

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, March 22, 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 – March 8, 2017
3. Voucher Approval
4. Old or General Business
  - a. 3 Rodenhaus – James Gregory – Retaining Wall issues – No Exhibit
  - b. Deadwood Main Street Initiative – Request for continuation – Louie Lalonde – Exhibit A
  - c. Pilot Program for Ghost Murals – Celebrity Hotel – Exhibit B
  - d. Discussion on advocacy and public relations – Tom Blair - No Exhibit
5. New Matters before the Deadwood Historic District Commission
  - a. COA H17007 634 Main – Toby Keehn – Remodel Project – Exhibit C
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17005 7 Spring – Lee Steier – Replace Door – Exhibit D
  - b. PA H17008 17 Lincoln – Michael Schmidt – Porch Restoration – Exhibit E
  - c. PA H17009 214 McGovern Hill – Joe & Gwendolyn Martin – Window and Siding Replacement – Exhibit F
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit G
    - i. Robert & Mary Sjomeling – 416 Williams – Foundation Program
    - ii. Ronald Russo – 31 Charles – Foundation Program
    - iii. Troy Gorons – 43 Forest – Foundation Program
    - iv. Troy Gorons – 43 Forest – Wood Windows and Doors Program
    - v. Troy Gorons – 43 Forest – Siding Program
    - vi. Joe & Gwen Martin – 214 McGovern Hill – Siding Program
    - vii. Joe & Gwen Martin – 214 McGovern Hill – Wood Windows and Doors Program
  - b. HP Program Extensions – Exhibit H
    - i. Janice Heffron-Fogle – 12 Washington – Siding Program Extension
    - ii. Lee Thompson – 47 Forest – Elderly Resident Program Extension
    - iii. Lee Thompson – 47 Forest – Wood Windows and Doors Program Extension
    - iv. Lee Thompson – 47 Forest – Siding Program Extension
    - v. Greg Vecchi – 19 Centennial - Windows and Doors Program
  - c. Revolving Loan Program
  - d. Retaining Wall Program Disbursements
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, March 8, 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 – February 22, 2017
3. Voucher Approval
4. Old or General Business
  - a. 3 Rodenhaus – James Gregory – Retaining Wall issues
  - b. First Baptist Church of the Northern Hills – Not for Profit Grant – Augment Current Grant – Exhibit A
  - c. Deadwood Main Street Initiative – Update and request for funding commitment – Louie Lalonde – Exhibit B
  - d. Retaining Wall Program discussion and update – Kevin Kuchenbecker – Exhibit C
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
  - A. HP Program Applications – Exhibit D
    - i. Margaret Sulentic – 23 Van Buren – Foundation Program
    - ii. Margaret Sulentic – 23 Van Buren – Elderly Resident Program
  - B. HP Program Extensions – Exhibit E
    - i. Toby Edstrom – 867 Main – Windows/Doors Program Extension
    - ii. Toby Edstrom – 867 Main – Elderly Resident Program Extension
    - iii. Debra Kahler – 56 Taylor – Windows/Doors Program Extension
    - iv. Tom McNary – 14 Van Buren – Windows/Doors Program Extension
  - b. Revolving Loan Program
  - c. Retaining Wall Program Disbursements
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**

**Wednesday, March 8, 2017**

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

**Absent:** Lynn Namminga

**Present City Commission:** Dave Ruth and Jim Van Den Eykel were present.

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, Mary Jo Nelson, Finance Officer 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, March 8, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of February 22, 2017 HPC Minutes:**

***It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HPC minutes of Wednesday, February 22, 2017 as presented. Aye – All. Motion carried.***

**Voucher Approval:**

***It was moved by Mr. Johnson and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$85,859.89. Aye – All. Motion carried.***

**Old or General Business:**

**3 Rodenhaus – James Gregory – Retaining Wall Issues**

Mr. Kuchenbecker stated the applicant was unable to attend this meeting due to work and would like the item moved to the March 22, 2017 meeting agenda. ***It was moved by Mr. Johnson and seconded by Mr. Toews to move the item to the March 22, 2017 meeting. Aye – All. Motion carried.***

**First Baptist Church of the Northern Hills – Not-for-Profit Grant – Augment Current Grant – Exhibit A**

Mr. Kuchenbecker stated the First Baptist Church of the Northern Hills currently has a Not-For-Profit Grant for \$24,916.00 to repair the cornice and roof of the church. The quote for repairing the roof has come in much higher than expected and they are requesting additional funds to cover the cost of repairs to the roof. The Projects Committee reviewed the request and recommend approval of the request. ***It was moved by Mr. Johnson and seconded by Mr. Toews to approve additional funding for the First Baptist Church of the Northern Hills Not-for-Profit Grant for a total grant request of \$36,923.00. Aye – All. Motion carried.***

**Deadwood Main Street Initiative – Update and request for funding commitment – Louie Lalonde – Exhibit B**

Louie Lalonde, Bill Pearson, Susan Johnson and Ken Geinger, representing the Deadwood Revitalization and Main Street Initiative, introduced themselves to the Commission. Ms. Lalonde stated thank you for this opportunity and to also make sure you know how important it is for Deadwood Revitalization to know they have a partnership with the Commission and look forward to the Commission's knowledge and perspective as it is important to this new venture. We finally have an opportunity to involve our community and their input and give them a reason to come back downtown. Instead of having nothing going on during a snowy night in Deadwood it would be nice to see a family ice skating or a couple at Outlaw Square decorating the Block Club Christmas tree for a competition. There are unlimited possibilities of what we can do for our community. I think residents have forgotten they have a place to go to and enjoy themselves. This is very important to the survival of Main Street businesses. The businesses have learned this winter we cannot survive on summer alone. We need to generate income and bring people to Deadwood November through April. There are desperate businesses on Main Street trying to decide what to do next. The Revitalization Committee is here to ask for a financial pledge of \$2 Million in order to leverage additional funding sources and to begin negotiations with various contracts and better opportunities with property owners of both plazas. Ms. Floyd stated we have agreed to a partnership and we are absolutely on your side, we share your visions and we are happy to be your partner. We want to see these projects succeed. Mr. Toews asked what is the

driving force to commit to this now. Are the property owners pushing us into doing this early? Ms. Johnson stated this project began in 2013 and one of the first things we started doing was working with Century Link. It was determined by Roger Brooks the building was non-essential to Main Street and would be the priority plaza. The Revitalization Committee would also like a community plaza at the Silverado. It has taken CenturyLink two years to meet with us for negotiations. We have nothing to negotiate with, but now with this partnership we have some leverage. CenturyLink is waiting to hear back and also the Governor's Fund in Pierre is waiting so there is urgency in getting back to these entities. CenturyLink has a \$4.2 Million request of us and with the \$2 Million commitment we have leverage for negotiations. We cannot negotiate with Pierre without the commitment from Deadwood. We need to have a commitment tonight from our partner. Mr. Toews asked if Century Link has a window of right now or is that window movable. Ms. Johnson stated they don't need money right now; they just need to know that we are in with them. We have an opportunity to move them out, but we have not gone back to the table. They are waiting for us. Mr. Toews asked if they are going to move out regardless of what we do. Ms. Johnson stated they do not know. If we have a businessman like Mr. Toews sitting down at the table with them we would walk out of there with really good answers and we would walk out of there in a really good position. We need people like you helping us. Mr. Toews asked if the Governor's Fund exists longer than this period. Ms. Johnson stated there are people all over the state who want the future fund. When you look at the list of people who get this fund they are mostly from Eastern South Dakota. We think it is time for Deadwood. We have not been able to get back to him because we haven't had the matching funds. Now we are in the position to meeting the requirement so we can go to him and request funds. The Mayor has said to us, if you get HP to commit to this \$2 million then he will go to the Governor and help get the Future Fund. I think we can do this. Then we will negotiate with CenturyLink. We have nothing to lose. It is time for Deadwood. In the latest South Dakota's Tourism report over \$3 million of their budget comes out of Deadwood. We are helping everybody, we need to help Deadwood. In a recent e-mail from Roger Brooks the first line in his e-mail he stated "What Comes First". What comes first is people coming down town on a consistent basis. If we can get that then our retail stays open. With your help tonight this could be the beginning to revitalizing Deadwood. Mr. Toews asked if the Governor's Fund exists beyond the present Governor. Ms. Johnson stated every Governor has this fund. Sioux Falls just received another \$2 million. Mr. Toews stated we do not have this in our budget. Ms. Johnson stated should the budget be reduced to \$3.5 million today, we need to clarify we don't want the money today, tomorrow or in August. All we want is a commitment for money down the road should we need to match the Governor or other government funds and meet with Century Link to negotiate that price. Mr. Berg stated the plazas are critical to the future of Main Street. We have the management tools to make something happen and it needs to happen as soon as possible. Mr. Blair stated obviously this is not in our present budget and asked what our options are. Ms. Nelson stated it would come out of reserves unless we bond again and that cannot happen until 2020. If it is not this year then next year it will still have to come out of reserves. Mr. Williams suggested using the money we give to the state. Mr. Kuchenbecker stated it would take a legislative change to do that. Mr. Kuchenbecker stated the request is for future funding. A precedent has been set in the past for future obligations such as Days of 76 Museum and the Homestake Adams Research and Cultural Center. These projects were committed to and became a part of a comprehensive plan thus being part of future bonded projects when financing was available. Professionals were hired to do the design work and business plan which came out of our operating budget. We have an operating budget that we use to prepare for future projects including future bonded projects. My understanding is if we are \$5.8 Million at the end of year of 2018 we may be writing a check for \$2 million, but currently we can't, but we can continue to move forward and it is going to take time for CenturyLink and Silverado to move forward with everything else. We can work towards this and have it for future bonding and in the meantime use some of our operational budgets for different things along the way. Mr. Berg asked if these plazas are relevant to the future growth of Deadwood. Chair Floyd stated we need to be careful. As a commission in charge of historic preservation funds we also need to ask the question is this an appropriate expenditure of our money. There are going to be ways. We want to make sure we are addressing the questions of historic preservation aspects of these things. Mr. Toews stated his is focusing on the 15 points we need to follow in the law. I don't want to be spending money on things that are not abiding by the law. The appraised value of the CenturyLink Building is \$750,000 and we are going to give them \$2 Million. Mr. Pearson stated the \$2 Million will be used as leverage to receive \$2 Million from the State. Mr. Toews asked what HP's money will be used for. Mr. Pearson stated it would be \$750,000 for the building and potentially for design work on the plazas. We will go to CenturyLink to deal with them and hopefully get the price down and we would have money behind us. Mr. Kuchenbecker stated if we are going to continue through with this we need to make sure we are at the table helping formulate programming, interpretation and design for the plazas so it does have a direct benefit to HP. Under the Administrative Rules this can be done. It fits the construction and non-construction allowable expenses under the South Dakota Administrative Rule. Chair Floyd stated large projects have been undertaken in Deadwood that have turned out to not be supported by the residents. There is concern that we may be jumping the gun in terms of making a pledge to support this project that hasn't gone through the processes yet. We are putting together a new comprehensive plan for Deadwood. The old comprehensive plan had a plaza in it. Is

it difficult to agree on spending funds that have not been specifically laid out in that process. Mr. Pearson state in 2013 this project was started. There were three public meetings on the plazas and two workshops for the community to help design the plazas. There has been a lot of community involvement on the plazas. Ms. Johnson stated the community was involved. The only problem we have right now is we do not think our plazas are Deadwoodized enough. This is why this partnership is important. Those plazas need to be tweaked. That is something we need to go back to the community and get their input. All we are asking for today is this commitment to be our partner for \$2 million so we can see as a team what we can do next. There are two steps, try to get matching funds and CenturyLink. This commitment will allow us to do things we need to get done. Mr. Williams asked how the \$2 million was arrived at. Mr. Pearson stated to match the Governor's money. We might not even spend all of this money. Mr. Blair stated we need to be more involved. If funds are coming out of the HP budget we need to be involved. The citizens of Deadwood are our history. Preservation belongs with the citizens of Deadwood. We owe the residents something. We owe them the plazas. We have asked a lot of our residents. We need to give back to the residents. Mr. Geinger stated this plaza will get our residents down town. Chair Floyd asked with the approval of the comprehensive plan approved are plans to bond included. Ms. Nelson stated there will be an effort to bond when our current bonds are paid off. There needs to be a plan and put a list together. Mr. Kuchenbecker stated projects need to be identified. Ms. Nelson stated if we spend the \$2 million before we bond and reduce our cash this would not be viewed well by the board. Mr. Geinger stated he thought the bonds were up in 2017 or 2018. Ms. Nelson stated the bond are paid off in 2020. Mr. Blair stated we need to turn Deadwood into a Winter Wonderland. Mr. Toews stated he is concerned about timing and part of that is driven by budget. I feel there are a lot of vocal citizens who have not been brought into the discussions. The comprehensive plan is our visionary document. It will hopefully come up with ideas we haven't thought of today and how the plazas will fit with the projects. Before we make a decision of commitment I would like to have the comprehensive plan completed. Focus more on residents participating on this process. Sharon Martinisko, resident, stated she has three points. As a resident, the revitalization committee has heard me say many times "Where are the Residents". Why aren't there residents on your committees? John Martinisko is now on one of the committees. The visitor center was the least beneficial to the residents. A lot of people are unhappy. I urge the Revitalization Committee to step out into the community and invite people to your meetings and publish your meetings and take minutes and report the minutes to HP and the City Commission. As a citizen, these plazas are part of the life blood of this community. It needs to be identified, it needs to be committed to, it need to be part of the big picture. We are looking at the future of Deadwood. I am tired of us spending money to have plans and designs made and then they go to the way side. This is a key piece to the Roger Brook's plan. Citizens in this town said yes. This is the piece that gives Deadwood heart and brings the community together. Ms. Martinisko encouraged the HPC to support the request and also directed the Revitalization Committee to get the public involved. Mr. Geinger stated the majority of members on the main committee are residents. The committee is reaching out to the block clubs seeking their involvement. Chair Floyd stated there is not a solid consensus and is not willing to make a decision tonight. Will the Revitalization Committee be ok with tabling the issue and having more discussion at our next meeting? Ms. Lalonde stated they will be fine with that and will bring more residents to show support of their project. ***It was moved by Mr. Toews and seconded by Mr. Williams to table these items until the March 22, 2017 meeting. Aye – All. Motion carried.***

***Michael Johnson left the meeting.***

#### Retaining Wall Program Discussion and Update – Exhibit C

Mr. Kuchenbecker stated the City Commission, at their February 21, 2017 meeting, directed staff to provide a brief overview of projects which are in various stages of design services with Albertson Engineering. Staff has sent out a RFP for future engineering projects. There was no action needed on this item.

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

No applications were addressed at this meeting.

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

No applications were addressed at this meeting.

#### Revolving Loan Fund and Historic Preservation Programs:

##### HP Program Applications – Exhibit D

Margaret Sulentic – 23 Van Buren – Foundation Program

Margaret Sulentic – 23 Van Buren – Elderly Resident Program

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

##### HP Program Extensions – Exhibit E

Toby Edstrom – 867 Main – Windows/Doors Program Extension  
Toby Edstrom – 867 Main – Elderly Resident program Extension  
Debra Kahler – 56 Taylor – Windows/Doors Program Extension  
Tom McNary – 14 Van Buren – Windows/Doors Program Extension

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

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

***It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursements in the amount of \$10,882.52, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.***

***It was moved by Mr. Blair and seconded by Mr. Toews to approve HP Grant Fund disbursements in the amount of \$86,158.99, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.***

The delinquency report was presented by Mr. Walker.

#### **Revolving Loan Fund/Retaining Wall Program Update:**

##### **Retaining Wall Applications**

No applications were addressed at this meeting.

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

Sharon Martinisko informed the commission of the upcoming Information Night on March 29, 2017.

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

Mr. Kuchenbecker reported on the following items:

- The City of Deadwood has received a Master Craftsmanship Award for work on the 84 Van Buren retaining wall project;
- Information has been handed out for the Forts, Wars and Treaties of the Northern Plains symposium on June 1-3, 2017 and we are a sponsor;
- The Façade Easement project with Berg Jewelry is progressing with the cornice recently installed;
- The projects committee met and reviewed several items for donation into the archives. The loan committee did not have a meeting. The Upper Floor committee meets on March 21. There have been several Revitalization Committee meetings;
- The pilot program for Ghost Sign is getting underway;
- Very close on getting the utility boxes together;
- The Design Committee has scheduled an informational meeting for seven property owners from Wall street to Deadwood Street to talk about the wear of their buildings and the Façade program;
- The Promotions Committee has Deadwood Dine coming up at the end of the month;
- The Kraft Beer Fest is in April;
- Comprehensive Plan was approved by City Commission Monday night.

#### **Committee Reports:**

- Mr. Toews would like for the Revitalization Committees to inform the HP Commission of upcoming meetings. Mr. Kuchenbecker is working on updating the list.

#### **Adjournment:**

The Historic Preservation Commission Meeting adjourned at 6:16 p.m.

ATTEST:

---

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





# EXHIBIT A

## Deadwood Main Street Initiative

### ORGANIZATIONS and PARTNERS

2/16/2017

City of Deadwood  
Deadwood Historic  
Preservation  
Commission  
Deadwood Chamber  
of Commerce &  
Visitors Bureau  
Deadwood Business  
Association  
BID District 1-6  
BID District 7  
Deadwood History  
Deadwood Alive  
Deadwood Gaming  
Association  
Deadwood-Lead  
Economic  
Development Corp.  
Black Hills Central  
Reservations  
Deadwood  
Neighborhood Block  
Clubs & Council

*The Deadwood Chamber  
of Commerce and  
Visitors Bureau, in  
concert with the City of  
Deadwood, formed a  
Deadwood Revitalization  
Committee to facilitate  
discussions and build  
consensus on developing  
a series of goals for  
economic development  
for Deadwood within the  
context of historic  
preservation.*

108 Sherman Street  
Deadwood, SD 57732  
(605) 578-2082



Dear Historic Preservation Committee;

The Deadwood Main Street Initiative (Deadwood Revitalization) Committee would like to delay your vote on the two million dollar commitment until the April 12<sup>th</sup> meeting. We are in the process of finalizing our Business Plan that will help us answer any questions on the operation of the Plazas.

Sincerely:

Bill Pearson – Chair  
Louie Lalonde – Vice Chair  
Ken Gienger – Secretary  
Susan Johnson - Treasurer



# EXHIBIT B

## CELEBRITY Hotel

OLD WEST GAMING AND LUXURY HOTEL

3/10/2017

Deadwood Historical Preservation:

Attached is the quote from Flat Earth for \$5,185 plus applicable tax for bringing back the Champion Spark Plug sign to 50-60% of original condition. The Celebrity Hotel accepts this bid and also your proposal of a 80/20 split with us paying the 20% first and HPC paying the remaining 80% of the project costs. We understand that a covenant will be required and recorded to protect the mural as well as the view of the mural and we accept this covenant.

Thank you for working with us on this project.

Ken Gienger, General Manager, Celebrity Hotel

Brian Holcomb President

Amanda Cook Vice President.



## Ken Gienger

---

**From:** tim@timpetersonstudio.com  
**Sent:** Thursday, February 02, 2017 6:59 PM  
**To:** ken@celebritycasinos.com  
**Subject:** Champion Wall ad estimate revised

Hi, Ken,

The estimate that follows uses the same specs as my estimate of June 11, 2014. The new price reflects an increase in my shop rate since then, a slight degradation in the wall condition and for safety reasons, the use of a boom lift (from street level) to do the restoration on the portion of the wall that is closest to the street.

Partial restoration of exterior wall advertisement for Champion Spark Plug app. 11'h x 32'w.

Artwork to be repainted to app. 50-60% of original condition (current condition at app. 15%)

Production time app. 3 consecutive days (weather permitting) as follows

Day one: set up/prep/layout with charcoal, begin paint application

Day two: lift on site for one day/paint application

Day three: complete painting

Exterior satin latex paints used

Additional historic documentation from others (City of Deadwood) required to ensure accurate depiction.

Will require staff assistance from Celebrity Hotel to carry two plywood platforms up stairs to deck area

Price: \$5185.00 plus any applicable tax

Terms: 50% deposit/balance due on completion

Production schedule: work to commence when ambient air temps do not fall below 50 degrees F overnight.

Thanks,

Tim Peterson

Flat Earth Art Co.

3123 E. Fairgrounds Loop Ste. C

Spearfish, SD 57783

605-642-5794

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



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

December 13, 2016

Ken Gienger, General Manager  
Celebrity Hotel  
629 Main Street  
Deadwood, SD 57732

RE: Ghost Mural Grant Program

Dear Mr. Gienger:

The City of Deadwood's Historic Preservation Commission is dedicated to preserving the unique history of Deadwood and wishes to present a new program to the Celebrity Hotel. There are several ghost murals or historic advertisements located on exterior of our historic structures in Deadwood and in an effort to protect and preserve these murals we intend to create a grant program to assist in the proper restoration of these remnants of our history.

The Historic Preservation Commission is inquiring if the Celebrity Hotel would be interested in becoming the first to participate in this grant program as "pilot project" for restoring the Champion mural located on the side of your building. This office will need from the Celebrity Hotel a formal letter of commitment to verify your desire to be involved as a pilot project.

Guidelines established to date are to have the property owner submit a proposed budget for the mural restoration. The program would be an 80/20 split with the property owner paying their 20% of the costs first and Historic Preservation paying the remaining 80% of the project costs. A covenant will be required and recorded to protect the mural as well as the view of the mural.

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

Sincerely,

Kevin Kuchenbecker  
Historic Preservation Officer

# EXHIBIT C

Date: 3/16/2017

Case No. H17007

Address: 634 MAIN ST

## Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 634 MAIN ST, a CONTRIBUTING structure located in Original Town Planning Unit in the City of Deadwood.

Applicant: TOBY KEEHN

Owner: MUSTANG SALLY'S

Constructed: 1930

## CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

### General Factors:

**1. Historic significance of the resource:** Deadwood's very first automobile garage and showroom was opened on this corner in 1909 by C.T. Faehndrich. Here Faehndrich sold the "Incomparable White Steamer," which retailed for \$2,000. The newspaper reporter was impressed with the vehicle's performance. "The machine demonstrated that it can go over any road traveled by horses and wagons, and it is a swell looker as well as an easy rider." Faehndrich also operated a taxi service to Spearfish, and an "after supper service" chauffeuring Deadwood residents around town for .50 cents each. The old building was replaced by this structure in 1939, which served as a Dodge and Plymouth showroom and Texaco Station. There were originally two garage bays, but one was removed when Wall Street was widened in c. 1980. The streamlined style of this building is rarely seen in South Dakota, making it a valuable part of Deadwood's architectural history.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to remove the glass overhead door located at the rear of the building (south end) and modify opening to match the current entry located on the rear of the building (northend). The applicant is also requesting to build a 14 ½' x 18 ½' addition to provide interior space for freezer and cooler, along with dry storage per submitted plans

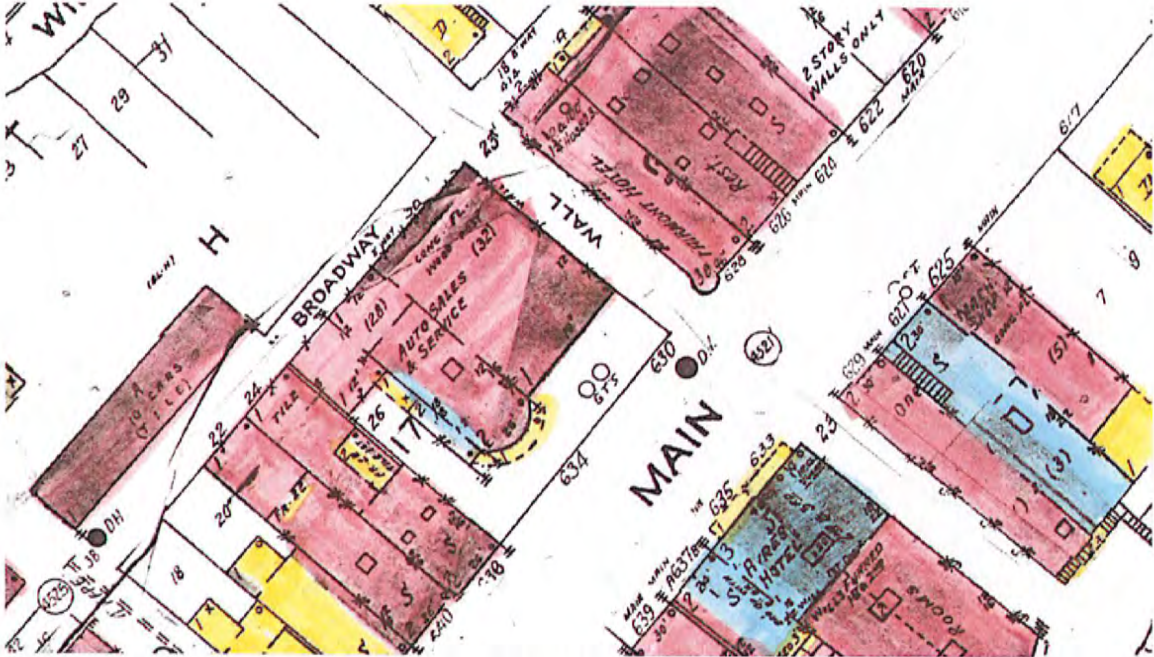
**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** The rear door proposed for change was part of an early gaming alteration and not part of the original building. Furthermore, the addition planned to the front of the building is an addition to an addition again from the early gaming alteration to the original configuration. The proposed addition is still compatible to the resource and does not have an adverse effect to the original resource. As such, 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.





1948 Sanborn Insurance Map showing size of building



**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>H17007</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>3/15/17</u>
Date of Hearing	<u>3/22/17</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: 634 Main Street, Deadwood, South Dakota

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: TOBY Keelin  
Address: 634 MAIN  
City: DWD State: SD Zip: 57732  
Telephone: 580-8629 Fax: \_\_\_\_\_  
E-mail: MUSTANG SALES @OUTLOOK.COM

Architect's Name: Geiger Architecture  
Address: 613 Main Street  
City: Rapid City State: SD Zip: 57701  
Telephone: 605-348-6062 Fax: 775-268-3404  
E-mail: geiger@rushmore.com

Contractor's Name: To be determined.  
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 checked="" type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction                                   | <input type="checkbox"/> Re-Roofing   | <input type="checkbox"/> Wood Repair         | <input type="checkbox"/> Exterior Painting   |
| <input type="checkbox"/> General Maintenance                                | <input type="checkbox"/> Siding       | <input type="checkbox"/> Windows             |  |
| <input checked="" type="checkbox"/> Other <u>Primarily interior remodel</u> | <input type="checkbox"/> Awning       | <input type="checkbox"/> Sign                | <input type="checkbox"/> Fencing             |



ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>March 23, 2017</u>		Project Completion Date (anticipated): <u>May 6, 2017</u>	
<input checked="" type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input checked="" type="checkbox"/> ADDITION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Other <u>Commercial</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 checked="" type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Replacement	Along patio/sidewalk edge. See Drawings.
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Existing relocation. See Drawings.			
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.
The major purpose of the remodel is to open the central space for public use for food service, create new ADA bathrooms for women and men, and to eliminate floor level changes from one space to another.
The addition is to provide interior space for freezer and cooler along with some dry storage.
A later interior remodel is planned to provide for a new and expanded kitchen in its present location.

### 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.

 3-15-17

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

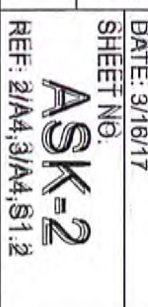
DATE

### APPLICATION DEADLINE

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

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

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





## FLOORING

171	LUDWIG, JULE	MANHATTAN COMMERCIAL WOOD LUTHERY WREN PLANK	172	COOPER, LEE	MANHATTAN COMMERCIAL STRING THEORY COLLECTION
173	DUBET, LEE	MANHATTAN COMMERCIAL STRING THEORY COLLECTION CHERRY 10000	174	SCOTT, LEE	MANHATTAN COMMERCIAL STRING THEORY COLLECTION
175	SCOTT, LEE	MANHATTAN COMMERCIAL STRING THEORY COLLECTION 1818 HALL LITE	176	SCOTT, LEE	MANHATTAN COMMERCIAL STRING THEORY COLLECTION 2ND BLOCK JOINT WOOD 1200 2900ETS SWEETENED MARBLES

**PROVIDE KIDDOCK DOWN  
REVIEW AND FEEDBACK**

SPEKTRUM WILLIAMS PRO MAX 200 INTERIOR LATEX PRAIMER (1 COAT)  
SPEKTRUM WILLIAMS PRO MAX 200 INTERIOR - EGG SHELL (2 COATS)

## ACT • Use SAUNDERS' ACCOUNTING

CORNER GUARDS

## CO - 157157 MAGA TR

SAFETY #1 ENGRAINED FINISH  
STAINLESS STEEL  
(SEE FLOOR PLAN FOR LOCATIONS)

## Pathways

**SOLID CORE OAK DOORS  
SALVAGED WOOD TRIM**

**DISCLOSURE OF DATA**

6460 VICTORIA DRIVE, FALMOUTH, ME 04101  
SOLID CORE OAK ROOMS  
SALVAGED WOOD TRIM  
3 EA. HINGE 1/2"X1 1/4"X1/2" 4-1/2"X1/2" UNFIN. WK

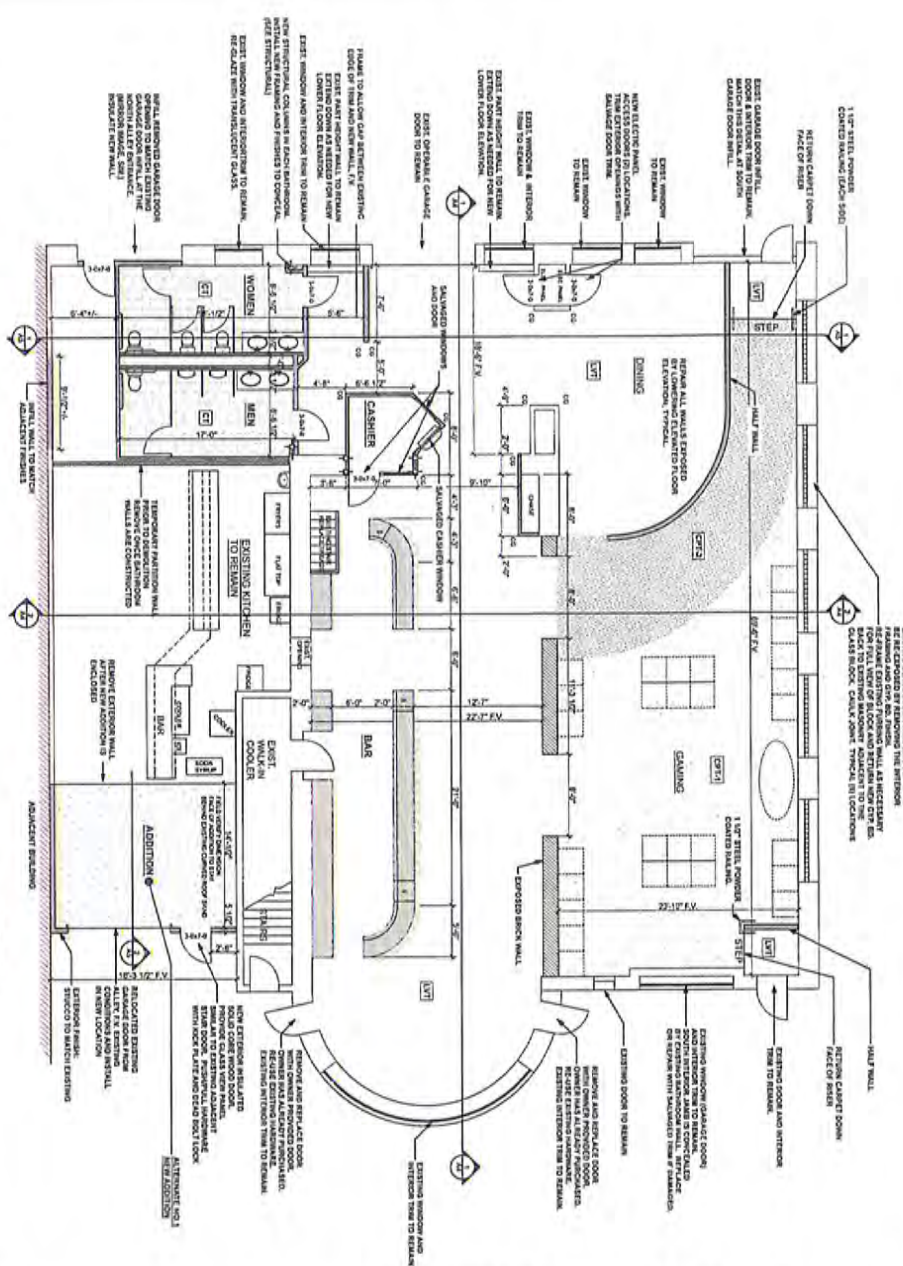
INCULCATED WOOD DO  
EATING PROBABLY THE

SPERMATOPHYTES	OTHER PLANT GROUPS	ML
3 EA HEDGE	DEATH + 17" + 50" US2ND	
1 EA MONTICELLO DEAD/COK		
1 EA COLUMBER		
4 EA PALL	HALLAN 31E	
1 EA PITCH	WAGNER 30E	
1 EA PITCH		

**BOOK REVIEW BOARD**

1. REMOVE ALL GLASS AND GLASS ACRES FROM EXISTING DOOR HARDWARE TO BE OF THE TYPE OR TYPE THAT IS TO BE USED.
2. REMOVE ALL GLASS AND GLASS ACRES FROM EXISTING DOOR HARDWARE TO BE OF THE TYPE OR TYPE THAT IS TO BE USED.
3. REMOVE ALL GLASS AND GLASS ACRES FROM EXISTING DOOR HARDWARE TO BE OF THE TYPE OR TYPE THAT IS TO BE USED.
4. REMOVE ALL GLASS AND GLASS ACRES FROM EXISTING DOOR HARDWARE TO BE OF THE TYPE OR TYPE THAT IS TO BE USED.
5. REMOVE ALL GLASS AND GLASS ACRES FROM EXISTING DOOR HARDWARE TO BE OF THE TYPE OR TYPE THAT IS TO BE USED.
6. REMOVE ALL GLASS AND GLASS ACRES FROM EXISTING DOOR HARDWARE TO BE OF THE TYPE OR TYPE THAT IS TO BE USED.
7. REMOVE ALL GLASS AND GLASS ACRES FROM EXISTING DOOR HARDWARE TO BE OF THE TYPE OR TYPE THAT IS TO BE USED.
8. REMOVE ALL GLASS AND GLASS ACRES FROM EXISTING DOOR HARDWARE TO BE OF THE TYPE OR TYPE THAT IS TO BE USED.
9. REMOVE ALL GLASS AND GLASS ACRES FROM EXISTING DOOR HARDWARE TO BE OF THE TYPE OR TYPE THAT IS TO BE USED.
10. REMOVE ALL GLASS AND GLASS ACRES FROM EXISTING DOOR HARDWARE TO BE OF THE TYPE OR TYPE THAT IS TO BE USED.

1 MAIN LEVEL FLOOR PLAN  
SCALE 1/8" = 1'-0"



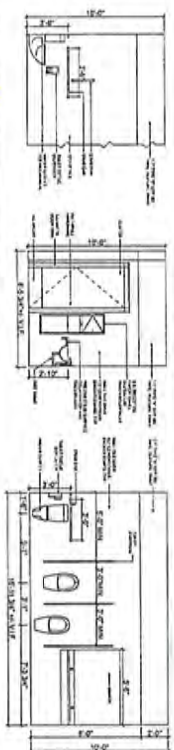
1. CONTRACT

3. ALL EXISTING WALLS TO REMAIN TO BE EXTENDED UP ABOVE CEILING HETING, AND EXTENDED DOWN TO FINISHED FLOOR, TYPE.
4. PROVIDE WOOD BLOCKING AT ALL WALL/ROOF, WALL MOUNTED EQUIPMENT AND TOILET ACCESSORIES.
5. CONTRACTOR SHALL WORK CLOSELY WITH OWNER PROVIDED ELECTRICAL AND COORDINATE SCHEDULE AND DEADLINES.

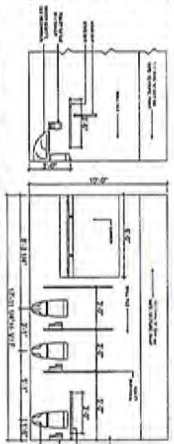
PROVIDE BIDDING AT ALL WALL MOUNTED FIXTURES AND ACCESSORIES, THE

PROVIDE BIDDING AT ALL WALL MOUNTED FIXTURES AND ACCESSORIES, THE

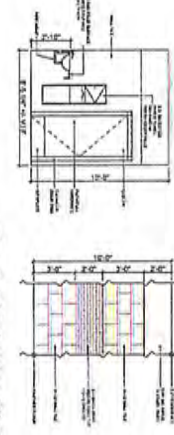
## 2 WOMENS INTERIOR ELEVATIONS



3 MENS INTERIOR ELEVATIONS  
SCALE: 1/4" = 1'-0"



#### 4 TYPICAL WALL TILE



## CONSTRUCTION DOCUMENTS.

## MUSTANG SALLY'S REMODEL

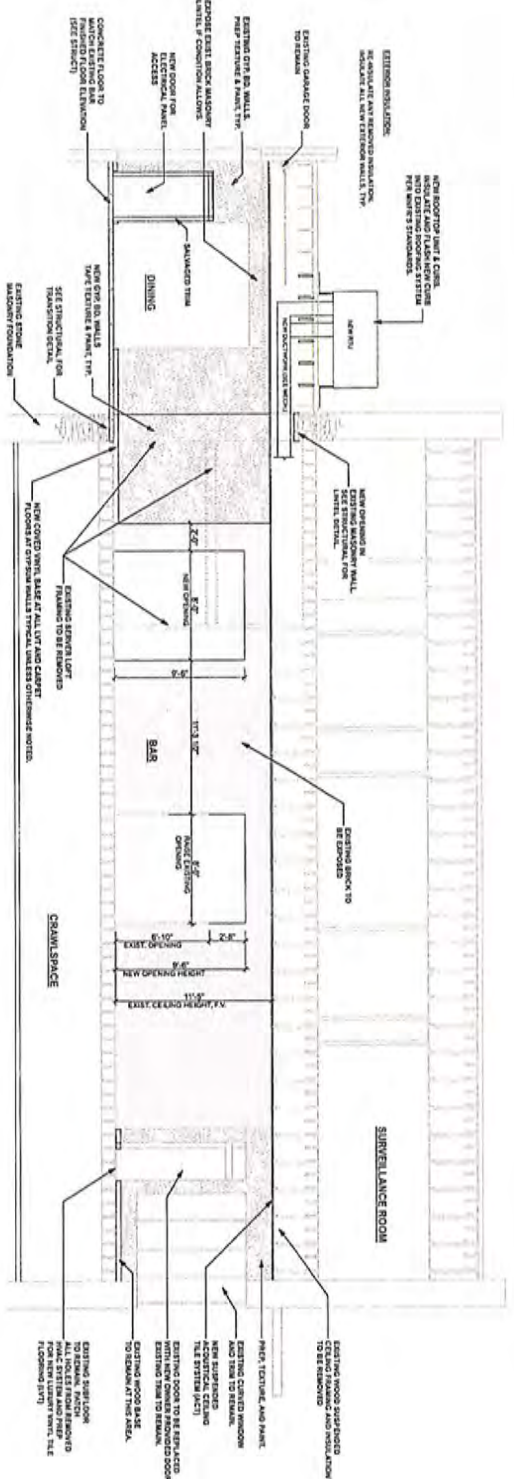
DEADWOOD, SD

ARCHITECTURE  
DESIGN/BUILD  
RESTORATION  
PLANNING &  
DEVELOPMENT

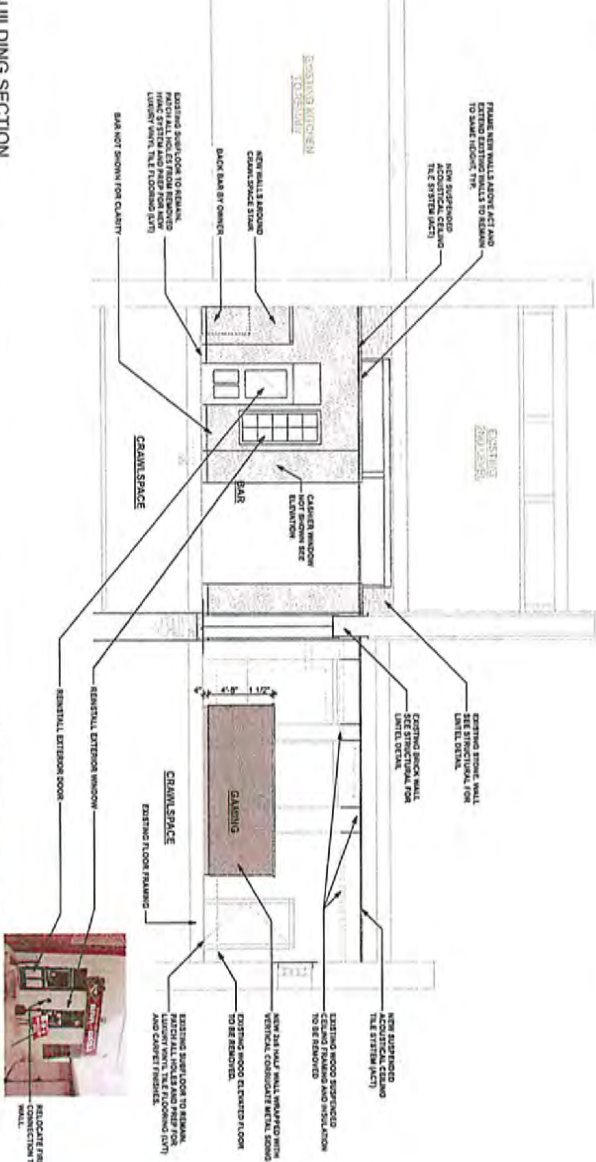
LEE S. GEIGER  
ARCHITECT  
413 MAIN ST #201



A1

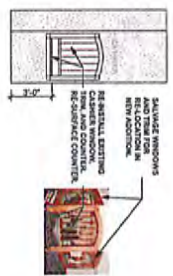


1 BUILDING SECTION  
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION  
SCALE: 1/4" = 1'-0"

3 CASHIER WINDOW ELEVATION  
SCALE: 1/4" = 1'-0"







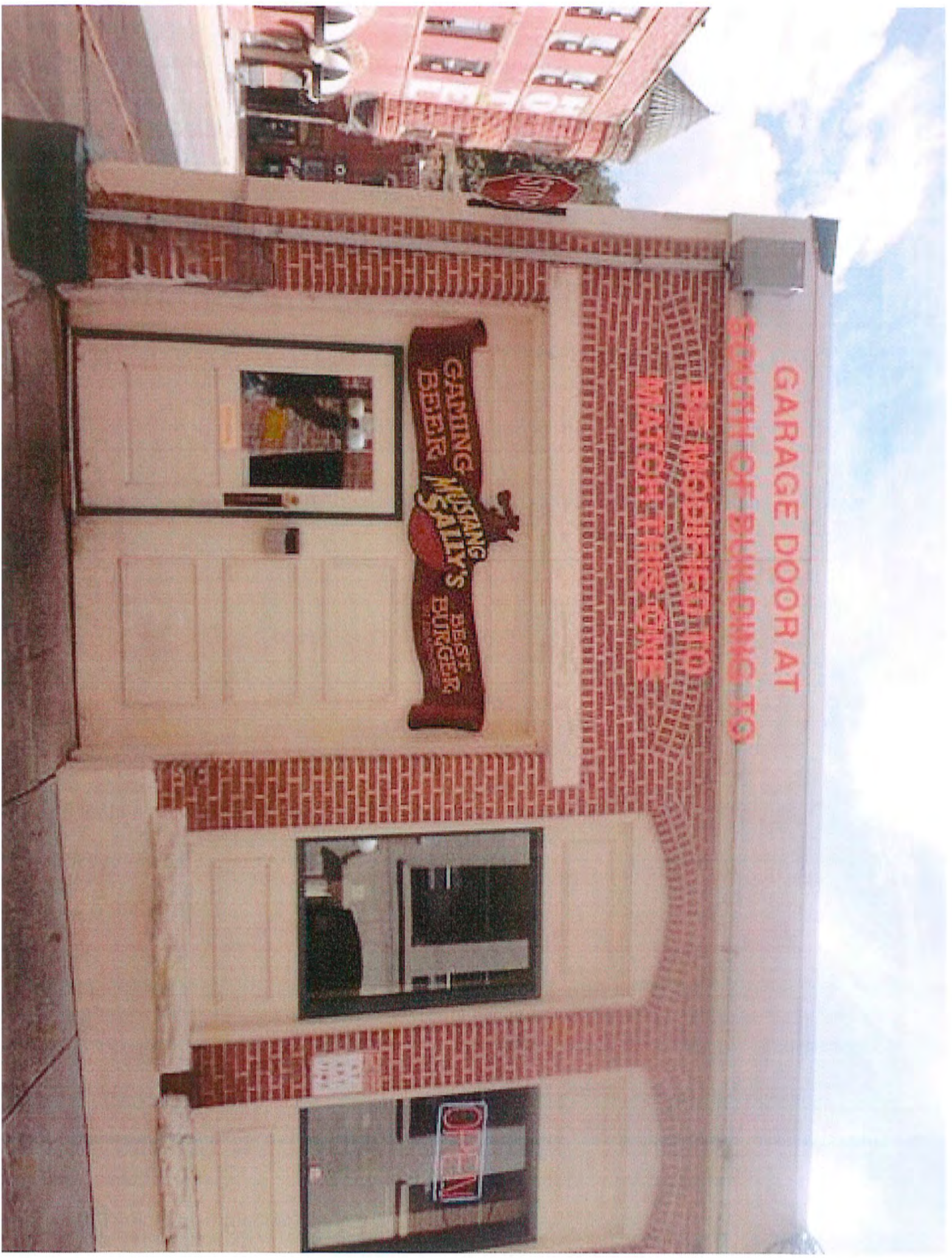


GARAGE DOOR AT  
SOUTH OF BUILDING TO

BE MODIFIED TO  
MATCH THE ONE

GAMING  
MUSKIE'S  
SALLY'S  
BEST  
BURGER  
AT LUNCH

OPEN





Remove and repair  
Canopy from the

match existing north  
entry from the alley





Date: 3/14/2017

Case No. H17006

Address: 7 SPRING ST

## Staff Report

The applicant has submitted an application for Project Approval for work at 7 Spring Road a non-contributing structure located in the Large's Gulch Planning Unit in the City of Deadwood.

Applicant: LEE STEIER  
Owner: LEE STEIER  
Constructed: c. 1988

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

- 1. Historic significance of the resource:** This is a modern, two-story log house. Because this house is less than fifty years old, it cannot currently contribute to the Deadwood National Historic Landmark District.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace the existing front door, as submitted.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

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



**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

OR

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

OR

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



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



FOR OFFICE USE ONLY	
Case No.	<u>417006</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>3/8/17</u>
Date of Hearing	<u>3/22/17</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: 7 Spring Street, Deadwood SD  
Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Lee Steier  
Address: 7 Spring Street  
City: Deadwood State: SD Zip: 57732  
Telephone: (701) 483-0781 Fax: \_\_\_\_\_  
E-mail: alusteier@outlook.com

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

Contractor's Name: Peak Building + Design LLC  
Address: 204 Park Avenue  
City: Lead State: SD Zip: 57754  
Telephone: 641-9748 Fax: \_\_\_\_\_  
E-mail: blackhillscustomercare@peakbuilding.com

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

### TYPE OF IMPROVEMENT

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

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

### DESCRIPTION OF ACTIVITY

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

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

The existing door will be removed.  
The new door will be stained  
and placed in existing doors spot.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



### 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.

Lee Stuei 3-8-17  
SIGNATURE OF OWNER(S) DATE

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

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

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

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

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

### APPLICATION DEADLINE

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

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

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

Existing door

Page 1 of 1





New door



New door



**233C077191**

Pella Order

**001**

POItem

Pkg ID: **001A**

Color:

Hinge:

Glazing:

Frame Size: 71 - 1/4 by 79 - 1/2

Descr: 2 - Wide Inswing Door, French,,

Ship Date: **08/16/16**

Ship to: PELLA

Z:

**23300**

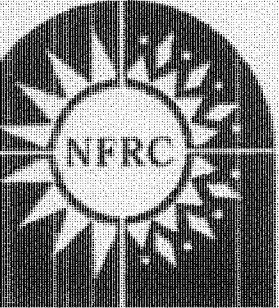
023300 HEARTLAND PELLA  
2704 PLANT STREET  
RAPID CITY, SD 57702  
US

P442927 - 02

V038



New door

Remove this label after final inspection; SAVE for future reference		
 ational Fenestration Rating Council®	<b>Pella Corporation</b>	
	Support Products Fixed Frame/Special Shape Tempered Fixed Advanced Low -- E Argon Gas	
<b>CERTIFIED</b>	PEL - N - 18 - 02075 - 00001	
<b>ENERGY PERFORMANCE RATINGS</b>		
U - Factor <b>0.28</b> <small>(U.S./I - P)</small>	<b>1.59</b> <small>(Metric/SI)</small>	Solar Heat Gain Coeff <b>0.32</b>
<b>ADDITIONAL PERFORMANCE RATINGS</b>		
Visible Transmittance <b>0.62</b>	---	

Date: 3/17/2017

Case No. H17008  
Address: 17 LINCOLN AVE

## Staff Report

The applicant has submitted an application for Project Approval for work at 17 LINCOLN AVE, a contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: MIKE SCHMIDT  
Owner: MICHAEL & ESTER SCHMIDT  
Constructed: c. 1880

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. 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 restore and repair the back porch to the house as submitted.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** The porch is deteriorating and considered a life-safety issue. The plans will rehabilitate the porch back to current configuration. 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.	#17008
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	3/15/17
Date of Hearing	3/22/17

## 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: 17 Lincoln, Deadwood

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Michael Schmidt  
Address: PO Box 17  
City: Piedmont State: SD Zip: 57769  
Telephone: 605 863 1159 Fax: \_\_\_\_\_  
E-mail: mschmidt1@rap.midco.net

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

Contractor's Name: Michael Conover  
Address: 618 Houston St  
City: Lead State: SD Zip: 57754  
Telephone: 920-0301 Fax: \_\_\_\_\_  
722-3208  
E-mail: \_\_\_\_\_

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

### TYPE OF IMPROVEMENT

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



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

### DESCRIPTION OF ACTIVITY

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

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

*See Attached description*

---



---



---



---



---



---



---

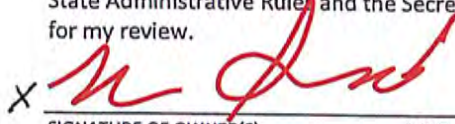
FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

### SIGNATURES

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

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

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

X 

03/16/17

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

### APPLICATION DEADLINE

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

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

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



## Michael Conover

## Carpentry Contracting

618 Houston ST.  
Lead SD 57754  
Phone: 605-920-0301  
605-722-3208

DATE: February 27, 2017

INVOICE # 22717

**FOR:** Exterior side & back porch  
Rebuild and restoration

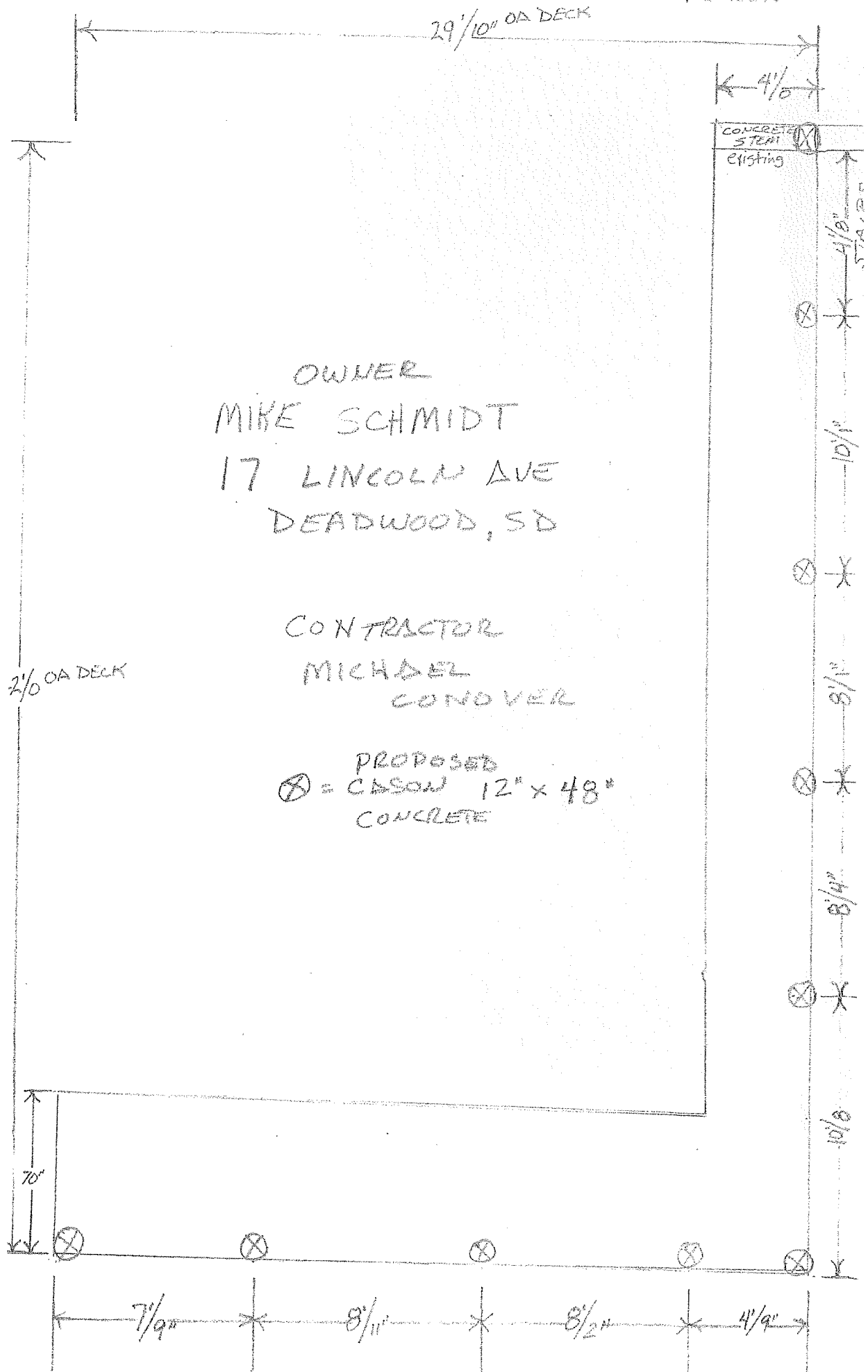
**BILL TO:** Michael Schmidt  
17 Lincoln Ave.  
Deadwood, SD 57732  
605-863-1159

DESCRIPTION	AMOUNT
<b>Proposal to restore side and back porch at 17 Lincoln Ave. Deadwood, SD</b>	
1) Temporarily support existing porches and porch roof to install 9 new 12" X 48" casons.	
2) Install 9 new casons in exact location of old porch supporting concrete footers	
Remove and discard all old footers. New footers will be 3,500 psi , fiber concrete.	
3) Install on side porch new 6X6 douglas fir post 10' to 2nd level porch and 4X4 post from the 2nd level to rafter support beams. Jacking the porch and roof for alignment and level as much as possible. No rafters are being replaced. Install the same decking to porch.	
4) Match rails a close as possible to the 1887 original look on 2nd porch of side deck.	
5) The back porch has been altered, I propose 4 full running 20' 6X6 post will need to be installed on top of casons going clear to the rafter beam. For bearing support of decks and roof. Deck joist to be ledgered to house and notched into 6X6 post.	
6) Remove and reverse the 2nd level stairs to the 3rd level apartment unit.	
7) All work to be approved by City Preservation and inspected by both building inspector and Preservation. Orignal deck boards to be re used as per City specs.	
8) All new work to be primed and painted as home owner spec.	
9) Aprox cost of project \$50,000.00	
SUBTOTAL	\$50,000.00
TAX RATE	
SALES TAX	
OTHER	
<b>TOTAL</b>	

Make all checks payable to Micheal Conover

**THANK YOU FOR YOUR BUSINESS!**

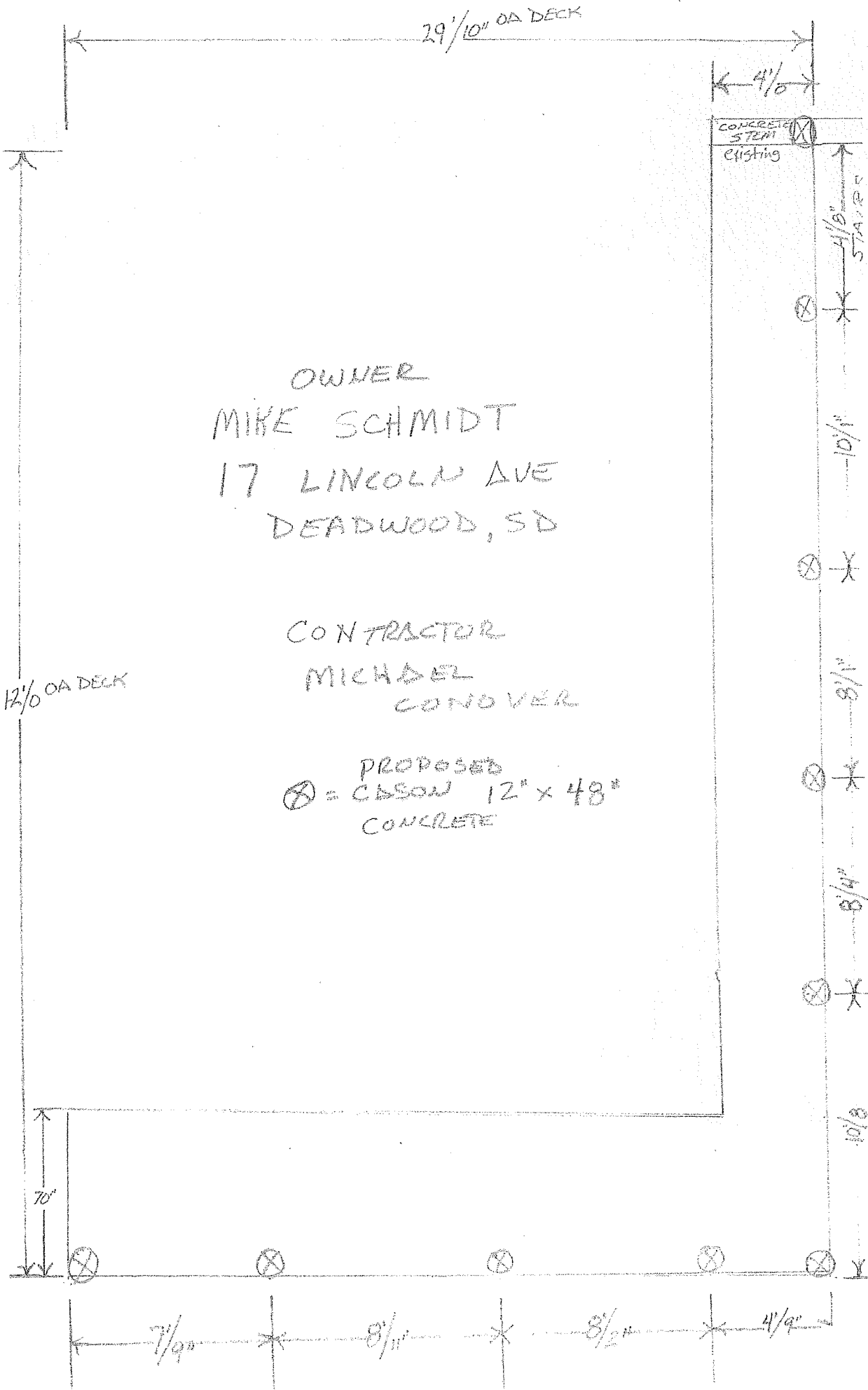
CASOW LAYOUT FOR 17 LINCOLN AVE  
PORCH







# CADSON LAYOUT FOR 17 LINCOLN AVE PORCH





Date: 3/16/2017

Case No. H17009

Address: 214 MCGOVERN HILL RD

## Staff Report

The applicant has submitted an application for Project Approval for work at 214 MCGOVERN HILL RD, a contributing structure located in McGovern Hill Planning Unit in the City of Deadwood.

Applicant: JOSEPH & GWENDOLYN MARTIN

Owner: JOSEPH/GWENDOLY MARTIN

Constructed: 1940

## 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 growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to repair and replace windows as submitted. The applicant has also requested to be entered into the siding program to repair the original wood fascia and soffit of the home.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** In the 2000s, the Deadwood Historic Preservation Commission allowed the installation of a half round log siding on the resource. It is staff's opinion this has taken some of the historic integrity of the resource away. The applicant is looking to repair and replace some of the windows and repair the fascia and soffit. Staff has met with the applicant and will continue to work with the owner and contractor on the project.

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. H17009  
☒ Project Approval  
☐ Certificate of Appropriateness  
Date Received 3/15/17  
Date of Hearing 3/22/17

## 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: 214 McGovern Hill Rd

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Joseph & Geraldine Martin

Address: 214 McGovern Hill Rd

City: Deadwood State: SD Zip: 57732

Telephone: 605-722-1949 Fax:

E-mail: gjmartin@vastbb.net

Architect's Name:

Address:

City: State: Zip:

Telephone: Fax:

E-mail:

Contractor's Name: Bill Pawl

Address: PO Box 219

City: Lead State: SD Zip: 57754

Telephone: 580-2877 Fax:

E-mail: billpawljr66@yahoo.com

Agent's Name:

Address:

City: State: Zip:

Telephone: Fax:

E-mail:

### TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☒ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

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

**DESCRIPTION OF ACTIVITY**

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

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

---

---

---

---

---

---

---

---

---

---

## 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.

Wendell J Martin 12-19-16  
SIGNATURE OF OWNER(S) DATE

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

C. T. Hunt 12/19/16  
SIGNATURE OF OWNER(S) DATE

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

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

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

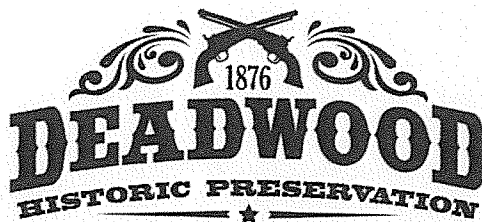
## APPLICATION DEADLINE

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

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

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





## MEMORANDUM

---

**Date:** March 17, 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.

- Robert & Mary Sjomeling..... 416 Williams ..... Foundation Program  
*Staff has determined the project meets the criteria for the Foundation Program and will coordinate with the applicant during the proposed project.*
- Ronald Russo..... 31 Charles..... Foundation Program  
*Staff has determined the project meets the criteria for the Foundation Program and will coordinate with the applicant during the proposed project.*
- Troy Gorons ..... 43 Forest ..... Foundation Program  
*Staff has determined the project meets the criteria for the Foundation Program and will coordinate with the applicant during the proposed project.*
- Troy Gorons ..... 43 Forest ..... Wood Windows and Doors  
*Staff has determined the project meets the criteria for the Wood Windows and Doors Program and will coordinate with the applicant during the proposed project.*
- Troy Gorons ..... 43 Forest ..... Siding Program  
*Staff has determined the project meets the criteria for the Siding Program and will coordinate with the applicant during the proposed project.*
- Joe & Gwen Martin ..... 214 McGovern ..... Siding Program  
*Staff has determined the fascia and soffit portion of the project meets the criteria for the Siding Program and will coordinate with the applicant during the proposed project.*
- Joe & Gwen Martin ..... 214 McGovern..... Wood Windows and Doors  
*Staff has determined the project meets the criteria for the Wood Windows and Doors Program and will coordinate with the applicant during the proposed project.*



## Foundation Program Application

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

1. Address of Property:

416 William St

2. Applicant's name & mailing address:

Robert & Mary Sjomeking  
416 W. William St  
Deadwood, SD.

Telephone: (605) 722-2846

E-mail Robert.Sjomeking@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: 3/14/17 Initials: BA

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

5. Certification

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 of a grant or loan.

Applicant's signature: Robert Sjomeking

Date submitted: 3/14/2017

Owner's signature: Robert Sjomeking

Date submitted: 3/14/2017

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

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

Adopted 1/11/17



Prepared by:  
Jason Gilk  
C 605-222-7951  
j.gilk@blackburnbasementrepair.com

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

Prepared on:  
2-28-17

Prepared for:  
Robert Sjomeling  
robertsjomeling@gmail.com  
H 6057222846

Job location:  
416 William St  
Deadwood, SD 57732

## Project Summary

Install Date: 4-10-17

Permanently Stabilize Foundation .....	\$7,235.00
Total Investment .....	\$7,235.00
<b>Total Contract Price .....</b>	<b>\$7,235.00</b>
Deposit Required - 30% .....	\$2,170.50
Deposit Paid .....	\$0.00
<b>Amount Due Upon Installation .....</b>	<b>\$7,235.00</b>

## Customer Consent

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

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

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

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

Warranty is void until final payment is made.

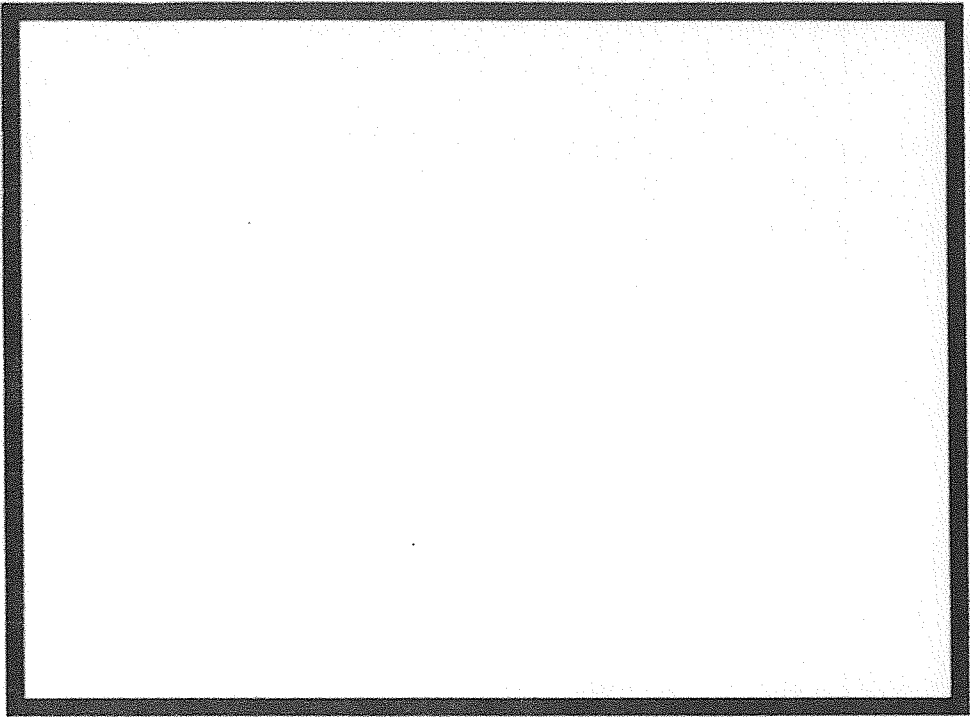
Initial \_\_\_\_\_

All deposits are non-refundable.

Initial \_\_\_\_\_



# Job Details



Type of Wall ..... Poured Concrete  
Existing Floor Finish ..... Concrete

# Job Details (Continued)

**Specifications**

Install Push Pier(s) to support the foundation as shown on job drawing using a standard bracket. Final Location of pier(s) is subject to field conditions. Admin Fees Yard Sign Bonus

**Contractor Will**

**Customer Will**

**Additional Notes**

Inspection 2-28-17: 4 Deck Pillars are settling up to 4". This is a home built in 1887.

## Product List

**Permanently Stabilize Foundation**

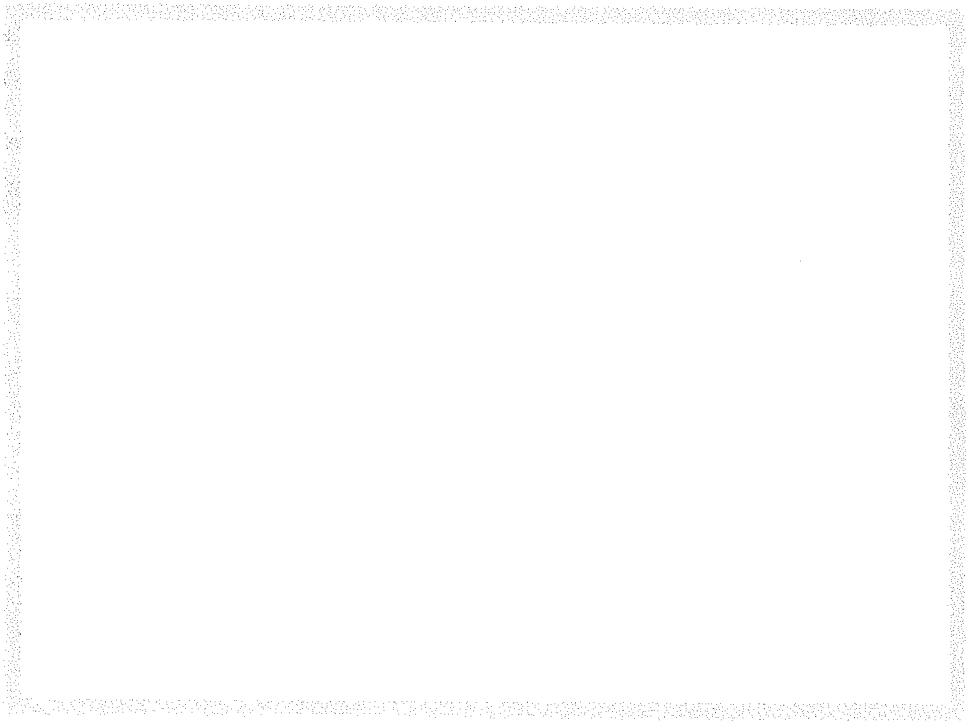
3" Push Pier, Standard Bracket .....	4
Admin Fees .....	1
Yard Sign Bonus .....	1

# Recommendations to Your Project

Lift Settled Foundation	Bid Required
Permanently Support Slab	Bid Required
Keep Basement Warm & Dry	Bid Required
Add Natural Light & Safety	Bid Required
Divert Roof Water Away from Foundation	Bid Required

**Recommendation Notes**

Recommend stabilization of porch pillars using Push Pier System as access does not allow for heavy equipment. Stabilize Only no lift expected or anticipated.





# Limited Warranty

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

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

**Foundation Piers** – Contractor warrants that the foundation piers will stabilize the affected area(s) against further settlement for twenty-five (25) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the foundation piers. Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard. Customer should be aware that damage can occur to the structure during a lift operation and that Contractor is not responsible for such damages. Foundation piers provide vertical support only and cannot be expected to provide lateral support. If lateral movement occurs, additional work may be needed at an additional cost.

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

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

This warranty applies only to areas where the system(s) were installed.

# Notice of Right to Cancel

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

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

### How to Cancel

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

### BLACKBURN BASEMENT SYSTEMS

TF (800) 392-3389  
F (507) 263-2252  
www.blackburnbasementrepair.com  
20206 Scale House Lane  
Whitewood, SD 57793

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

I wish to cancel.

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Owner's Signature Date

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

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Owner's Signature Date



## Foundation Program Application

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

1. Address of Property:

31 Charles Street

2. Applicant's name & mailing address:

Ronald T. Russo  
31 Charles St.  
Deadwood, SD 57732

Telephone: (605) 920-0459

E-mail: deadwood.oxfordbay@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: 3/14/17 Initials: BA

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

5. Certification

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: 3/9/17

Owner's signature: \_\_\_\_\_

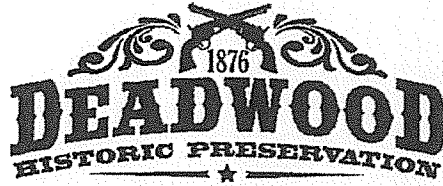
Date submitted: 3/9/17

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:

43 Forest Ave. SE

2. Applicant's name & mailing address:

Troy Gorans

3300 82<sup>nd</sup> Ave SE

Willmar, MN 56201

Telephone: (320) 894-1782

E-mail troygorans@gmail.com

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

Marc Gorans

20251 Short Tail Gulch Rd.

Sturgis, SD, 57785

Telephone: (320) 212-5191

E-mail marcgorans@gmail.com

For Office Use Only:

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 3/9/17

Initials: MG

\$61,410

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 of a grant or loan.

Applicant's signature: [Signature]

Date submitted: 3/1/17

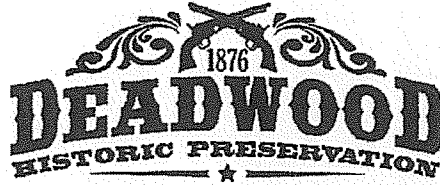
Owner's signature: [Signature]

Date submitted: 3/1/17

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:

43 Forest Ave.

3. Applying for: ☐ Grant or ☐ Loan

Requested Grant or Loan Amount:

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

2. Applicant/Owner name & mailing address:

Troy Gorans / Marc Gorans  
3300 82<sup>nd</sup> Ave SE / 20251 Short Tail Gulch Rd.  
Willmar, MN 56201 / Sturgis, SD 57782

Estimated Total Cost for Entire Project:

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

Telephone: ( ~~877~~ )

320 894-7482 - Troy

320 212-5191 - Marc  
E-mail troy.gorans@gmail.com  
Marc.gorans@gmail.com

For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

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

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

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

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

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

Applicant's signature:

Troy Gorans

Date submitted:

3/1/17

Owner's signature:

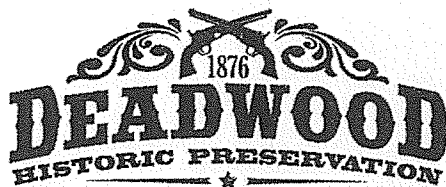
Marc Gorans

Date submitted:

3/1/17

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

Revised 3/23/16



## Siding Program Application

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

1. Address of Property:

43 Forest Ave.

2. Applicant's name & mailing address:

Troy Gorans  
3300 82<sup>nd</sup> Ave SE  
Willmar, MN 56201

Telephone: (320) 894-7482

E-mail Troygorans@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: \_\_\_/\_\_\_/\_\_\_

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

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

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

5. Certification

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

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

Applicant's signature: \_\_\_\_\_

Date submitted: 3/1/17

Owner's signature: \_\_\_\_\_

Date submitted: 3/1/17

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

Revised 04/13/16





## Siding Program Application

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

1. Address of Property:

214 McGovern Hill Rd.

2. Applicant's name & mailing address:

Jie & Gwen Martin  
214 McGovern Hill Rd.  
Deadwood, SD 57732

Telephone: 605, 722, 1949

E-mail: gwen@blackhills-laserdesigns.com  
(C) 605-580-4192

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: 3/16/17 Initials: BA

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

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

5. Certification

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

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

Applicant's signature: Gwen Martin

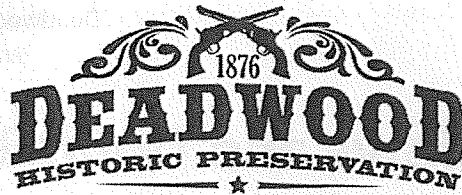
Date submitted: 3/15/17

Owner's signature: Gwen Martin

Date submitted: 3/15/17

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



## Wood Windows and Doors Application

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

1. Address of Property:

214 McGovern Hill Rd.

2. Applicant/Owner name & mailing address:

Joseph & Gwendolyn Martin  
214 McGovern Hill Rd.  
Deadwood, SD 57732

Telephone: (605) 722-1949

E-mail gjmartine@astbb.net

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: 3/16/17 Initials: BA

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

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

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: Gwendolyn J. Martin

Date submitted: 12/19/16

Owner's signature: Joseph T. Martin

Date submitted: 12/19/16

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	X	<del>X</del>	X			
Right Side View	X	<del>X</del>	X	<del>X</del>	X Garage	<del>X</del>
Left Side View	X	<del>X</del>	X			
Rear View	X	<del>X</del>	X			
Total Windows			X			
	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



Bill Paul

# 6426 Labor

# 1300 Paint

Solists # 700  
Labor  
=

Materials?  
Paint?

Twin City

23 windows

\$11,564.02

Door - Garage

\$345

Installation?

Catch?

Lead, S.D. 57754

722-1949

Materials & Labor Total	
-------------------------	--

\$6,000.00

\$300.00

Subtotal	\$6,300.00
2% Excise Tax	\$126.00
Total Amount	\$6,426.00

QUOTE BY: PAM DESMET

QUOTE #: JPSPD909084

SOLD TO: Twin City Bldg Material  
Jerold  
Deadwood, SD

SHIP TO:

PO#:

PROJECT NAME:

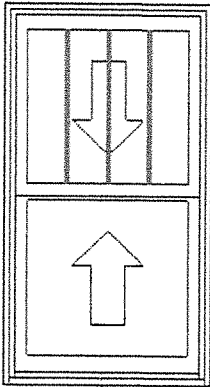
REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	LIST UNIT PRICE	NET UNIT PRICE	QTY	EXTENDED PRICE
----------	-----------------------	--------------------------	--------------------	-------------------	-----	-------------------

Line-1

Pocket Opening: 28 1/2 X 52 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 28 X 52 1/2

W-2500 Wood Double Hung, Auralast Pine, Pocket Unit,  
Primed Exterior,  
Natural Interior,  
No Finger Plows, White Jambliner,  
White Hardware,  
US National-WDMA/ASTM, PG 50,  
Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled,  
23/32" Contoured GBG Brilliant White Grid, Colonial Top Lite(s) Only 4  
Wide 1 High Top,  
BetterVue Mesh Brilliant White Screen,

(Note: Color Tone Of Grille May Vary As A Result Of Glass Option).  
Clear Opening: 23.8w, 22.2h, 3.6 sf

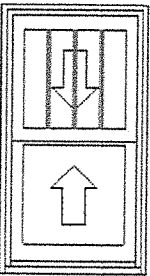
U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-843-00647-00001  
PEV 2016.3.1.1661/PDV 6.340 (12/07/16) CW

\$600.53

#510<sup>95</sup><sub>11</sub> #5614<sup>95</sup>

Line-2

Pocket Opening: 20 1/2 X 37 1/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 20 X 37

W-2500 Wood Double Hung, Auralast Pine, Pocket Unit,  
Primed Exterior,  
Natural Interior,  
No Finger Plows, White Jambliner,  
White Hardware,  
US National-WDMA/ASTM, PG 50,  
Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled,  
23/32" Contoured GBG Brilliant White Grid, Colonial Top Lite(s) Only 4  
Wide 1 High Top,  
BetterVue Mesh Brilliant White Screen,

(Note: Color Tone Of Grille May Vary As A Result Of Glass Option).  
Clear Opening: 15.8w, 14.4h, 1.5 sf

U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-843-00647-00001  
PEV 2016.3.1.1661/PDV 6.340 (12/07/16) CW

\$539.77

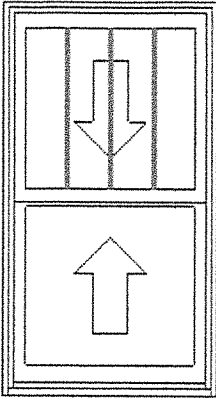
#458<sup>20</sup><sub>4</sub> #1835<sup>20</sup>



LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	LIST UNIT PRICE	NET UNIT PRICE	QTY	EXTENDED PRICE
----------	-----------------------	--------------------------	--------------------	-------------------	-----	-------------------

Line-3

Pocket Opening: 29 1/2 X 52 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 29 X 52 1/2

W-2500 Wood Double Hung, Auralast Pine, Pocket Unit,  
Primed Exterior,  
Natural Interior,  
No Finger Plows, White Jambliner,  
White Hardware,  
US National-WDMA/ASTM, PG 50,  
Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled,  
23/32" Contoured GBG Brilliant White Grid, Colonial Top Lite(s) Only 4  
Wide 1 High Top,  
BetterVue Mesh Brilliant White Screen,

(Note: Color Tone Of Grille May Vary As A Result Of Glass Option).  
Clear Opening:24.8w, 22.2h, 3.8 sf

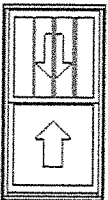
U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-843-00647-00001  
PEV 2016.3.1.1661/PDV 6.340 (12/07/16) CW

\$600.53

~~\$510.45~~ ~~\$510.45~~

Line-4

Pocket Opening: 28 1/2 X 54 3/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 28 X 54 1/2

W-2500 Wood Double Hung, Auralast Pine, Pocket Unit,  
Primed Exterior,  
Natural Interior,  
No Finger Plows, White Jambliner,  
White Hardware,  
US National-WDMA/ASTM, PG 50,  
Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled,  
23/32" Contoured GBG Brilliant White Grid, Colonial Top Lite(s) Only 4  
Wide 1 High Top,  
BetterVue Mesh Brilliant White Screen,

(Note: Color Tone Of Grille May Vary As A Result Of Glass Option).  
Clear Opening:23.8w, 23.2h, 3.8 sf

U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, CPD: JEL-N-843-00647-00001  
PEV 2016.3.1.1661/PDV 6.340 (12/07/16) CW

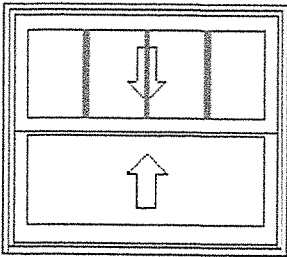
\$600.53

~~\$510.45~~ ~~\$1531.35~~

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	LIST UNIT PRICE	NET UNIT PRICE	QTY	EXTENDED PRICE
----------	-----------------------	--------------------------	--------------------	-------------------	-----	-------------------

Line-5

Rough Opening: 39 1/4 X 34 1/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 38 1/2 X 33 1/2

(Outside Casing Size: 41 1/8 X 35 5/16),  
W-2500 Wood Double Hung, Auralast Pine,  
Primed Exterior,  
Natural Interior,  
Brickmould, Standard Sill Nosing,  
4 9/16 Jamb,  
No Finger Plows, White Jambliner, Compression Jambliner & No Tilt  
Latches,  
White Hardware,  
US National-WDMA/ASTM, PG 15  
Energy Saver Plus, Insulated Low-E EC Annealed Glass, No Preserve  
Film, Argon Filled,  
23/32" Contoured GBG Brilliant White Grid, Colonial Top Lite(s) Only 4  
Wide 1 High Top,  
BetterVue Mesh Brilliant White Screen,

(Note: Color Tone Of Grille May Vary As A Result Of Glass Option).  
Clear Opening: 35.1w, 12.6h, 3 sf

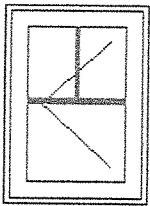
U-Factor: 0.26, SHGC: 0.24, VLT: 0.45, CPD: JEL-N-578-01110-00001  
PEV 2016.3.1.1661/PDV 6.340 (12/07/16) CW

\$628.38

#534<sup>15</sup>/<sub>1</sub> #534<sup>13</sup>/<sub>1</sub>

Line-6

Rough Opening: 20 1/4 X 28 1/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 19 1/2 X 27 1/2

(Outside Casing Size: 22 1/2 X 29 15/16),  
W-4500 2.0 Wood Casement, Auralast Pine,  
Primed Exterior,  
Natural Interior,  
Brickmould, Standard Sill Nosing, Vinyl DripCap,  
4 9/16 Jamb, 4/4 Thick,  
Hinge Left,  
Folding Handle, White Hardware, Concealed/Stainless Hardware,  
US National-WDMA/ASTM, PG 50,  
Insulated Low-E EC Annealed Glass, Preserve Film, Argon Filled,  
23/32" Contoured GBG Brilliant White Grid, Grid Height= 10 3/4  
Colonial Top Down, DLO To Ctr Of Bar, 2 Wide 1 High ( 3 Rect Lite )  
BetterVue Mesh Brilliant White Screen,  
\*Custom-Width\*, \*Custom-Height\*, GlassThick=0.7095,  
(Note: Color Tone Of Grille May Vary As A Result Of Glass Option).  
Clear Opening: 11.5w, 23h, 1.8 sf

U-Factor: 0.25, SHGC: 0.23, VLT: 0.42, CPD: JEL-N-716-06513-00001  
PEV 2016.3.1.1661/PDV 6.340 (12/07/16) CW

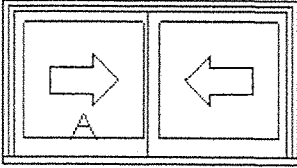
\$569.52

#484<sup>10</sup>/<sub>1</sub> #484<sup>10</sup>/<sub>1</sub>

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	LIST UNIT PRICE	NET UNIT PRICE	QTY	EXTENDED PRICE
----------	-----------------------	--------------------------	--------------------	-------------------	-----	-------------------

Line-7

Rough Opening: 40 3/4 X 22 3/4



Viewed from Exterior. Scale: 1/2" = 1'

Frame Size : 40 X 22

(Outside Casing Size: 42 5/8 X 23 11/16),  
 Sitrine EX Wood Sliding Window, Auralast Pine,  
 Primed Exterior,  
 Natural Interior,  
 Brickmould, Standard Sill Nosing, DripCap, Brilliant White Drip Cap,  
 4 9/16 Jamb,  
 Left Hand ,  
 White Hardware,  
 US National-WDMA/ASTM, PG 30,  
 Insulated Low-E EC Annealed Glass, Preserve Film, Standard Spacer,  
 Argon Filled, Standard Glz Bd,  
 BetterVue Mesh Brilliant White Screen,  
 \*Custom-Width\*, \*Custom-Height\*, GlassThick=0.756, (NW) Clear  
 Opening:17w, 18h, 2.1 sf

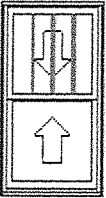
U-Factor: 0.26, SHGC: 0.27, VLT: 0.51, CPD: JEL-N-337-01213-00001  
 PEV 2016.3.1.1661/PDV 6.340 (12/07/16) CW

\$588.04

# 499<sup>84</sup> 1 #499<sup>84</sup>

Line-8

Rough Opening: 28 3/4 X 55 1/4



Viewed from Exterior. Scale: 1/4" = 1'

Frame Size : 28 X 54 1/2

(Outside Casing Size: 30 5/8 X 56 5/16),  
 W-2500 Wood Double Hung, Auralast Pine,  
 Primed Exterior,  
 Natural Interior,  
 Brickmould, Standard Sill Nosing,  
 4 9/16 Jamb,  
 No Finger Plows, White Jambliner, Compression Jambliner & No Tilt  
 Latches,  
 White Hardware,  
 US National-WDMA/ASTM, PG 25  
 Energy Saver Plus, Insulated Low-E EC Annealed Glass, No Preserve  
 Film, Argon Filled,  
 23/32" Contoured GBG Brilliant White Grid, Colonial Top Lite(s) Only 4  
 Wide 1 High Top,  
 BetterVue Mesh Brilliant White Screen,

(Note: Color Tone Of Grille May Vary As A Result Of Glass Option).  
 Clear Opening:24.6w, 23.1h, 3.9 sf

U-Factor: 0.26, SHGC: 0.24, VLT: 0.45, CPD: JEL-N-578-01110-00001  
 PEV 2016.3.1.1661/PDV 6.340 (12/07/16) CW

\$652.08

554 1 554<sup>40</sup>

List Total:

\$13,605.05

Less Discount:

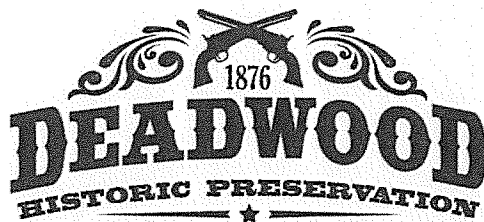
# 11,564<sup>02</sup>

NET TOTAL:

Total Units:

23





## MEMORANDUM

---

**Date:** March 17, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Grant Extensions

---

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

- Janice Heffron-Fogle..... 12 Washington.....Siding Program  
*The grant expires on 04/04/17. The applicant is having difficulty securing a contractor to do the repairs. Staff recommends extending the grant for an additional six months which will expire 10/14/17.*
- Lee Thompson..... 47 Forest.....Wood Windows and Doors Program  
*The grant expires on 04/03/17. Work has not started on the project and the applicant is requesting an extension. Staff recommends extending the grant for an additional three months which will expire 07/04/17.*
- Lee Thompson..... 47 Forest.....Siding Program  
*The grant expires on 04/03/17. Work has not started on the project and the applicant is requesting an extension. Staff recommends extending the grant for an additional three months which will expire 07/04/17.*
- Lee Thompson..... 47 Forest.....Elderly Resident Program  
*The grant expires on 04/03/17. Work has started on the project and the work will not be completed before the grant expires. The applicant is requesting an extension. Staff recommends extending the grant for an additional three months which will expire 07/04/17.*
- Greg Vecchi .....19 Centennial.....Wood Windows and Doors Program  
*The grant expires on 04/04/17. Work has started on the project and the applicant is requesting an extension. Staff recommends extending the grant for an additional six months which will expire 10/04/17.*

## Bonny Anfinson

---

**From:** Lee Thompson <leecthompson@gmail.com>  
**Sent:** Tuesday, March 14, 2017 9:49 AM  
**To:** Bonny Anfinson  
**Subject:** Extension

Bonny, could you please extend my elderly, window and siding grant which will expire in April for another 3 months. Thank you. Lee Thompson