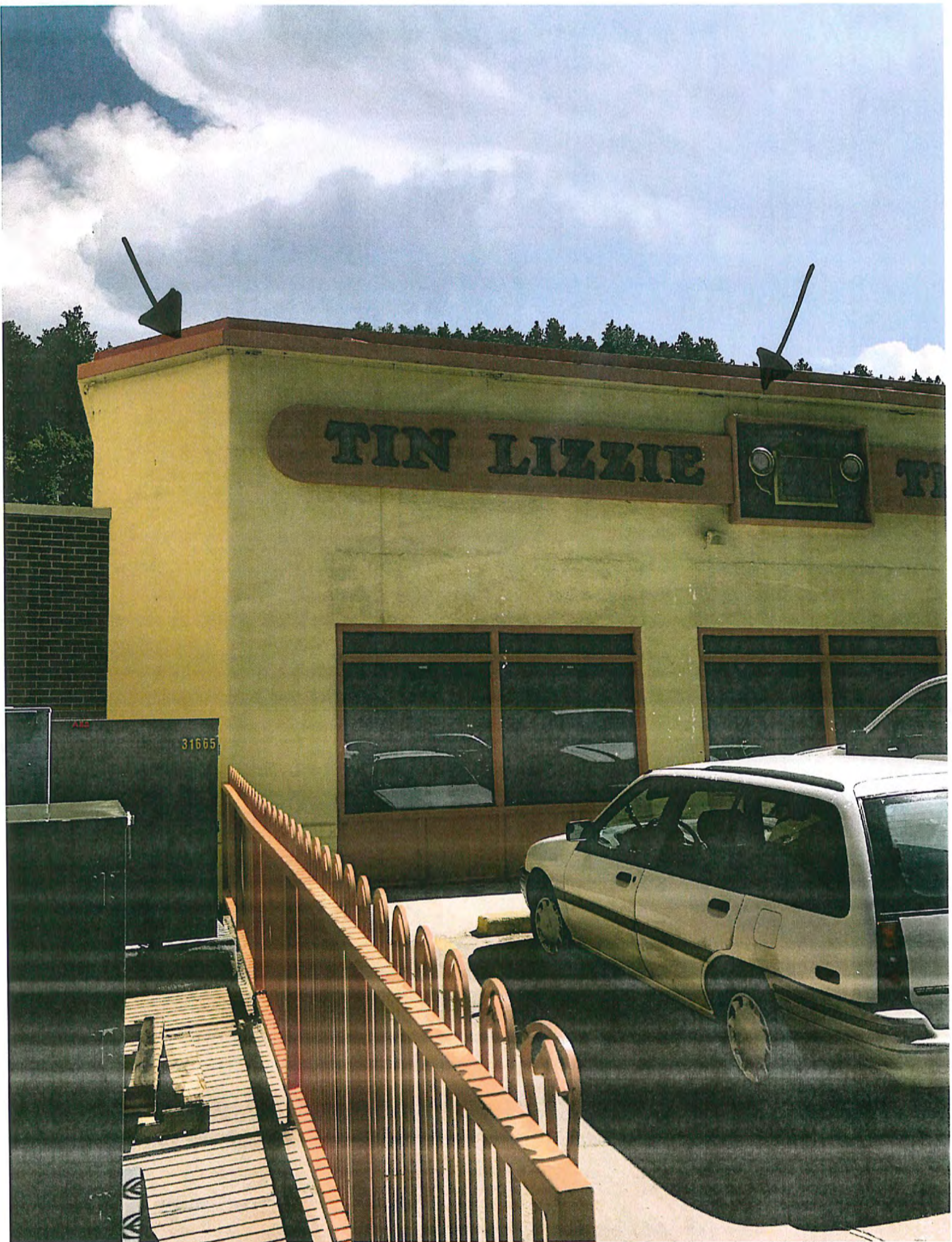












Date: 6/09/2017

Case No. H17033

Address: 23 Van Buren

Staff Report

The applicant has submitted an application for Project Approval for work at 23 Van Buren, a contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: Margaret Sulentic

Owner: Margaret Sulentic

Constructed: c 1880

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:

Attachments: No

Plans: No

Photos: Yes

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



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>H17033</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>5/31/17</u>
Date of Hearing	<u>6/14/17</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: 23 Van Buren

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Margaret Sulentic
Address: 23 Van Buren
City: Deadwood State: WY Zip: 57732
Telephone: _____ Fax: _____
E-mail: _____

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

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

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

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|--------------------------------------|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input 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.

Repairing two-story garage (leaning toward house) life safety issue

Repair foundation on 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.

Margaret Sedente 5-22-17
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.

EXHIBIT I

Date: 6/09/2017

Case No. H17034

Address: 442 WILLIAMS ST

Staff Report

The applicant has submitted an application for Project Approval for work at 442 WILLIAMS ST, a contributing structure located in the City Creek Planning Unit in the City of Deadwood.

Applicant: JOSH KEEHN

Owner: JOSH KEEHN

Constructed: ca. 1890/ garages ca. 1980

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 and residential hotels such as this one. These buildings displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, they 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 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.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The wood siding on the addition to this resource will not hold paint and is in poor condition. Since this is an addition from the 1980s, it is staff's 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.

June 7th for 14

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



FOR OFFICE USE ONLY

Case No. H17034
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 6/5/17
Date of Hearing 6/14/17

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: 442 Williams Street

Historic Name of Property (if known): Gilmore Apartment Building

APPLICANT INFORMATION

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

Owner's Name: Josh Keehn

Address: 38 Madison

City: Deadwood State: SD Zip: 57732

Telephone: 920-8990 Fax: _____

E-mail: JLKeehn@gmail.com

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: Atkins and Sons Construction

Address: 707 11th Street

City: Sturgis State: SD Zip: 57785

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☒ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☒ Exterior Painting

☐ Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): <u>Aug 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

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.

Would like to remove the wood siding from the northern
side of the 80's addition and replace with a
cement board siding. We will stay with 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.

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.

Josh Kuhn 6-5-17
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

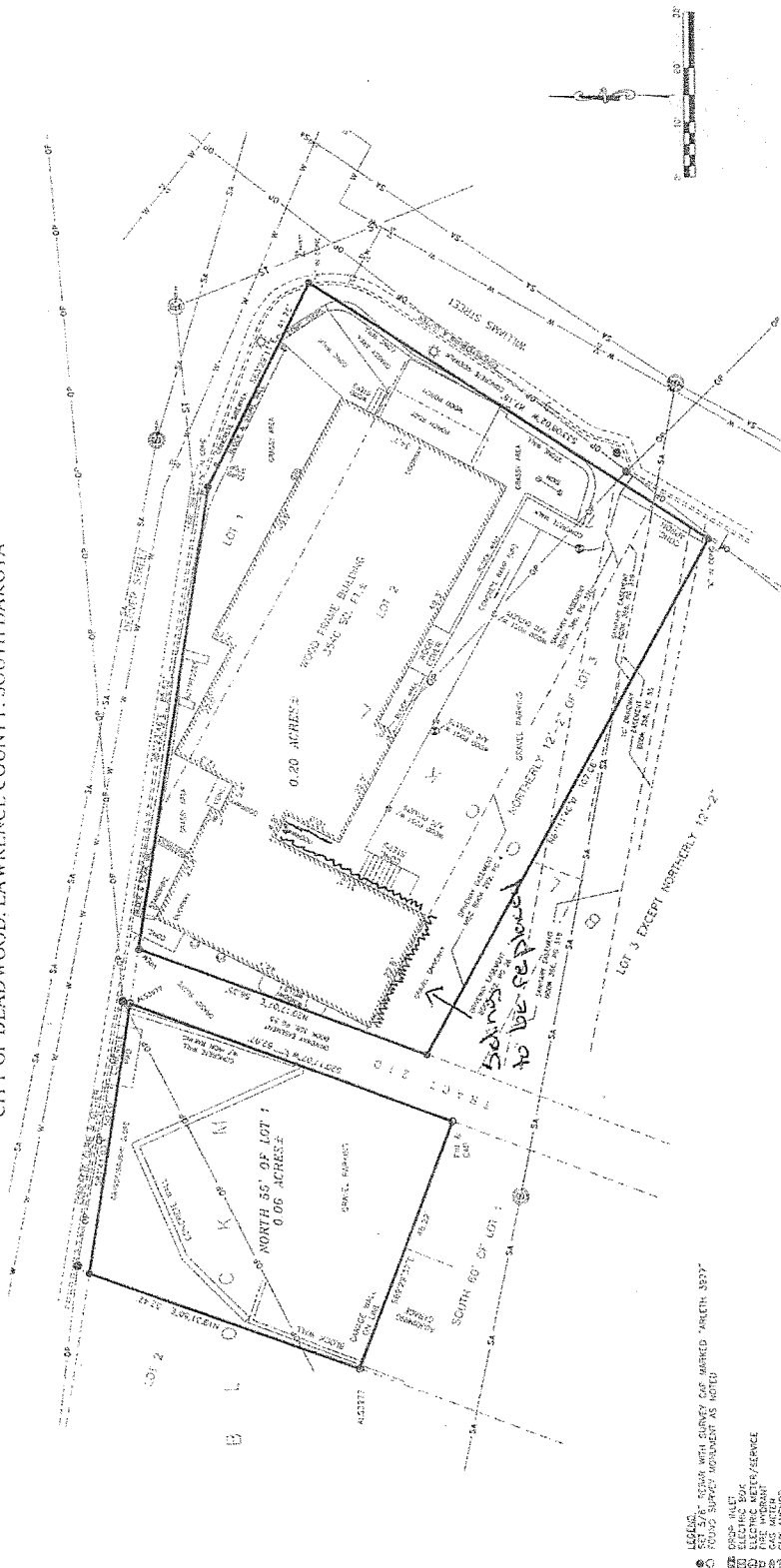
APPLICATION DEADLINE

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.

BOUNDARY AND TOPOGRAPHIC SURVEY
 GILMORE APARTMENT BUILDING
 LOTS 1, 2 AND THE NORTHERLY 12'-2" OF LOT 3, BLOCK L
 AND
 NORTH 55' OF LOT 1, BLOCK M
 ALL LOCATED IN THE SE1/4 OF SECTION 22, T.5N, R.3E, B.H.M.,
 CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



LEGEND: 1. SIGN WITH ALUMINUM CAP MARKED "BETH 3537"
 2. FOUND SURVEY MONUMENT AS NOTED

- 1. 6" x 6" x 12" CONCRETE
- 2. 4" x 4" x 12" CONCRETE
- 3. 2" x 2" x 12" CONCRETE
- 4. 1" x 1" x 12" CONCRETE
- 5. 1/2" x 1/2" x 12" CONCRETE
- 6. 1/4" x 1/4" x 12" CONCRETE
- 7. 1/8" x 1/8" x 12" CONCRETE
- 8. 1/16" x 1/16" x 12" CONCRETE
- 9. 1/32" x 1/32" x 12" CONCRETE
- 10. 1/64" x 1/64" x 12" CONCRETE
- 11. 1/128" x 1/128" x 12" CONCRETE
- 12. 1/256" x 1/256" x 12" CONCRETE
- 13. 1/512" x 1/512" x 12" CONCRETE
- 14. 1/1024" x 1/1024" x 12" CONCRETE
- 15. 1/2048" x 1/2048" x 12" CONCRETE
- 16. 1/4096" x 1/4096" x 12" CONCRETE
- 17. 1/8192" x 1/8192" x 12" CONCRETE
- 18. 1/16384" x 1/16384" x 12" CONCRETE
- 19. 1/32768" x 1/32768" x 12" CONCRETE
- 20. 1/65536" x 1/65536" x 12" CONCRETE
- 21. 1/131072" x 1/131072" x 12" CONCRETE
- 22. 1/262144" x 1/262144" x 12" CONCRETE
- 23. 1/524288" x 1/524288" x 12" CONCRETE
- 24. 1/1048576" x 1/1048576" x 12" CONCRETE
- 25. 1/2097152" x 1/2097152" x 12" CONCRETE
- 26. 1/4194304" x 1/4194304" x 12" CONCRETE
- 27. 1/8388608" x 1/8388608" x 12" CONCRETE
- 28. 1/16777216" x 1/16777216" x 12" CONCRETE
- 29. 1/33554432" x 1/33554432" x 12" CONCRETE
- 30. 1/67108864" x 1/67108864" x 12" CONCRETE
- 31. 1/134217728" x 1/134217728" x 12" CONCRETE
- 32. 1/268435456" x 1/268435456" x 12" CONCRETE
- 33. 1/536870912" x 1/536870912" x 12" CONCRETE
- 34. 1/1073741824" x 1/1073741824" x 12" CONCRETE
- 35. 1/2147483648" x 1/2147483648" x 12" CONCRETE
- 36. 1/4294967296" x 1/4294967296" x 12" CONCRETE
- 37. 1/8589934592" x 1/8589934592" x 12" CONCRETE
- 38. 1/17179869184" x 1/17179869184" x 12" CONCRETE
- 39. 1/34359738368" x 1/34359738368" x 12" CONCRETE
- 40. 1/68719476736" x 1/68719476736" x 12" CONCRETE
- 41. 1/137438953472" x 1/137438953472" x 12" CONCRETE
- 42. 1/274877906944" x 1/274877906944" x 12" CONCRETE
- 43. 1/549755813888" x 1/549755813888" x 12" CONCRETE
- 44. 1/1099511627776" x 1/1099511627776" x 12" CONCRETE
- 45. 1/2199023255552" x 1/2199023255552" x 12" CONCRETE
- 46. 1/4398046511104" x 1/4398046511104" x 12" CONCRETE
- 47. 1/8796093022208" x 1/8796093022208" x 12" CONCRETE
- 48. 1/17592186044416" x 1/17592186044416" x 12" CONCRETE
- 49. 1/35184372088832" x 1/35184372088832" x 12" CONCRETE
- 50. 1/70368744177664" x 1/70368744177664" x 12" CONCRETE
- 51. 1/140737488355328" x 1/140737488355328" x 12" CONCRETE
- 52. 1/281474976710656" x 1/281474976710656" x 12" CONCRETE
- 53. 1/562949953421312" x 1/562949953421312" x 12" CONCRETE
- 54. 1/1125899906842624" x 1/1125899906842624" x 12" CONCRETE
- 55. 1/2251799813685248" x 1/2251799813685248" x 12" CONCRETE
- 56. 1/4503599627370496" x 1/4503599627370496" x 12" CONCRETE
- 57. 1/9007199254740992" x 1/9007199254740992" x 12" CONCRETE
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- 59. 1/36028797018963968" x 1/36028797018963968" x 12" CONCRETE
- 60. 1/72057594037927936" x 1/72057594037927936" x 12" CONCRETE
- 61. 1/144115188075855872" x 1/144115188075855872" x 12" CONCRETE
- 62. 1/288230376151711744" x 1/288230376151711744" x 12" CONCRETE
- 63. 1/576460752303423488" x 1/576460752303423488" x 12" CONCRETE
- 64. 1/1152921504606846976" x 1/1152921504606846976" x 12" CONCRETE
- 65. 1/2305843009213693952" x 1/2305843009213693952" x 12" CONCRETE
- 66. 1/4611686018427387904" x 1/4611686018427387904" x 12" CONCRETE
- 67. 1/9223372036854775808" x 1/9223372036854775808" x 12" CONCRETE
- 68. 1/18446744073709551616" x 1/18446744073709551616" x 12" CONCRETE
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- 71. 1/147573952589676412928" x 1/147573952589676412928" x 12" CONCRETE
- 72. 1/295147905179352825856" x 1/295147905179352825856" x 12" CONCRETE
- 73. 1/590295810358705651712" x 1/590295810358705651712" x 12" CONCRETE
- 74. 1/1180591620717411303424" x 1/1180591620717411303424" x 12" CONCRETE
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- 77. 1/9444732965739290427392" x 1/9444732965739290427392" x 12" CONCRETE
- 78. 1/18889465931478580854784" x 1/18889465931478580854784" x 12" CONCRETE
- 79. 1/37778931862957161709568" x 1/37778931862957161709568" x 12" CONCRETE
- 80. 1/75557863725914323419136" x 1/75557863725914323419136" x 12" CONCRETE
- 81. 1/151115727451828646838272" x 1/151115727451828646838272" x 12" CONCRETE
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- 85. 1/2417851639229258349412352" x 1/2417851639229258349412352" x 12" CONCRETE
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- 87. 1/9671406556917033397649408" x 1/9671406556917033397649408" x 12" CONCRETE
- 88. 1/19342813113834066795298816" x 1/19342813113834066795298816" x 12" CONCRETE
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- 91. 1/154742504910672534362390528" x 1/154742504910672534362390528" x 12" CONCRETE
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- 118. 1/20769187434139310514121985316880384" x 1/20769187434139310514121985316880384" x 12" CONCRETE
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- 121. 1/166153499473114484112975882535043072" x 1/166153499473114484112975882535043072" x 12" CONCRETE
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- 126. 1/5316911983139663491615228241121378304" x 1/5316911983139663491615228241121378304" x 12" CONCRETE
- 127. 1/10633823966279326983230456482242756608" x 1/10633823966279326983230456482242756608" x 12" CONCRETE
- 128. 1/21267647932558653966460912964485513216" x 1/21267647932558653966460912964485513216" x 12" CONCRETE
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- 132. 1/340282366920938463463374607431768211456" x 1/340282366920938463463374607431768211456" x 12" CONCRETE
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- 141. 1/174224571863520493293247799005065324265472" x 1/174224571863520493293247799005065324265472" x 12" CONCRETE
- 142. 1/348449143727040986586495598010130648530944" x 1/348449143727040986586495598010130648530944" x 12" CONCRETE
- 143. 1/696898287454081973172991196020261290661888" x 1/696898287454081973172991196020261290661888" x 12" CONCRETE
- 144. 1/1393796574908163946345982392040522581323776" x 1/1393796574908163946345982392040522581323776" x 12" CONCRETE
- 145. 1/2787593149816327892691964784081045162647552" x 1/2787593149816327892691964784081045162647552" x 12" CONCRETE
- 146. 1/5575186299632655785383929568162090325295104" x 1/5575186299632655785383929568162090325295104" x 12" CONCRETE
- 147. 1/11150372599265311570767859136324180650590208" x 1/11150372599265311570767859136324180650590208" x 12" CONCRETE
- 148. 1/22300745198530623141535718272648361301180416" x 1/22300745198530623141535718272648361301180416" x 12" CONCRETE
- 149. 1/44601490397061246283071436545296722602360832" x 1/44601490397061246283071436545296722602360832" x 12" CONCRETE
- 150. 1/89202980794122492566142873090593445204721664" x 1/89202980794122492566142873090593445204721664" x 12" CONCRETE
- 151. 1/178405961588244985132285746181186890409443296" x 1/178405961588244985132285746181186890409443296" x 12" CONCRETE
- 152. 1/356811923176489970264571492362373780818886592" x 1/356811923176489970264571492362373780818886592" x 12" CONCRETE
- 153. 1/713623846352979940529142984724747561637773184" x 1/713623846352979940529142984724747561637773184" x 12" CONCRETE
- 154. 1/1427247692705959881058285969449495123275546368" x 1/1427247692705959881058285969449495123275546368" x 12" CONCRETE
- 155. 1/2854495385411919762116571938898990246551092736" x 1/2854495385411919762116571938898990246551092736" x 12" CONCRETE
- 156. 1/5708990770823839524233143877797980493102185472" x 1/5708990770823839524233143877797980493102185472" x 12" CONCRETE
- 157. 1/11417981541647679048466287755595960986204370944" x 1/11417981541647679048466287755595960986204370944" x 12" CONCRETE
- 158. 1/22835963083295358096932575511191921972408741888" x 1/22835963083295358096932575511191921972408741888" x 12" CONCRETE
- 159. 1/45671926166590716193865151022383843944817483776" x 1/45671926166590716193865151022383843944817483776" x 12" CONCRETE
- 160. 1/91343852333181432387730302044767687889634967552" x 1/91343852333181432387730302044767687889634967552" x 12" CONCRETE
- 161. 1/182687704666362864775460604089535375779269935104" x 1/182687704666362864775460604089535375779269935104" x 12" CONCRETE
- 162. 1/365375409332725729550921208179070751558539870208" x 1/365375409332725729550921208179070751558539870208" x 12" CONCRETE

Date: 6/09/2017

Case No. H17035

Address: 8 VAN BUREN AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 8 VAN BUREN AVE, a contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: MICHAEL JOHNSON

Owner: MICHAEL JOHNSON

Constructed: 1896

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 reshingle, repair foundation on the rear porch addition and tuck pointing the entire foundation, replace siding, and replace windows as submitted.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff will work with the applicant to ensure the guidelines and standards associated with the programs are met. 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
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108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	<u>H17035</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>6/5/17</u>
Date of Hearing	<u>6/14/17</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: <u>8 VAN BUREN ST.</u>
Historic Name of Property (if known): <u>"ONE OF THE TWIN HOMES"</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 JOHNSON</u>
Address: <u>8 VAN BUREN</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605 920-8818</u> Fax: _____
E-mail: <u>MRJOHNS@RRV.NET</u>

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

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

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>JUNE 2017</u>		Project Completion Date (anticipated): <u>FALL 2017</u>	
<input checked="" type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> ROOF	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input checked="" type="checkbox"/> STORM DOORS
	<input checked="" type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material _____ 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>FOUNDATION</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.

SEE ATTACHED SHEET

8 Van Buren Street, Deadwood 1896

I purchased 8 Van Buren on May 10, 2017 and it is my intention to bring the structure back to its initial architectural intent. It is known as one of the "twin homes" built by two brothers in the Presidential Neighborhood of Deadwood in 1896.

In my assessment of the house, there are numerous improvements needed to preserve the integrity of the building. It is my intent to first insulate and provide new shingles for the structure. (Vacant Home Loan) Foundation work is needed on the rear porch addition where the foundation has failed along with tuck pointing for the entire foundation of the building. (Foundation Grant)

Regarding the porch at the rear of the house, it appears that it was enclosed sometime during the 1960's or 70's. Siding and windows need to be replaced to mirror the rest of the house. It is my desire to replace windows, siding and door to best reflect 1896. There are also areas where siding needs to be replaced on the main structure. (Siding, Windows and Doors Grant)

In regards to windows, many need new storms and some entire windows. (Windows and Doors Grant)

When all exterior improvements have been accomplished, the entire house will be painted in accordance with historic colors approved by HPC. (Paint Grant)

As far as the interior of the house is concerned, I have chosen to again keep it as architecturally 1896 as possible. The two parlors, dining room, front entrance, stairway and upstairs are in excellent Victorian condition. The kitchen and two bathrooms need redoing for which I would like to use the (Elderly Grant).

All materials used in construction will be first Okayed by the Historic Preservation Commission.

Sincerely,


Michael Johnson

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.

Michael R. Johnson 6/5/2017

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

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.

Case No. H17036

Address: 875 MAIN ST

Staff Report

The applicant has submitted an application for Project Approval for work at 875 MAIN ST, a NON-CONTRIBUTING structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: MARLIN & SARA MAYNARD

Owner: MARLIN & SARA MAYNARD

Constructed: 1976

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 is a modern, gabled house with new vertical siding. Because this building is less than fifty years old, it cannot currently contribute to the Deadwood National Historic Landmark.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to replace asphalt roof with Bridger Steel Rustic Rawhide roof.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: 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.



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY

Case No. H17036

☐ Project Approval

☐ Certificate of Appropriateness

Date Received 6/1/17

Date of Hearing 6/14/17

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:

875 Main

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name:

Address:

Martin Maynard

City: _____ State: _____ Zip: _____

Telephone: 717-2440 Fax: _____

E-mail: _____

Architect's Name:

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☒ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

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

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

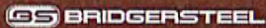
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided 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.



Rustic Rawhide

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[Project Inspiration](#) / [Browse By Color](#) / [Rustic Rawhide](#)



RUSTIC RAWHIDE

EXHIBIT L

Date: 6/09/2017

Case No. H17040

Address: 24 RAYMOND ST

Staff Report

The applicant has submitted an application for Project Approval for work at 24 RAYMOND ST, a contributing structure located in the Forest Hill Historic Overlay Zone in the City of Deadwood.

Applicant: KURT & DAWN BLALAS

Owner: KURT & DAWN BLALAS

Constructed: ca. 1880

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 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.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff will continue to work with the applicant throughout the process. 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.

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



FOR OFFICE USE ONLY	
Case No.	H17040
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/7/17
Date of Hearing	6/14/17

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: 24 Raymond St.

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Kurt & Dawn Bialas
Address: 40252-271st St
City: Parkston State: SD Zip: 57366
Telephone: 928-7155 Fax: 928-1402
E-mail: mulberrycreek@santel.net

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

Contractor's Name: Gil Hitesman
Address: 2014 Williams St
City: Sturgis State: SD Zip: 57785
Telephone: 920-8728 Fax: _____
E-mail: ghitesman@woodlandconstruction.sds

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 checked="" type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input checked="" type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input checked="" type="checkbox"/> Siding | <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Fencing |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | |

Updated July 6, 2015

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>6-5-17</u>		Project Completion Date (anticipated): <u>12-1-17</u>	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input checked="" type="checkbox"/> ROOF	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>Wood Frame</u> Style/type <u>double hung, low E glass</u>			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

* see attached

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.

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

SIGNATURE OF AGENT(S) DATE

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

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 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.



24 Raymond Street
Deadwood SD

Project Approval or Certificate of Appropriateness

Description of Activity

Our goal for the property at 24 Raymond is to bring the home up to date in a visually pleasing manner while still maintaining the look and feel of homes built in the late 1800's and is in keeping with the requirements set forth by Deadwood Historic Preservation.

A summary of planned activity is as follows:

- 1.) Replace existing roof with OSB, underlayment, new roof edge metal and flashing and 30 year laminate shingle
- 2.) Repair sagging foundation
- 3.) Open the front porch to reflect the original appearance of the home. If possible, we'd like to extend it forward to make it more user-friendly. All columns, railing and spindles will reflect the historical character of the house.
- 4.) Add a balcony above the porch that can be accessed from the existing doors on the second floor of the house. All columns, railing and spindles will reflect the historical character of the house.
- 5.) Replace all existing windows with wood frame, double-hung windows with low E glass, taking care to maintain the existing or original size openings.
- 6.) Repair, if possible, all exterior doors. Replace where necessary.
- 7.) Replace existing shed-type door going into the side of the house with French doors.
- 8.) Remove existing fence and replace with a more visually appealing option.
- 9.) Repair siding where needed and replace with matching material where it cannot be repaired.
- 10.) Paint entire structure in subdued colors, yet to be determined, in keeping with historical significance of structure.
- 11.) Replace all electrical, plumbing and heating systems to bring them to current regulations.
- 12.) Replace all insulation throughout structure.







EXHIBIT

M

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.

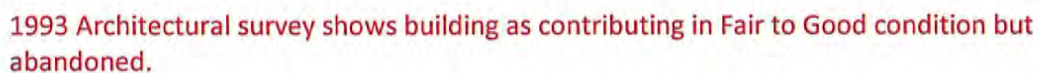
Attachments: No

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.



Change in Use abandoned



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>H17042</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: S.D. Zip: 57732
Telephone: 605-722-1955 Fax: 605-580-1955
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 N

Date: 6/09/2017

Case No. H17042

Address: 41 FOREST AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 41 FOREST AVE, a non-contributing structure located in the Fountain Hills Planning Unit in the City of Deadwood.

Applicant: FLOYD DAHL

Owner: FLOYD DAHL

Constructed: c. 1892

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: The Tudor style details exhibited by this house are modern alterations. Because of these and other modifications, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations: The applicant is requesting 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.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff has discussed the windows program with the applicant; however, he is not interested in the assistance. Since this is a non-contributing 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.	H17042
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/14/17
Date of Hearing	6/14/17

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>41 FOREST AVE DEADWOOD, SD</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>FLOYD DAHL</u>
Address: <u>41 FOREST AVE</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-578-0607</u> Fax: _____
E-mail: _____

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

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

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

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

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

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My storm windows have deteriorated

causing mal-function during the winter. Wood

frame windows are over 100 yrs old. I want to replace

the old wood frame with modern functioning metal windows.

The new windows will need to be custom fabricated windows to fit

the exact measurements of three windows at 78" x 26" and

three windows at 68" x 26". I have contacted Knecht Home Center

in Spearfish to custom order the six windows. (no picture available)

The new windows will look in appearance the exact same as

the original double hung wood windows.

SIGNATURES

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

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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.

_____ 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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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

EXHIBIT 0

Date: June 9, 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.

- Ron Russo – 31 Charles Street – Wood Window and Doors Program
Staff has determined the project meets the criteria for the Wood Windows and Doors, Program. Staff will coordinate with the applicant during the proposed project.



Wood Windows and Doors Application

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

1. Address of Property:

31 Charles St. BWD SD

2. Applicant/Owner name & mailing address:

Same

Telephone: (605) 950 0459

E-mail deadwood.oysterberg@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 19,888.12

Estimated Total Cost for Entire Project:

\$ 19,888.12

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/8/17

Initials: gk

Assessed Valuation \$ 135,780.00

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

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

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

Applicant's signature: _____

Date submitted: 6/7/17

Owner's signature: _____

Date submitted: 6/7/17

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

Wood Windows and Doors Worksheet

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

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen Window(s)	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary Door	Repair or Replacement of Other Exterior Wood Door(s)	Replacement of Inappropriate Existing Wood Door(s)
Front View	4	4		1		1
Right Side View	4	1				
Left Side View	4	2				
Rear View	2					
Total Windows	14	7				
	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

Proposal

Page # _____ of _____ pages

Door & Window replacement & repair.

PROPOSAL SUBMITTED TO:	JOB NAME	JOB #
ADDRESS	JOB LOCATION	
	DATE	DATE OF PLANS
PHONE #	FAX #	ARCHITECT

We hereby submit specifications and estimates for:

7 window repairs, sand, scrape, repair cords to make windows workable, and install 7 window & screen combor original house.

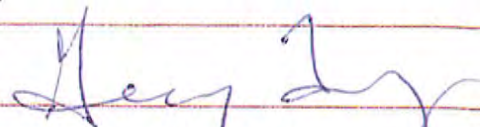
7 window total replacements and finish work on inside of house, sheetrock, trim, paint.

1 existing front door repair and storm door install.

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of: \$19,888¹²
 \$ nineteen thousand eighty eight dollars and twelve cent Dollars
 with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully
submitted



Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

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

Date of Acceptance

6/7/17

Signature

Signature



Proposal

Page # _____ of _____ pages

siding replacement

PROPOSAL SUBMITTED TO:	JOB NAME	JOB #
ADDRESS	JOB LOCATION	
	DATE	DATE OF PLANS
PHONE #	FAX #	ARCHITECT

We hereby submit specifications and estimates for:

800 sq ft
 Remove old siding and replace with
 Hardie siding or comparable. Replace soffit
 and new fascia. House wrap and replace
 wood & insulation where needed.

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of: \$9600⁰⁰
 \$ Nine thousand six hundred dollars Dollars
 with payments to be made as follows: _____

Any alteration or deviation from above specifications involving extra costs
 will be executed only upon written order, and will become an extra charge
 over and above the estimate. All agreements contingent upon strikes,
 accidents, or delays beyond our control.

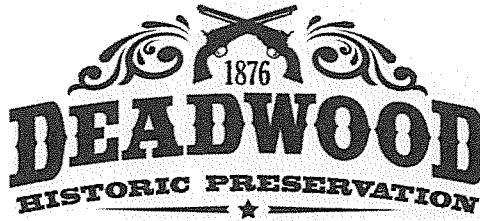
Respectfully
submitted

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

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

Signature



MEMORANDUM

EXHIBIT P

Date: June 9, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Grant Extensions

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

- Toby & Pat Edstrom 867 Main Elderly Resident Program
The grant expires on 06/14/17. The applicant has expended all but \$1,950.00 of the grant. The applicant is requesting a three month extension to complete the remaining project which is repairing the sewer line. Staff recommends extending the grant for an additional three months which will expire 09/14/17.
- James Pontius..... 118 Charles Siding & Wood Windows & Doors Program
The grants expire on 06/08/17. The applicant is doing all the work himself which is taking a long time to complete. The projects could take over a year to complete. This is the applicant's second extension. Staff recommends extending the grant for an additional six months which will expire 12/08/17.
- Dustin & Laura Floyd 21 Lincoln Wood Windows & Doors Program
The grant expires on 06/07/17. Work has started on the project and work will not be completed before the grant expires. The applicant is requesting a six month extension. This project could take over a year to complete. This is the applicant's second extension. Staff recommends extending the grant for an additional six months which will expire 12/07/17.
- Mathew Pike 35 Lincoln Wood Windows & Doors Program
The grant expires on 06/22/17. Work has started on the project and work will not be completed before the grant expires. The applicant is requesting a six month extension. This project could take over a year to complete. Staff recommends extending the grant for an additional six months which will expire 12/22/17.
- Roger & Ann Ochse 35 Madison Wood Windows and Doors Program
The grant expires on 06/22/17. Work has started on the project and work will not be completed before the grant expires. The applicant is requesting a three month extension. Staff recommends extending the grant for an additional three months which will expire 09/22/17.
- Kracht Family Trust 4 Lincoln Wood Windows and Doors Program
The grant expires on 06/09/17. Work has started on the project and work will not be completed before the grant expires. The applicant is requesting a three month extension. Staff recommends extending the grant for an additional three months which will expire 09/06/17.

Bonny Anfinson

From: ROGER OCHSE <rogerdochse@msn.com>
Sent: Tuesday, June 6, 2017 10:31 AM
To: Bonny Anfinson
Subject: Extension: Windows and Doors Program - Roger and Ann Ochse

Bonny,

We would like to apply for a three month extension of the Windows and Doors Program at 35 Madison Street.

Thanks for referring our request to the HPC for their consideration.

Sincerely,

Roger and Ann Ochse