

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 H17023 – 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.*)
11. Other Business
12. Adjournment

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 10, 2017

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

Absent: Dale Berg

Present City Commission: Dave Ruth was present.

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 10, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of April 26, 2017 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HPC minutes of Wednesday, April 26, 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 \$21,588.61. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update and Committee Reports

Mr. Kuchenbecker stated the 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 Design Committee has been working on the restoration of the Champion Auto Ghost Mural and seven wraps are being installed on transformers. Economic Restructuring hasn't met but Mr. Toews has been working on surveys with the building owners. Currently there is 41,000 square feet of underutilized second floor space on Main Street. The South Dakota American Institute of Architects has declined the design charrette, I am still working with the Department of Architecture at South Dakota State and they may be interested in working with it. The committee meets again next week. The City Commission approved the support of a \$2,000,000 commitment for the plaza and formed a Negotiation Committee to start discussions for the Century Link Building. The Committee will contact Century Link for copies of everything that has transpired so far on the negotiations of the building. Their first meeting will be in the next couple of weeks.

Complaints of possible Demolition by Neglect at 18 Adams – Exhibit A

Mr. Kuchenbecker stated our office has received letters from neighbors Karla Dower and Donna Watson expressing concern of the condition of the house at 18 Adams. The process is the Building Inspector, based on the complaints, does an inspection. The Building Inspector then consults with the Historic Preservation Officer, the City Planner and the Public Works Director. These individuals determine if it is Minimum Maintenance or Demolition by Neglect. If it is determined Demolition by Neglect the Building Inspector, within 15 days, will notify the owner. There would be a hearing in front of the Historic Preservation Commission to make a determination.

Mr. Kuchenbecker stated he has met with the owner in the past and explained the programs. The owner took the paper work but never entered into the programs. Mayor Turbiville has directed Trent Mohr, Building Inspector, to move forward with the inspection. Mr. Toews asked if this is something we would need legal counsel for. Mr. Kuchenbecker stated there would be legal counsel at the hearing. Ms. Dower stated she thought this property was already in the process of demolition by neglect. Mr. Toews stated it is difficult to get the City to do anything. We need your help to get people in this town aware of the issues like these and have motivation to do something. It's the people who live next to them whose property values decline. Mr. Toews requested having a Demolition by

Neglect Workshop to understand the process before we have a hearing. Mr. Kuchenbecker stated letters had been sent by the Building Inspector. We have never gotten to the Demolition by Neglect.

Mr. Kuchenbecker stated this is the first time the HP Commission has heard from the public and pushing the issue. He thanked the residents for speak up in these matters. Sharon Martinisko asked what if the owner denies access to the home. Mr. Kuchenbecker stated we would need legal counsel to answer that question. If nothing is done the City can step in and take a lien out on the property to fix it. Sharon Martinisko stated obviously this is not the only house with issues. Why have we not followed through and enforced the ordinance. If you have ordinances and you have guidelines and rules to follow you can't pick and choose who it is imposed upon. There has to be equal leverage. Why have these not been followed through and enforced.

Mr. Kuchenbecker stated a committee led by the HP office and the former Building Inspector identified about 26 properties in town. We put them into a list of high, medium and low priority. The Building Inspector sent letters to them. It is the follow up after the letters that needs to happen. This discussion should be taken to the City Commission. The HP would not be discussing this unless a property has been determined to be demolition by neglect. All minimum maintenance issues fall under the Building Inspector. It is in the hands of Public Works and the Building Inspector. Dave Ruth stated when this list was brought together there was momentum being generated and that is when the ordinance was created and passed then referred and subsequently voted down. Because of this there is a definite line between minimum maintenance and demolition by neglect. The City Commission was trying to combine the two to make it seamless. This is why it has stalled. The City of Deadwood has been and always will be a "complaint driven municipality". Now that this concern has been addressed we can now listen and investigate it and move it forward. If you know other properties feel free to bring it to the City's attention so it can be investigated. It is sad when we have programs and grants to fix these issues and they are not using them.

Mr. Kuchenbecker stated this is the first written complaint the office has received. Mr. Toews asked the public to keep the pressure on all of us to stay on this. Ms. Watson stated she heard that nothing has been done because the City has inadequate legal counsel. Mr. Ruth stated we were simply derailed because of the referred vote. Chair Floyd stated we need the public backing. Jean Makley stated this is also a fire hazard. Mr. Namminga stated when Donna Watson's tree was cut down the workers told him there may be mold on the roof. Mr. Ruth stated they will keep in contact with the Building Inspector until the inspection is done. If we don't follow the process to the letter and we go to court it would be thrown out. ***There was no action taken on this matter.***

New Matters before the Deadwood Historic District Commission

COA 17025 1, 3 5 Burnham – Haverberg Family Ltd Partnership – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 1, 3 and 5 Burnham Avenue, a contributing structure located in the Elizabeth Town Planning Unit in the City of Deadwood, circa 1925. The applicant is requesting permission to repair windows and attach storm windows, repair two doors and replace one door. Repair foundation, electrical, water, plumbing and heating system. Add insulation and refinish existing floors on 1 Burnham. At 5 Burnham the applicant is requesting permission to replace the roof and siding, update plumbing, paint and insulate. At 3 Burnham the applicant wishes to restore the foundation and possibly rebuild 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. Toews based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA H17021 39 Van Buren – Raven Van Tassel – Windows, Doors and Siding – Exhibit C

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 39 Van Buren, a contributing structure located in the Ingleside Planning Unit, circa 1880. The applicant is requesting permission to repair and replace doors and windows. 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 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 contingent upon site review of project. Aye – All. Motion carried.***

PA H17022 67 Taylor – Rich Turbiville – Windows – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 67 Taylor, a contributing structure located in Ingleside Planning Unit, circa 1905. The applicant is requesting permission to replace the aluminum windows with wood storm screen combos. 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. Johnson and seconded by Mr. Blair based upon all the evidence presented, this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Aye – All. Motion carried.***

PA H17023 148 Charles – Rodney & Claudia Howell – Windows and Doors – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 148 Charles, a contributing structure located in the Cleveland Planning Unit, circa 1890. The applicant is requesting permission to replace and/or repair windows and door. 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 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.***

PA H17024 39 Centennial – Judy Pease – Windows and Doors – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work done at 39 Centennial, a contributing structure located in the Forest Hill Planning Unit, circa 1890. The applicant is requesting permission to repair windows and doors and to repair the concrete porch floor. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Mr. Johnson based upon all the evidence presented, this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Aye – All. Motion carried.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit G

Rodney & Claudia Howell – 148 Charles St. – Wood Windows and Doors Program

Raven Van Tassel – 39 Van Buren St. – Wood Windows and Doors Program

Raven Van Tassel – 39 Van Buren St. – Siding Program

Rich Turbiville – 67 Taylor Ave. – Wood Windows and Doors Program

Judy Pease – 39 Centennial – Wood Windows and Doors Program

Judy Pease – 39 Centennial – Foundation Program

Haverberg Family Limited Partnership – 1, 3, 5 Burnham St. – Façade Program

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

HP Program Extensions – Exhibit H

Destiny/Brady Maynard – 4 Harrison – Wood Windows and Doors Program

Bonnie Fosso – 170 Pleasant – Wood Windows and Doors Program

Bonnie Fosso – 170 Pleasant – Siding Program

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

Revolving Loan Program/Disbursements

Revolving Loan Program – Exhibit I

Tracy Lewis – 512 Cliff – Subordination Request

Larry & Lisa Schwindt – 36 Wabash – Subordination Request

Bonnie Fosso – 170 Pleasant – Extension Requests

05/19/17

2:26 PM

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

Revolving Loan Program Disbursements

It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Grant Fund disbursements in the amount of \$22,126.16, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursements in the amount of \$36,867.36, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

The delinquency report was presented by Mr. Walker.

Items from Citizens not on Agenda

Chuck Miller from St. Onge expressed his thanks for the Head Stone Program.

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

Mr. Kuchenbecker reported on the following items:

- The Deadwood Pioneer documentary is May 16. Please RSVP to staff if you wish to attend the reception which is 6:00 to 7:00, the show is 7:00 and there will be a panel discussion afterwards;
- Historic Rehabilitation Program – On the 360 Williams project the front gable is done. They are working on the side. We are finally seeing progress. The Sorenson's have received quotes for their project but they are higher than expected and will try to get additional quotes. The Parks project contractors have been looking at the foundation, electrical and plumbing and will be submitting quotes;
- The exhibits will be delivered on Monday for the Deadwood Welcome Center. The installation will begin. They are working on the punch list;
- There is a bid opening for the retaining wall for Taylor Avenue;
- The baseball book was handed out to Commissioners that was done by Mike Runge and Dave Kemp;
- The Deadwood Chamber and Deadwood Alive have partnered on a new billboard going up at Exit 31. New ad campaign is "No Rules No Regrets";
- The Façade at the Deadwood Gulch Saloon is progressing.

Committee Reports:

- Chair Floyd stated Chuck Williams has resigned from the Historic Preservation Commission due to health issues. Mr. Toews asked if outgoing Commissioners will be receiving a plaque. Mr. Kuchenbecker stated yes.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 5:58 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Bonny Anfinson, Historic Preservation Office/Recording Secretary

EXHIBIT A

Date: 5/19/2017

Case No. H17029

Address: 36 WATER ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 36 WATER ST, a contributing structure located in McGovern Hill Planning Unit in the City of Deadwood.

Applicant: JAMES & RHONDA VAN DEN EYKEL

Owner: JAMES & RHONDA VAN DEN EYKEL

Constructed: 1902

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 1875, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwoods neighborhoods.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to replace the existing garage and add a new addition, as per attached drawing, using 4" lap siding.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: This addition is done in a manner which clearly identifies the original construction from the new construction due to scaling, massing and setbacks. The applicant has worked an architect on the concept. It is my opinion that the project does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. It is further my opinion the project meets the guidelines of the design which was done in a sensitive manner.



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.	H17029
Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	5/16/17
Date of Hearing	5/24/17

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 36 Water Str

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: James E Rhonda
Van Den Eyke
Address: 36 Water Str
City: Deadwood State: SD Zip: 57732
Telephone: 605 280-4016 Fax: NA
E-mail: deadwoodgifts@rushmore.com

Architect's Name: Chamberlin Architects
Address: _____
City: Rapid City State: SD 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 checked="" 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: <u>6/1/2017</u>		Project Completion Date (anticipated): <u>6/1/2018</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 checked="" type="checkbox"/> NEW CONSTRUCTION	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Other <u>Addition Between Garage & Existing House</u>	
<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 checked="" type="checkbox"/> GARAGE	<input checked="" 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.

Replace existing garage & add new addition as per attached drawing. Use 4" lap siding.

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

5/16/17

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

5/16/17

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

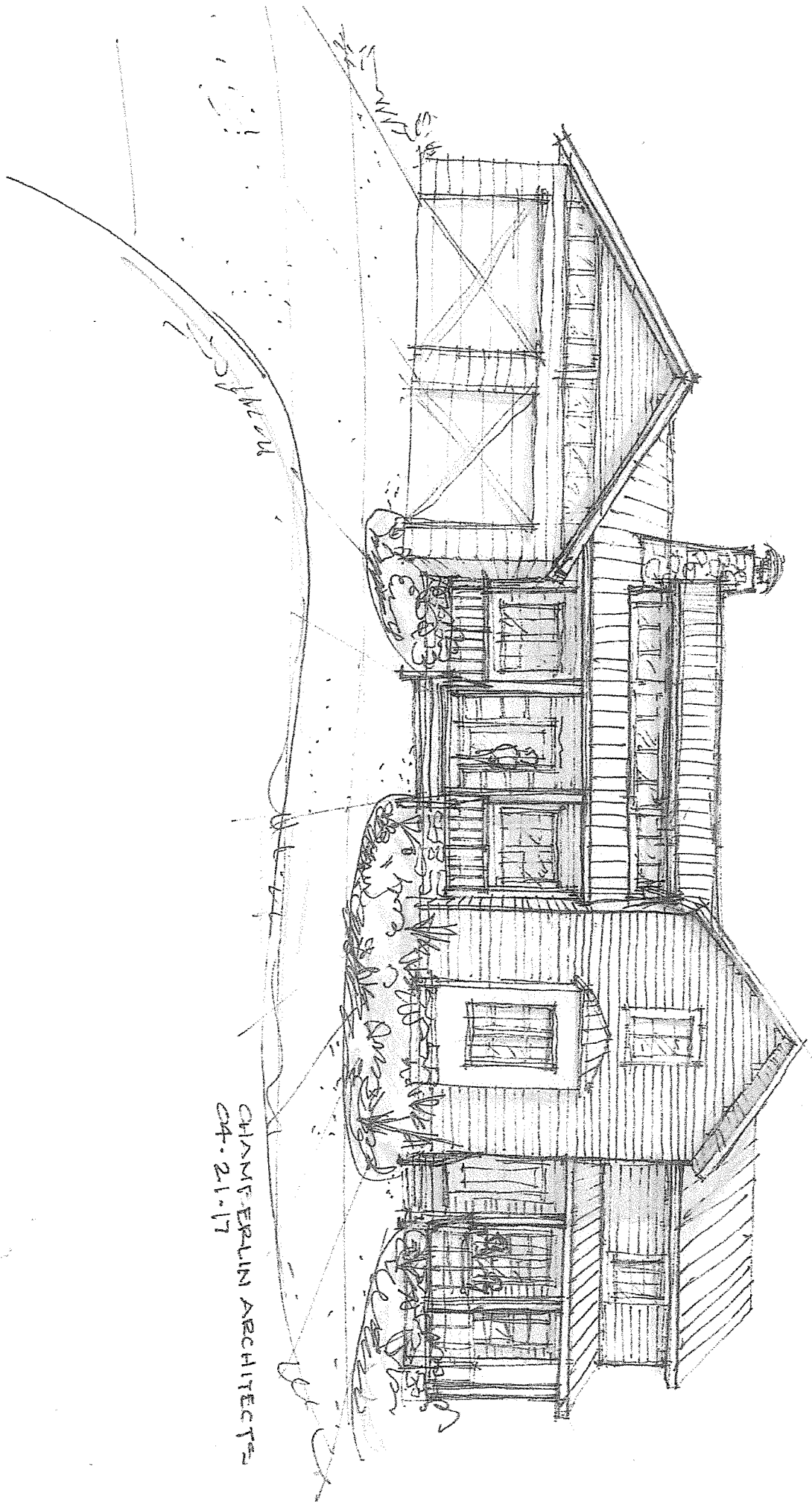
DATE

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.

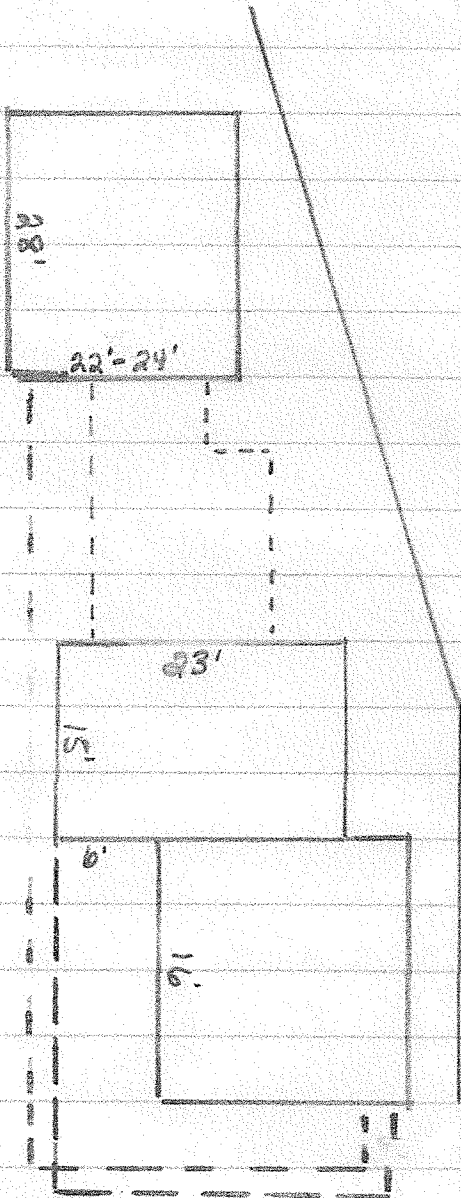
Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of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

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

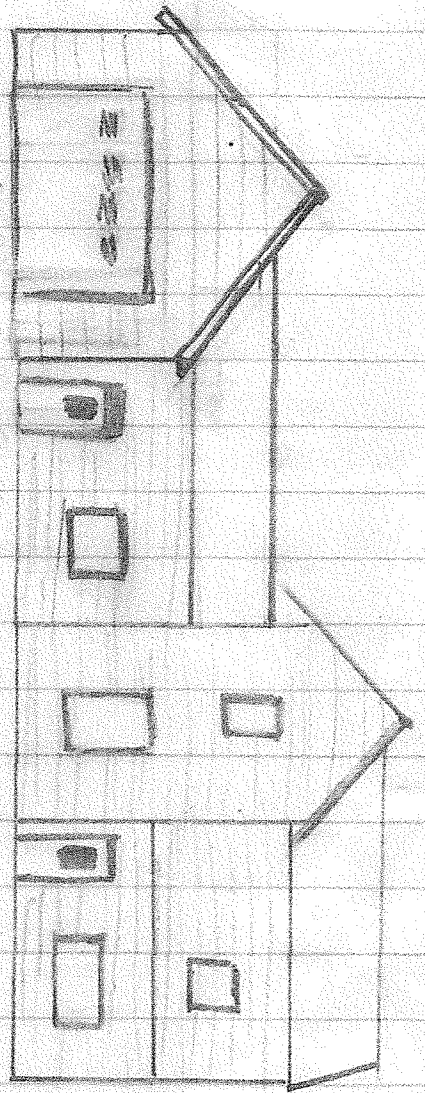


CHAMFERLIN ARCHITECTS
04-21-17

Garage 28' X 24'
 Addition 24' X 20'



Wrap Around
 Porch 20' X 16'



4" Siding

Date: 5/19/2017

Case No. H17030

Address: 768 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 768 MAIN ST, a contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: RICK & CHRIS JORDAN

Owner: RICK & CHRIS JORDAN

Constructed: 1895

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 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 1875, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwoods neighborhoods.

2. Architectural design of the resource and proposed alterations: Per submitted application.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff has met with applicants and the work as submitted meets the guidelines and standards for programs.

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



Motions available for commission action:

A: 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.

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FOR OFFICE USE ONLY	
Case No.	<u>417030</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>5/17/17</u>
Date of Hearing	<u>5/24/17</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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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: 168 Main Street, Deadwood, SD

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Rick + Chris Jordan
Address: 13301 Pleasant Valley Rd
City: Sturgis State: SD Zip: 57785
Telephone: 605-347-2354 Fax: _____
E-mail: rijordan123@yahoo.com

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

Contractor's Name: Black Hills Exterior
Address: 2091 Grand Vic #2
City: Rapid City State: SD Zip: 57702
Telephone: 605 Fax: _____
E-mail: Dain@bhexteriors.com
Dain- 605-858-4057

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

TYPE OF IMPROVEMENT

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Alteration (change to exterior) <u>Crack</u> | <input type="checkbox"/> New Building | <input checked="" 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 | <input type="checkbox"/> Windows | |
| <input checked="" type="checkbox"/> Other <u>Deck repair</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

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

Description included with pictures

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.

Rick Jordan 5-16-17
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

Christ Jordan 5-16-17
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.

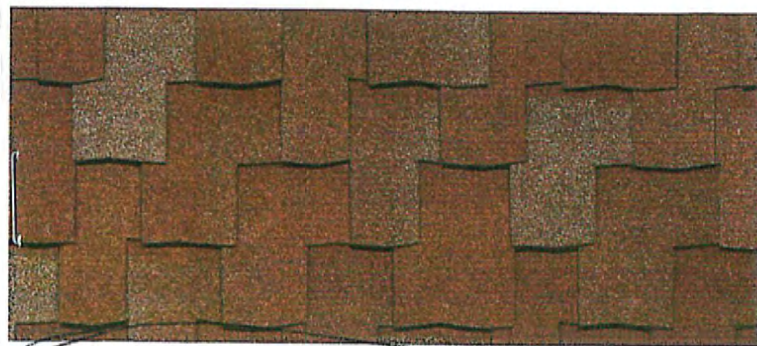
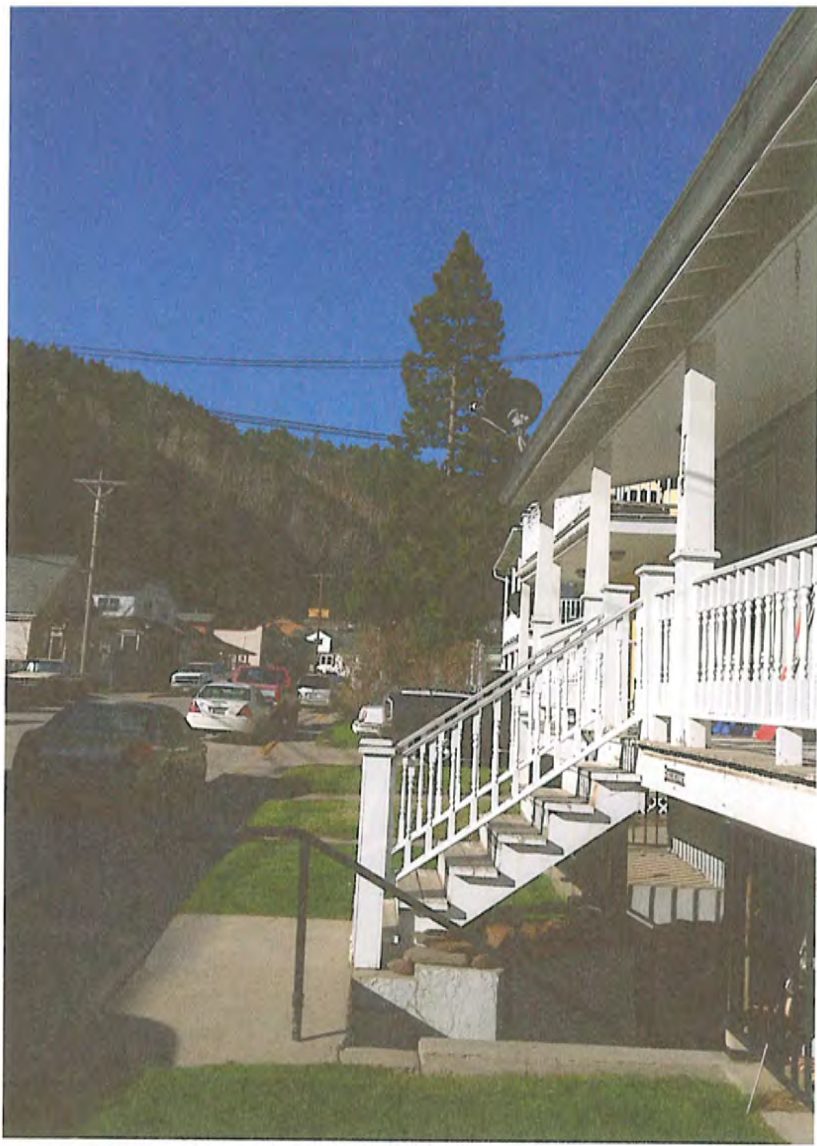
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.



Front of House 768 Main St.

Leaving all as original. Replacing deck boards with new Douglas fir $1 \times 4 \frac{1}{2}$, tongue and groove. Also replacing boards on steps.

Replacing cement as original to eliminate settling and shifting. Also replacing sidewalk along street to eliminate settling and shifting.



Armourshake - Western Redwood

Sample of shingles to be replaced on roof



BLACK HILLS EXTERIORS

2091 Rand Rd #2
Rapid City, SD 57701
605.716.7663

Client: Rick Jordan
Property: 768 Main St
Deadwood, SD

Home: (605) 347-7899

Operator: BHEXTERI

Estimator: Dain Johnson
Position: Outside Sales/ PM
Company: Black Hills Exteriors
Business: 2091 Rand Rd #2
Rapid City, SD 57702

Business: (605) 858-4057
E-mail: Dain@bhexteriors.com

Type of Estimate: <NONE>

Date Entered: 5/2/2017

Date Assigned:

Price List: SDRC8X_APR17

Labor Efficiency: Restoration/Service/Remodel

Estimate: JORDAN_2017-DECK

**BLACK HILLS EXTERIORS**

2091 Rand Rd #2
Rapid City, SD 57701
605.716.7663

JORDAN_2017-DECK**House****Debris Removal**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	467.00	0.00	9.53	476.53
Totals: Debris Removal				9.53	476.53

Permits

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
2. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	0.00	0.00	0.00	0.00
Totals: Permits				0.00	0.00
Total: House				9.53	476.53

Back Deck/Porch**Back Deck/Porch**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
3. 2" x 12" x 14' #2 & better Fir / Larch (material only)	13.00 EA	0.00	23.32	26.30	329.46
4. 2" x 12" x 16' #2 & better Fir / Larch (material only)	1.00 EA	0.00	26.29	2.28	28.57
5. 2" x 12" x 14' #2 & better Fir / Larch (material only)	1.00 EA	0.00	23.32	2.03	25.35
6. 1-3/4" x 9-1/2" LVL lumber - material only	32.00 LF	0.00	3.42	9.49	118.93
7. Sheathing - OSB - 1/2"	250.00 SF	0.00	1.07	13.42	280.92
8. Sheathing - additional cost for H-clips	250.00 SF	0.00	0.08	0.74	20.74
9. Deck flashing - galvanized - 6" wide - L shape	20.00 LF	0.00	2.47	2.72	52.12
10. Post anchor - 6"	2.00 EA	0.00	28.95	4.03	61.93
11. Framing/truss hurricane strap	13.00 EA	0.00	7.72	5.16	105.52
12. 2" x 4" x 16' Cedar (material only)	7.00 EA	0.00	19.86	12.06	151.08
13. 4" x 4" x 10' - treated lumber post - material only	2.00 EA	0.00	13.66	2.37	29.69
14. 2" x 2" x 8' Cedar (material only)	70.00 EA	0.00	4.97	30.17	378.07

**BLACK HILLS EXTERIORS**

2091 Rand Rd #2
Rapid City, SD 57701
605.716.7663

CONTINUED - Back Deck/Porch

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
15. 2" x 6" x 16' #2 & better Fir / Larch (material only)	14.00 EA	0.00	11.89	14.44	180.90
16. 2" x 12" x 10' #2 & better Fir / Larch (material only)	2.00 EA	0.00	16.56	2.87	35.99
17. R&R Deck planking - cedar - Standard grade (per SF)	60.00 SF	1.59	5.07	17.87	417.47
18. R&R Deck guard rail - cedar - Standard grade	20.00 LF	0.89	28.62	31.62	621.82
19. R&R Stair riser - greater than 4' up to 8'	6.00 EA	4.25	18.74	6.30	144.24
20. R&R Framing hanger	14.00 EA	3.98	9.13	7.14	190.68
21. Carpenter - General Framer - per hour	36.00 HR	0.00	51.40	37.77	1,888.17
Total: Back Deck/Porch				228.78	5,061.65

Shingles

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
22. Remove Tear off, haul and dispose of comp. shingles - 3 tab	2.10 SQ	43.76	0.00	1.88	93.78
23. Laminated - Shake look comp. shingle - w/out felt	2.25 SQ	0.00	280.03	38.61	668.68
24. Roofing felt - synthetic underlayment	2.10 SQ	0.00	31.26	3.27	68.92
25. Drip edge/gutter apron	50.00 LF	0.00	1.80	4.22	94.22
Totals: Shingles				47.98	925.60
Total: Back Deck/Porch				276.76	5,987.25

Front Deck/Porch**Front Deck/Porch**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
26. R&R Deck planking - cedar - Standard grade (per SF)	224.00 SF	1.59	5.07	66.70	1,558.54
27. R&R Stair riser - greater than 4' up to 8'	6.00 EA	4.25	18.74	6.30	144.24
Total: Front Deck/Porch				73.00	1,702.78



BLACK HILLS EXTERIORS

2091 Rand Rd #2
Rapid City, SD 57701
605.716.7663

Shingles

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
28. Remove Tear off, haul and dispose of comp. shingles - 3 tab	2.17 SQ	43.76	0.00	1.94	96.90
29. Laminated - Shake look comp. shingle - w/out felt	2.25 SQ	0.00	280.03	38.61	668.68
30. Roofing felt - synthetic underlayment	2.17 SQ	0.00	31.26	3.38	71.21
31. Drip edge/gutter apron	50.00 LF	0.00	1.80	4.22	94.22
Totals: Shingles				48.15	931.01
Total: Front Deck/Porch				121.15	2,633.79
Line Item Totals: JORDAN_2017-DECK				407.44	9,097.57



BLACK HILLS EXTERIORS

2091 Rand Rd #2
Rapid City, SD 57701
605.716.7663

Summary

Line Item Total	8,690.13
Material Sales Tax	225.51
Subtotal	8,915.64
Excise Tax	181.93
Replacement Cost Value	\$9,097.57
Net Claim	\$9,097.57

Dain Johnson
Outside Sales/ PM

Back Side of House. (cannot be seen from street)

We want to move stairway going to upper deck around and make it parallel with stair well going down to basement door.



The railing will remain the same.
We are going to replace decking with new boards (Douglas fir) (1" x 4") tongue and groove.

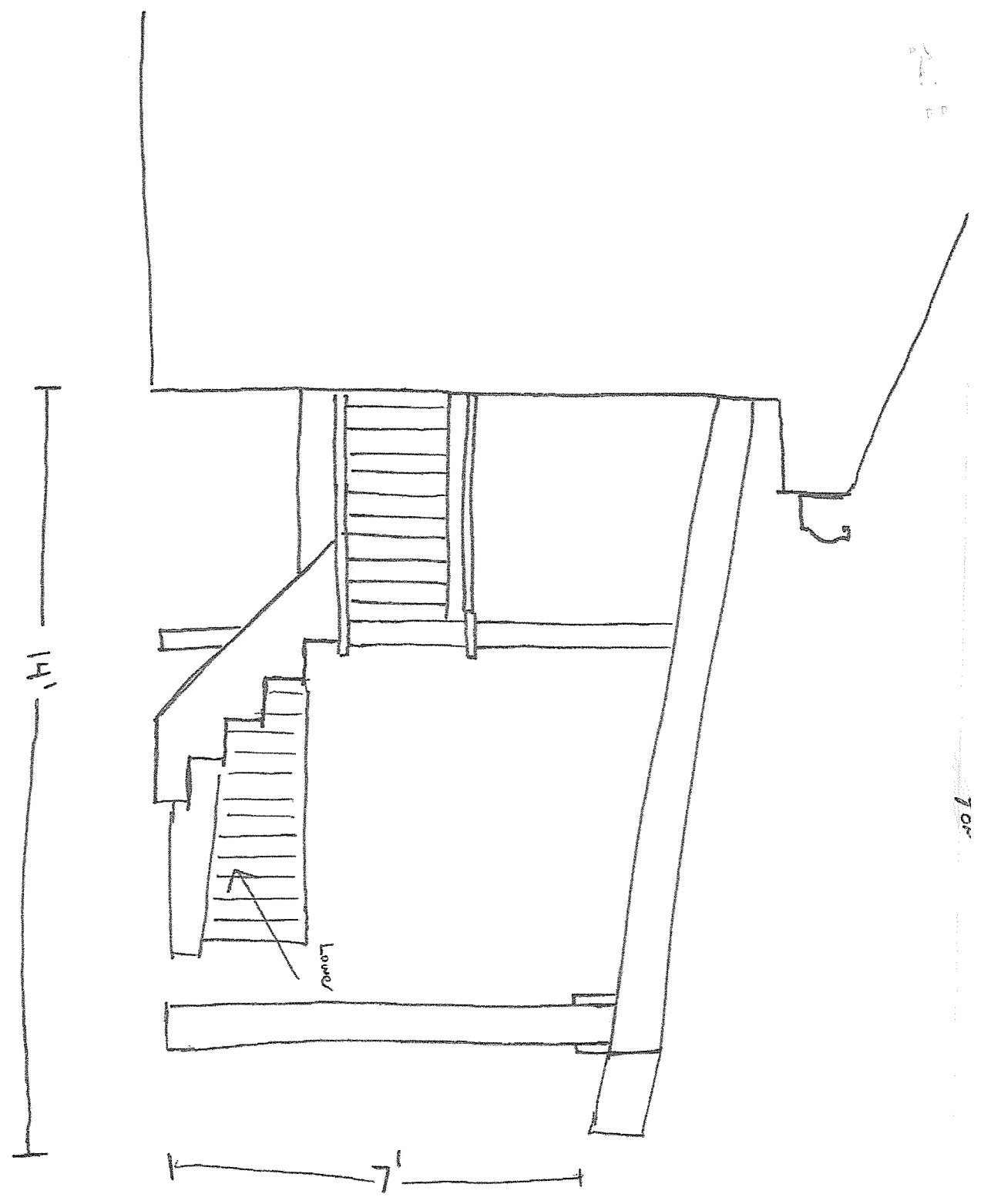
We are going to add cement pad along side basement stairwell to accommodate upstairs steps.

cement pad



Back side of House

We then want to add onto roof over porch and make it extend out over both stairways to help keep snow and ice off from steps.



(Back side of house)

EXHIBIT C

Date: 5/19/2017

Case No. H17031

Address: 732 MAIN ST

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness for work at 732 Main Street a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: ST. AMBROSE PARISH

Owner: ST. AMBROSE PARISH

Constructed: 1888/1904

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: Lawrence County records indicate this structure dates from 1917. Additional research is needed to verify the history of this resource. It is listed as a contributing resource to the local historic district, the state and national register of historic places and the National Historic Landmark District.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to replace/alter the entrance of the deck at the rear of the structure.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

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



Motions available for commission action:

A: 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>H17631</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>5/17/17</u>
Date of Hearing	<u>5/24/17</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: 732 MAIN ST.

Historic Name of Property (if known): ST AMBROSE CHURCH - CONVENT

APPLICANT INFORMATION

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

Owner's Name: ST AMBROSE CHURCH
Address: 141 STEVEL ST
City: LEAD State: SD Zip: 57754
Telephone: 605-584-2002 Fax: _____
E-mail: _____

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

Contractor's Name: LIVENGOOD RUES
Address: 508 CROWN ST
City: LEAD State: SD Zip: 57754
Telephone: 605-580-1350 Fax: _____
E-mail: livengood.19@yahoo

Agent's Name: FATHER LEO
Address: _____
City: _____ State: _____ Zip: _____
Telephone: 605-891-9182 Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>6/1/17</u>		Project Completion Date (anticipated): <u>6/15/17</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 checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other <u>RE-BUILD AFTER DEMOLITION</u>	
<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.

REPLACE/ALTERATION OF ENTRANCE DECK @ REAR
OF STRUCTURE

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.

J. Leo Hausmann 5/17/2017
SIGNATURE OF OWNER(S) Agent DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

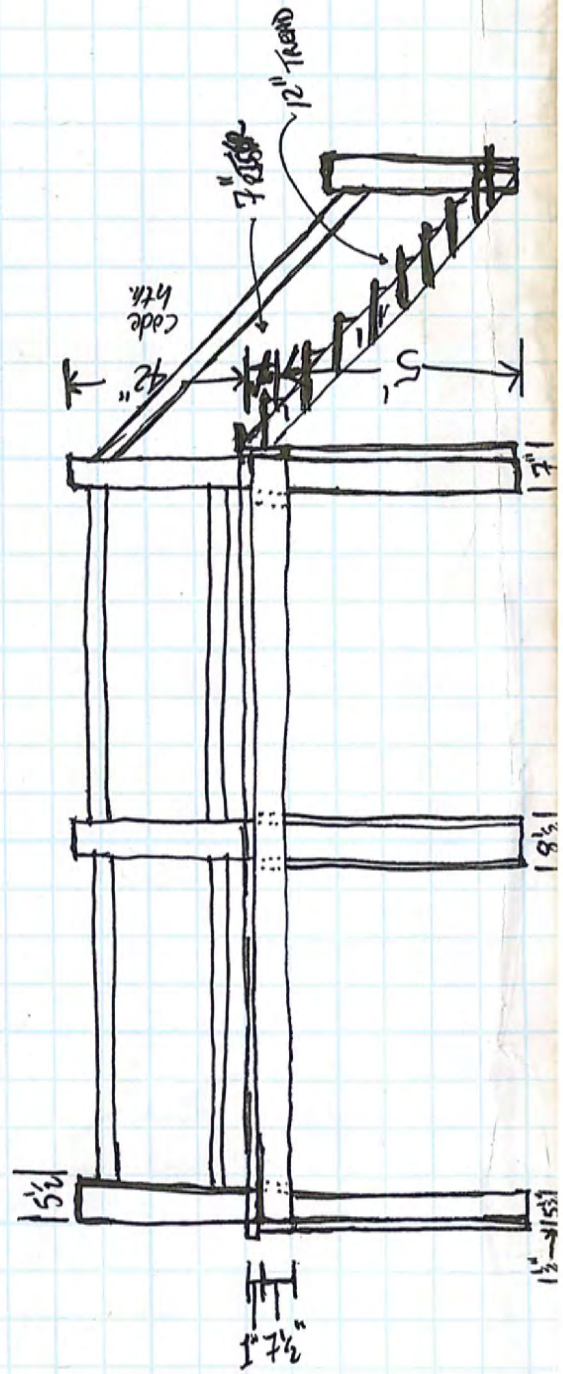
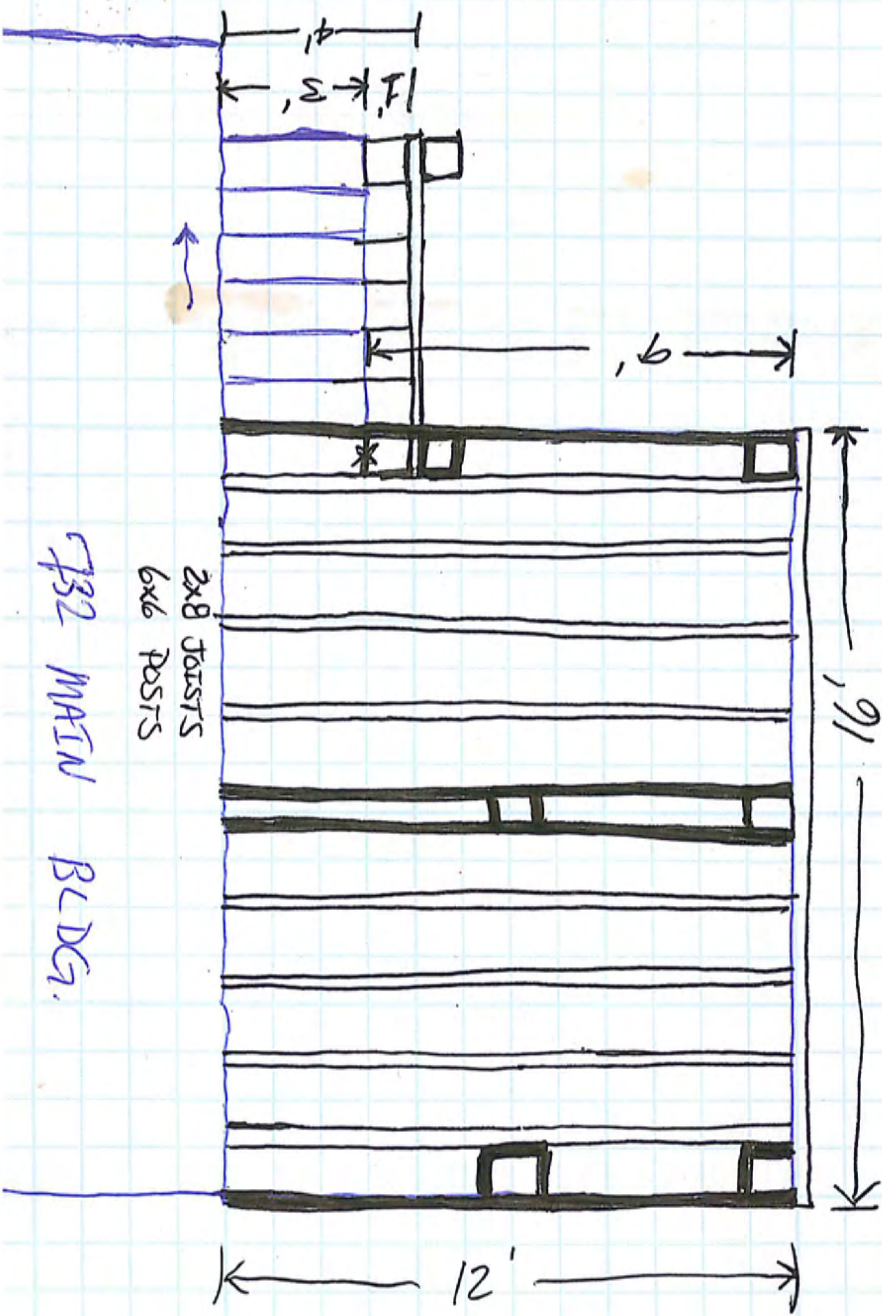
SIGNATURE OF AGENT(S) DATE

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: 5/19/2017

Case No. H17026

Address: 407 WILLIAMS ST

Staff Report

The applicant has submitted an application for Project Approval for work at 407 WILLIAMS ST, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: MICHAEL BESSO

Owner: MICHAEL BESSO

Constructed: C. 1880/1881

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 800s and early 1900s was reflected by the construction of a few large churches such as this one. These buildings displayed a variety of architectural styles. This church is an excellent example of Gothic-influenced religious architecture.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to repair foundation and to replace/repair windows/storm windows and doors.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff has met with the applicant and discussed the programs. Mr. Besso's neighbor, Mr. Bob Sjomling who is familiar with the programs and HPC guidelines will be assisting in the coordination of the project as well.

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.	H17026
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	5/10/17
Date of Hearing	5/24/17

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:

405 Williams St - (physical 407 Williams)

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Michael P. Basso

Address: 405 Williams Street

City: Deadwood State: SD Zip: 57732

Telephone: 578-3522 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 checked="" 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 Foundation | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | |

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

DESCRIPTION OF ACTIVITY

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

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

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 F. Benson 5-12-17
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Date: 5/19/2017

Case No. H17027
Address: 57 FOREST AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 57 FOREST AVE, a non-contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: JAMES HERRON
Owner: JAMES HERRON
Constructed: 1890

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 consists of two, historic twin houses that stand side-by-side. The houses have recently been resided and otherwise altered to appear as a single building. In addition, the building has received all new window and doors that do not conform to the historic fenestration patterns. Because of these modifications, the building 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 windows, siding, and repair the foundation.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff will need to coordinate with the applicant throughout the project to ensure it meets the guidelines and standards of the programs. This project could start the reversal of the inappropriate alterations to these resources.

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>H7027</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>5/15/17</u>
Date of Hearing	<u>5/24/17</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: 57 Forest Av Deadwood SD 57732

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: JAMES HERRON

Address: 57 Forest Av

City: Deadwood State: SD Zip: 57732

Telephone: 6025318171 Fax: _____

E-mail: JAMES red HERRON5@gmail.com

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

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

Replace Windows, Siding (Possible), Foundation Repairs

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.

 5-15-17
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

 5-18-17
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.

Date: 5/19/2017

Case No. H17028

Address: 170 PLEASANT ST

Staff Report

The applicant has submitted an application for Project Approval for work at 170 PLEASANT ST, a contributing resource located in Highland Park Planning Unit in the City of Deadwood.

Applicant: BONNIE FOSSO
Owner: BONNIE FOSSO
Constructed: 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

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

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to repair the foundation of the structure at the rear of the resource to rebuild the stairway and bathroom of the house.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: 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 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>H17028</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>5/16/17</u>
Date of Hearing	<u>5/24/17</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>170 Pleasant St Deadwood</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>Bonnie Fasso</u>
Address:	<u>170 Pleasant St</u>
City:	<u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone:	<u>605-578-1129</u> Fax: _____
E-mail:	<u>bonniefasso@gmail.com</u>

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

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

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

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

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

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

Foundation Repair - both room / stair way

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]
SIGNATURE OF OWNER(S)

5/16/17
DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

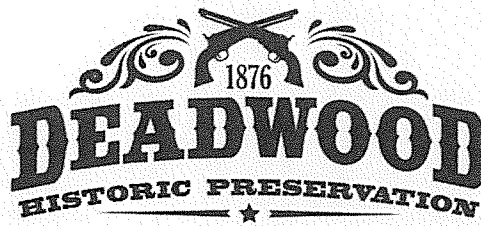
DATE

APPLICATION DEADLINE

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



MEMORANDUM

Date: May 19, 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.

- James Herron – 57 Forest Ave – Wood Window and Doors Program
- James Herron – 57 Forest Ave – Siding Program
- James Herron – 57 Forest Ave – Foundation Program
Staff has determined the project meets the criteria for the Wood Windows and Doors, Siding, and Foundation Programs. Staff will coordinate with the applicant during the proposed project.

- Michael Besso – 405 Williams St – Wood Windows and Doors Program
- Michael Besso – 405 Williams St – Foundation Program
Staff has determined the project meets the criteria for the Wood Windows and Doors and the Foundation Programs. Staff will coordinate with the applicant during the proposed project.

- Bonnie Fosso – 170 Pleasant Ave – Foundation Program
Staff has determined the project meets the criteria for the Foundation 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:

57 Forest Av Deadwood SD 57732

2. Applicant/Owner name & mailing address:

57 Forest Av Deadwood SD 57732

James Herron

Telephone: (602) 531-8171

E-mail JAMES REA HERRON5@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/15/17

Initials: BA

Assessed Valuation \$ 114,300

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: 5/15/17

Owner's signature: _____

Date submitted: 5/15/17

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	5					
Right Side View	3					
Left Side View	1					
Rear View	1					
Total Windows						
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

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

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

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



Siding Program Application

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

1. Address of Property:

57 forest AV Deadwood SD 57732

2. Applicant's name & mailing address:

Telephone: (602) 531-8171

E-mail JAMESREDHERON5@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/15/17

Initials: BA

Assessed Valuation \$ 114,300

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

5. Certification

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

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

Applicant's signature: [Signature]

Date submitted: 5/15/17

Owner's signature: [Signature]

Date submitted: 5/15/17

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

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

For consideration 05/27/15



Foundation Program Application

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

1. Address of Property:

57 FOREST AV DEADWOOD SD 57732

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

JAMES HERRON

2. Applicant's name & mailing address:

57 FOREST AV DEADWOOD SD 57732

Telephone: (602) 531-8171

E-mail JAMES RED HERRON5@gmail.com

Telephone: (602) 531-8171

E-mail JAMES RED HERRON5@gmail.com

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/15/17

Initials: BA

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Applicant's signature: [Signature]

Date submitted: 5/15/17

Owner's signature: [Signature]

Date submitted: 5/15/17

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

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

Adopted 1/11/17



Wood Windows and Doors Application

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

1. Address of Property:

405 W. 11th St

2. Applicant/Owner name & mailing address:

Michael P Besso

405 William Street

Deadwood, South Dakota 57732

Telephone: (605) 578-3522

E-mail _____

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/15/17 Initials: BA

Assessed Valuation \$ 118,890

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

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

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Applicant's signature: x Michael P Besso

Date submitted: 5/10/17

Owner's signature: x Michael P Besso

Date submitted: 5/10/17

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



Foundation Program Application

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

1. Address of Property:

405 William St

2. Applicant's name & mailing address:

Michael P. Bease

405 William Street

Deadwood, South Dakota 57732

Telephone: (605) 578-3522

E-mail _____

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

Telephone: (____) ____-____

E-mail _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/15/17

Initials: BA

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

5. Certification

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Applicant's signature: X Michael P. Bease

Date submitted: 5/10/17

Owner's signature: X Michael P. Bease

Date submitted: 5/10/17

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

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

Adopted 1/11/17



Foundation Program Application

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

1. Address of Property:

170 Pleasant St

2. Applicant's name & mailing address:

Bonnie Fosso
170 Pleasant St
Deadwood

Telephone: (605) 578-1129

E-mail bonniefosso@gmail.com

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

Telephone: (____) ____-____

E-mail _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 5/17/17

Initials: BF

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

5. Certification

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

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Applicant's signature: Bonnie Fosso

Date submitted: 5/15/17

Owner's signature: Bonnie Fosso

Date submitted: 5/15/17

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

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

Adopted 1/11/17