

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, November 22, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – November 9, 2016
3. Voucher Approval
4. Old or General Business
 - a. Grants, Recognition, Advocacy and Public Education (G.R.A.P.E.) Funding Requests – Exhibit A
5. New Matters before the Deadwood Historic District Commission
 - a. COA H16062 – St. Ambrose Elementary School – Catholic Diocese – Window Wells – Exhibit B
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H16060 – Lee Thompson – 47 Forest Avenue – Soffit/Windows/Siding – Exhibit C
 - b. PA H16061 – Toni Burns – 24 Burnham Avenue – Retaining Wall Repair – Exhibit D
 - c. PA H16063 – Gene Hunter – 38 Van Buren – Windows – Exhibit E
 - d. PA H16064 – Mike Gustafson – 270 Main Street – Canopy – Exhibit F
 - e. PA H16065 – The Chalets, LLC – McGovern Hill – Chalets – Exhibit G
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit H
 - i. Gene & Roxy Hunter – 38 Van Buren – Wood Windows and Doors Program
 - ii. Donna Watson – 24 Adams – Elderly Resident Program
 - b. HP Program Grant Extensions – Exhibit I
 - i. James Pontius – 118 Charles – Siding Program
 - ii. James Pontius – 118 Charles – Wood Windows & Doors Program
 - iii. Laura & Dustin Floyd – 71 Forest – Wood Windows & 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 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 9, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. Regular HPC Meeting – October 26, 2016
 - b. On-site Meeting – November 3, 2016
3. Voucher Approval
4. Old or General Business
 - a. PA H16054 – Mike Gustafson – 270 Main Street – Cut Hill -- Exhibit A
 - b. PA H16053 – Mike Gustafson – 270 Main Street – Grading -- Exhibit B
 - c. Rodeo Grounds Maintenance and Grandstands – Historic Preservation Office
 - d. Location of Recycling Dumpsters – Tom Blair
5. New Matters before the Deadwood Historic District Commission
 - a. COA H16058 – Deadwood Gulch Saloon – Rich Harr – Reside/Roof/Awnings/Windows/Doors/Rock Work – Exhibit C
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H16055 – William Walsh – 36 Lincoln Avenue – Repair Garage Door – Exhibit D
 - b. PA H16056 – James Haupt – 37 Washington Street – Install Metal Carport – Exhibit E
 - c. PA H16057 – Destiny & Brady Maynard – 4 Harrison Street – Windows – Exhibit F
 - d. PA H16059 – Roger & Ann Ochse – 35 Madison Street – Windows & Doors – Exhibit G
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit H
 - i. Destiny & Brady Maynard – 4 Harrison – Wood Windows and Doors Program
 - ii. Steve Olson – 53 Lincoln – Retaining Wall Program
 - iii. Joe & Marcia Mack – 143 Charles – Wood Windows and Doors Program
 - iv. Roger & Ann Ochse – 35 Madison Street – Wood Windows and Doors Program
 - v. Marlin Maynard – 875 Main Street – Elderly Resident Program
 - b. Revolving Loan Program – Exhibit I
 - i. Bonnie Fosso – 170 Pleasant – Life Safety Loan Extension Request
 - ii. David Swaney – 37 Lee Street – Retaining Wall Loan Extension Request
 - iii. Larry Shama – 147 Charles Street – Windows Loan Request
 - iv. Melody & James Lawson – 23 Emery – Request to Forgive Early
 - 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.*)
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CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, November 9, 2016

Present Historic Preservation Commission: Thomas Blair, Dale Berg, Lynn Namminga, Lyman Toews, Michael Johnson and were present.

Absent: Chair Laura Floyd, Chuck Williams, and Ms. Terri Williams, City Attorney, were absent.

Present City Commission: Dave Ruth and Gary Todd were present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, Quentin Riggins, City Attorney, and Jerity Krambeck, Recording Secretary, were all present.

All motions passed unanimously unless otherwise stated.

A quorum present, Vice Chair Blair called the Deadwood Historic Preservation Commission meeting to order Wednesday, November 9, 2016 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of October 26, 2016 HPC Minutes:

It was moved by Mr. Toews and seconded by Mr. Johnson to approve the HPC minutes of Wednesday, October 26, 2016 as presented. Aye – All. Motion carried.

Approval of On-Site Meeting November 3, 2016 HPC Minutes:

It was moved by Mr. Toews and seconded by Mr. Johnson to approve the HPC minutes of Thursday, November 3, 2016 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$232,941.65. Aye – All. Motion carried.

Old or General Business:

PA H16054 – Mike Gustafson – 270 Main Street – Cut Hill – Exhibit A

Mr. Kuchenbecker discussed the November 3, 2016 site-visit and the staff report, which outlined the general factors the Historic Preservation Commission should consider. Mr. Kuchenbecker stated it's within the National Historic Landmark, National Historic District, and the State Register District. Mr. Kuchenbecker stated in staff's opinion, it does encroach upon, damage, or destroy historic property, that being the District, and that it does adversely effect to the District. Mr. Blair asked if the Exhibits A and B are still being considered. Mr. Kuchenbecker stated no and that no Project Approval has been submitted for the amended proposal. Mr. Blair asked Mr. Kuchenbecker if his recommendation is to deny Exhibits A & B and accept a new Project Approval. Mr. Kuchenbecker stated it is his opinion, based on the evidence and application that has been provided and using the guidelines that have been set forth for consideration, he believes it has an adverse effect and encroaches upon, damages, and destroys historic resource, being the landscape of the District, as presented. Mr. Blair asked if the Commission is only considering the documentation, which was received two weeks ago. Mr. Kuchenbecker concurred and stated the documentation received on the on-site visit was supplemental information and recommended it not be considered for the project approvals as it is not complete information and an application has not been submitted for the construction of a new building. It is supplemental material and the reason for the cut, but that has not been submitted as a Project Approval. Mr. Namminga stated based on the guidance in the U.S. Department of Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, I find that the project is adverse to Deadwood and move to deny the project as presented. Mr. Kuchenbecker informed the Commission the first motion must be considered prior to the second motion.

It was moved by Mr. Namminga and seconded by Mr. Johnson, based upon all the evidence presented, 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. Aye- All. Motion carried.

Mr. Toews stated he has some concern of not being presented with architectural plans and there was not enough information presented for this to be either good or bad. Mr. Toews stated he would like to know how it is going to

be laid out and what the ultimate plans are. Mr. Toews stated there needs to be a lot more engineering done and a generator should not be placed next to a building. Mr. Toews stated with the evidence presented, this project is not ready for primetime and he is concerned the project will be started and left unfinished with a cut hilltop. Mr. Toews stated the fill station was lost and what historic preservation actions they would be willing to do to offset that loss. Mr. Toews stated there is not a complete picture of the project and the project should be denied from his point of view.

Mr. Namminga stated we have to stop destroying the historical character of the core area and there has already been a great loss with hillsides being cut down and it will start looking like the open cut in Lead. Mr. Namminga stated the landscape should not be sacrificed for a business and it needs to be preserved.

Mr. Mike Towey, KTM, addressed the Commission and stated the grading plan is just a precursor and that he understands the Commission's concern of not knowing what the building will look like. Mr. Towey stated this is a \$30,000,000.00 project that meets visitors in Deadwood and the cuts that can be seen when coming into Deadwood will be going away. Mr. Towey stated the façade that is seen today will be completely hidden by hotel rooms and you will not see the parking structure, except possibly the upper level. Mr. Towey stated the moving of the dirt to get down to the level they need to is all just starter and stopping now puts about 8 months of work behind schedule. Mr. Towey stated the goal is for this to move forward, then the design team will move forward and the full-blown plans will be available to the Commission.

Mr. Toews asked if the bank requested drawings for financing. Mr. Towey stated they have sat down with the bank and have ball-parked a number and gave them some of the original preliminary numbers. Mr. Towey said it is a design build. Mr. Toews stated it is unfortunate and he has a hard time giving approval for something without more detail and a lot more thought needs to be put into getting a decent project going. Mr. Toews stated what guarantees are there that the project will be finished and that the Commission has seen it before in Deadwood and they do not want to see it again. Mr. Burg concurred. Mr. Toews stated they want to make sure that if someone starts a project, it is finished and this is a big project with no plans and most projects that come before Historic Preservation require modification to diminish the effects on the landscape. Mr. Toews stated he appreciated they wanted to get working on the project, but for the citizens of Deadwood, the Commission cannot let the hill be cut in hopes it is done right for a potential future project.

Mr. Namminga asked Mr. Kuchenbecker what the status was on the National Historic Register. Mr. Kuchenbecker stated Deadwood was on the watch list. Mr. Namminga asked how this would affect Deadwood's status on the watch list. Mr. Kuchenbecker stated as submitted, it would not help Deadwood's status on the watch list and it is seen as an adverse effect. Mr. Namminga stated it is not worth potentially losing the valuable status on the National Historic Register.

Mr. Berg asked how many years, from start to finish, is this project expected to take to complete. Mr. Towey stated approximately three years and that a lot of the work can be done concurrently and simultaneously. Mr. Towey stated that dropping the hill down allows for a safer work environment during construction.

Sharon Martinesko stated she was at the meeting and is concerned that they are wanting to take the hill down. Mrs. Martinesko stated they are then going to slope it and she's heard different numbers; 1:1, 1:2, 1:3; and she stated she is unsure if they even know what the slope is going to be. Mrs. Martinesko urged the Commission to encourage First Gold to get their project organized prior to approval. Mrs. Martinesko stated if they cut this hill down and slope it and then they do not get their buildings approved, the site will be a cut hill. Mrs. Martinesko stated the draw of Deadwood is the Black Hills, and removing a mountaintop in Deadwood is something she does not like. Mrs. Martinesko stated when Deadwood set out to build the new visitor's center, it went through a lot of review and community/citizen input. Mrs. Martinesko stated if the citizens of Deadwood knew about this proposal the room would be filled. Mrs. Martinesko urged the Commission to get the full picture for this project and stated it is important because the top of the mountain cannot be put back on. Mrs. Martinesko urged the Commission to deny the Project Approval.

Mr. Namminga stated it would be a mistake to allow grading and other businesses will follow.

Mr. Towey asked if the project approvals will be considered separately. Mr. Kuchenbecker stated both will be considered separately, as submitted.

It was moved by Mr. Johnson and seconded by Mr. Namminga to deny the project presented, 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, that this project is adverse to Deadwood. Aye- All. Motion carried.

PA H16053 – Mike Gustafson – 270 Main Street – Grading – Exhibit B

Mr. Kuchenbecker stated in staff's opinion, based on what was submitted, it does encroach upon, damage, or destroy historic property being the District, and that it does adversely effect to the District.

It was moved by Mr. Toews and seconded by Mr. Berg, based upon all the evidence presented, 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. Aye- All. Motion carried.

Mr. Toews stated they should look for alternative locations for the generator and without putting the generator in that location there is no purpose for the cut. Mr. Toews stated the cuts that are currently on the hill were mitigated with trees to be placed on the grade to reduce the appearance of the cut and there are not any at this point. Mr. Toews suggested an arborist to reduce the amount of cut with the addition of trees.

Mr. Towey stated there was a tree count done and there are 50 new trees on the one hillside and there are 27 in another location. Mr. Towey stated the generator pad is safely set back away from the building to get repair vehicles back with room to work. Mr. Towey stated the plans in front of the Commissioners are not the most current plans. Mr. Towey stated they want the generator out of plain site and not in the parking lot. Mr. Toews stated it could be further up the hill and run cables and suggested a cost comparison of cutting the hill and running cables.

It was moved by Mr. Johnson and seconded by Mr. Namminga to deny the project presented, 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, that this project is adverse to Deadwood. Aye- All. Motion carried.

Rodeo Grounds Maintenance and Grandstands – Historic Preservation Office

Mr. Kuchenbecker informed the Commission the Crow's Nest at the Rodeo Grounds is in bad shape and the City Commission approved the repair of the logs and the 2016 budget has been supplemented.

Location of Recycling Dumpsters – Tom Blair

Mr. Blair stated the recycling dumpsters at Sherman Street should be moved to a location where they are not seen, such as the Rodeo Grounds. Mr. Kuchenbecker stated this issue would need to be brought to the City Commission for consideration. Commissioner Ruth stated this has been reviewed previously and they were once located at the Rodeo Grounds and they would freeze to the ground. Commissioner Ruth stated for safety reasons and dumping reasons, they are located at the Sherman Street parking lot.

It was moved by Mr. Toews and seconded by Mr. Berg to recommend to the City Commission the relocation of the City recycling dumpsters. Aye- All. Motion carried.

New Matters before the Deadwood Historic District Commission

COA H16058 – Deadwood Gulch Saloon – Rich Harr – Reside/Roof/Awnings/Windows/Doors/Rock Work – Exhibit C

The applicant requested this item be removed from the agenda.

New Matters before the Deadwood Historic Preservation Commission

PA H16055 – William Walsh – 36 Lincoln Avenue – Repair Garage Door – Exhibit D

Mr. Kuchenbecker stated the applicant is requesting permission to replace the bottom panel on the garage overhead doors and will replace with wood panels to match existing. Mr. Kuchenbecker stated the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Mr. Toews and seconded by Mr. Johnson 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 grant project approval at 36 Lincoln Avenue. Aye- All. Motion carried.

PA H16056 – James Haupt – 37 Washington Street – Install Metal Carport – Exhibit E

Mr. Haupt explained that he would like to install a free-standing metal carport. Mr. Kuchenbecker stated this is a contributing resource circa 1939 and this is a 12'x21' metal carport. Mr. Kuchenbecker stated based on the application as submitted, while a reversible alteration to the resource, it is staff's opinion the proposed work and changes do encroach upon a historic resource and therefore damages the historic resource as well as have an adverse effect on the character of the building and historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. This opinion is based on the construction materials and probably location of the proposed carport. Mr. Haupt stated there was one located two houses down from him

until the winter storm Atlas (2013). Mr. Berg asked why he is requesting this material. Mr. Haupt stated it is for convenience and he has gone through numerous roofs through the years. Mr. Kuchenbecker stated as presented, it does encroach, but there are some design alternatives. Mr. Haupt stated this carport only takes a few days to put up; whereas an alternative would be more financially and difficult to find contractors. Mr. Toews stated maybe there needs to be a discussion regarding helping homeowners.

It was moved by Mr. Toews and seconded by Mr. Johnson this project does encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore deny approval at 37 Washington Avenue. Aye- All. Motion carried.

PA H16057 – Destiny & Brady Maynard – 4 Harrison Street – Windows – Exhibit F

Mr. Kuchenbecker stated this is a non-contributing structure constructed in 1951 and it was less than 50 years old at the time of the survey. Mr. Kuchenbecker stated the applicant is requesting permission to replace/install new windows.

It was moved by Mr. Johnson and seconded by Mr. Berg 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 grant project approval at 4 Harrison Street. Aye- All. Motion carried.

PA H16059 – Roger & Ann Ochse – 35 Madison Street – Windows & Doors – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure constructed in 1900 and the applicant is requesting permission to replace aluminum storm windows, repair windows, and replace inappropriate storm doors and windows. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Mr. Johnson and seconded by Mr. Berg 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 grant project approval at 35 Madison Street. Aye- All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit H

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

Steve Olson – 53 Lincoln – Retaining Wall Program

Joe & Marcia Mack – 143 Charles – Wood Windows and Doors Program

Roger & Ann Ochse – 35 Madison Street – Wood Windows and Doors Program

Marlin Maynard – 875 Main Street – Elderly Resident Program

It was moved by Mr. Toews and seconded by Mr. Berg to remove Marlin Maynard – 875 Main Street – Elderly Resident Program from the consent agenda. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Berg to accept the consent agenda as presented and approve the first four Program Applications as submitted. Aye - All. Motion carried.

Mr. Kuchenbecker stated the applicant received an Elderly Resident Program Grant in May 2016 for rebuilding the deck. This project has been completed. The applicant is now requesting another Elderly Resident Program Grant for electrical upgrades. Staff has determined the applicant meets the Elderly Resident Program requirements and the proposed project would also meet the program criteria; however, there is not a policy currently in place for repeat grants under the Elderly Resident Program. Mr. Maynard stated specifically identified in the criteria electrical upgrades was listed as the first item and he did not see anywhere in the criteria a minimum or maximum participation in the program. Mr. Kuchenbecker stated the program is set at \$10,000.00 maximum, which was expended on the rebuilding of the deck, but is that for applicant or project. Mr. Kuchenbecker stated it needs to be reviewed by the Programming Committee. Mr. Toews stated the guidelines and limits on the program were designed as an up to \$10,000.00 as a one-time grant and the program is expected to be revisited in the future because the goal is to reach as many residents as possible. Mr. Maynard asked if that was stipulated somewhere in the criteria. Mr. Toews stated it is not. Mr. Maynard stated it is established in the documents available for someone participating that this project would fall into this criteria. Mr. Toews stated there are things that are not in writing, but are in practice with these programs and that is the issue as the programs are being changed to make them clearer. Mr. Toews stated it was his understanding this program was designed as one-time use. Mr. Maynard asked with all of the elements of the Historic Preservation programs available there is criteria set that there can only be singular participation in each program and if there were any cases of residents or locations that have had more than one. Mr. Toews stated he is not aware of any. Mr. Maynard stated he thought he has been in a meeting

where the applicant had three different issues addressed. Mr. Berg stated that is correct, but it was up to \$10,000.00 worth of work. Mr. Toews stated he is glad these issues are coming forward because it is the goal of the Programming Committee to make sure we make these programs abundantly clear what we are intending to do and that is a difficult task and we are learning as we go. Mr. Walker stated historically, under other programs, it was an annual use, but when the limits increased, the programs were reduced to a one-time program and the annual use was removed from the criteria. Mr. Berg stated this needs to be researched more so we can give a clear decision. Mr. Maynard stated there is an issue that certainly needs clarification moving forward and he does not agree that the decision should be retroactive to a program that qualifies under the existing criteria and that program should be addressed on its merits with the way the program is specified in the documents, then when you look at going forward with the criteria that limits or expands any element of the program, it should go forward from there, but the documents submitted are completely in line with what is established in the program criteria. Mr. Blair stated it is getting sent to the Program Committee for clarification and this is an issue that has not been faced before and it needs to be reviewed prior to a precedence being set. Mr. Maynard stated there are at least 11 instances of electrical wiring in the home that are in violation in his home and that is the reason he applied for the grant.

It was moved by Mr. Blair and seconded by Mr. Toews to table the application and have the program reviewed by the Programming Committee. Aye - All. Motion carried.

Retaining Wall Program Disbursements

No disbursements were considered.

Revolving Loan Program/Disbursements

It was moved by Mr. Johnson and seconded by Mr. Toews to approve HP Revolving Loan Fund disbursement in amount of \$26,268.36, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg and Mr. Blair abstained. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Grant Fund disbursement in the amount of \$30,464.46, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Namminga abstained. Aye - All. Motion carried.

The delinquency report was presented by Mr. Walker.

Revolving Loan Program – Exhibit I

Bonnie Fosso – 170 Pleasant – Life Safety Loan Extension Request

David Swaney – 37 Lee Street – Retaining Wall Loan Extension Request

Larry Shama – 147 Charles Street – Windows Loan Request

Melody & James Lawson – 23 Emery – Request to Forgive Early

It was moved by Mr. Toews and seconded by Mr. Berg to approve the first three requests as presented and approve the Revolving Loan Extensions, as submitted and remove Melody & James Lawson – 23 Emery – Request to Forgive Early from the consent agenda. Aye - All. Motion carried.

Mr. Walker stated Melody and James Lawson have a \$10,000.00 siding loan that does not mature until June 2021 and they are requesting the loan be forgiven early and are requesting it be forgiven without a property inspection to avoid postponing sale of the home. Mr. Walker stated they have moved out of the home and are renting the home due to a divorce and have sold the home. The Loan Committee has reviewed and is recommending this request be denied because it does not meet any of the guidelines or any of the prior conditions that have been set forth for forgiving something early. Mr. Walker stated furthermore the buyer has already closed on the home and NeighborWorks has received \$10,000.00 payment from the title company. Mr. Walker stated they have attempted to contact the borrower to see if they wanted to continue with the request and there has been no contact made. Mr. Walker stated since they have closed on the sale of the home and the \$10,000.00 check has been received and processed, the Loan Committee is recommending that this request be denied.

It was moved by Mr. Toews and seconded by Mr. Berg to deny Melody & James Lawson – 23 Emery – Request to Forgive Early, as submitted. Aye - All. Motion carried.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported on the following items:

11/18/16

2:44 PM

- Façade Programs are coming along and Commissioners are encouraged to explore the progress;
- Three retaining walls are under construction and nearing the end;
- Friday we are doing a walk through at the cemetery and will be completing a punch list for the final phase and bringing to the City Commission an ordinance change that puts St. Ambrose and Mt. Moriah are under the same ordinance to help offset the cost at St. Ambrose for ongoing maintenance;
- 360 Williams windows are in, siding is being painted, and windows are being painted;
- There is a full-page ad in the True West magazine;
- Mr. Kuchenbecker reviewed the archives updates.

Committee Reports:

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:33 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Jerity Krambeck, Historic Preservation Office/Recording Secretary



MEMORANDUM

Date: November 18, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Outside of Deadwood Grant Funding Request
Not-For-Profit Funding Request

The Deadwood Historic Preservation Office has received two requests for funding from the Outside of Deadwood Grant Program and the Not-For-Profit Program.

The Verendrye Museum currently has a grant for the second round of 2016 Outside of Deadwood Grant in the amount of \$18,886.50. Because of numerous unexpected issues that have surfaced since their projects began they are requesting an additional \$6,113.50 to complete the necessary work. The mild fall has given them time needed for landscaping and additional work on the log cabin, museum and depot which would be advantageous to the community for completion before Ft. Pierre's Bicentennial in 2017. If approved their total funding request for 2016 would be \$25,000.00. A copy of the request is attached.

The First Baptist Church of the Northern Hills in Deadwood received a Not-For-Profit Grant in 2007 for roof and window repairs in the amount of \$24,916.00. The church did not use these funds and are now requesting an extension of the 2007 grant to paint the cornice and repair the roof and windows. The church will be celebrating 100 years in Deadwood in 2017. A copy of the request is attached.

Recommended Motion:

Move to recommend to the City Commission the approval of the Verendrye Museum additional funding of \$6,113.50 and grant the extension of the First Baptist Church of the Northern Hills Not-For-Profit grant for \$24,915.00.

November 3, 2016

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

Dear Kevin & Bonnie,

Pursuant to our telephone discussion today, Bonnie, I am sending you this request via email and will put the original copy in the mail with supporting documents. Because of the numerous unexpected issues that have surfaced since May 2016 when the Verendrye Museum submitted the original grant, we are requesting an additional \$6,113.50 to complete some of the necessary work which needs to be done before the winter sets in (the mild fall has given us the time needed for landscaping and additional work on the log cabin, museum and depot which would be advantageous to the community for completion before Ft Pierre's Bicentennial in 2017). This amount would bring the Total of DHPC funds to \$25,000 and we would match it with \$25,000 for a GRAND TOTAL of a \$50,000 grant.

The excel worksheet basically organizes the match amount, the DHPO amount and the entire TOTAL amount of the grant in the last column. We anticipate we will have more than enough match and we have documented the volunteer hours since many individuals put in a great deal of time on the museum upgrading and depot work. Also enclosed in the mailing will be the Pierre Area Philanthropy Luncheon brochure of November 2, 2016 honoring many of the individuals who have served the communities. Unbeknownst to me, I was nominated by the Verendrye Museum for the work undertaken on behalf of the Museum and the Pierre/Ft Pierre Historic Preservation Commission. I humbly and proudly accepted the Outstanding Volunteer award but reiterated there were many individuals who jumped in to help with all the work that was accomplished.

We plan to close out the proposed \$50,000 grant by December 31, 2016, as we will apply for a final grant in January 2017 to complete additional work on our five facilities (museum/log cabin visitor center/old jail/Sansarc School/depot) for the Bicentennial Tourism Season 2017.

Thank you for considering this request. Please feel free to contact me for further information and clarification.

Sincerely,



Deb Schiefelbein
Verendrye Museum
Box 665
Ft Pierre, SD 57532
605, 280-9550

P.S. We are also working hard on the Roy & Edith Norman signs (featured in the Nov/Dec SD Magazine as the first kick-off feature for the Ft Pierre Bicentennial Celebration). I am receiving calls frequently from different areas of the state where landowners and others are requesting help in getting their signs transcribed for accurate verbiage/replaced/repared, etc. It's great to have such interest from so many!

We really appreciated Mayor Chuck Turbiville making the trip to Fort Pierre the end of July for the FP/Deadwood Trail sign rededication on the Missouri River!

11/3/2016	2016 Account Activity Actual/Estimate	Match \$18,886.50 amnd \$6113.50	Grant \$18,886.50 amnd \$6113.50	Acct Balance
7/10/16	Grant Award (Initial \$18,886.50; Requested Amendment \$6113.50=\$25,000 TOTAL)			50,000.00
Jul-Oct	Paint, glass, caulk/glaze(84 window panes), rain gutter, shades, ladder, brushes, foam sealant, etc	1,511.69		48,488.31
Aug-Oct	Comm Tech Security Cameras, etc (\$2000 donation)	7,026.74		41,461.57
Aug	Signage (Cholik Signs/605 Studio)	663.00		40,798.57
Aug	Lights-Depot	350.00		40,448.57
Oct	Coal burning stoves sandblasted, painted/stove piping for 3	500.00		39,948.57
Oct-Dec	Museum Vacuum/LCD Projector	1,400.00		38,548.57
Oct	Foam Insulation for seal plate/rfm Joist-Depot	1,326.00		37,222.57
Aug-Nov	Landscaping Depot-dirtwork/sign Install \$2390/drainage/tile \$500/sprinkler \$4000/museum roof \$500	2,390.00	4,000.00	30,832.57
Dec	Wooden soffit-tongue & groove	600.00	1,400.00	28,832.57
Dec	Log Cabin Drain Tile Basement \$9987/floor sealant \$500	0.00	10,497.00	18,335.57
Dec	Log Cabin permanent Stabilize walls \$9610 (\$480.50 donation)	506.50	9,103.00	8,726.07
Jul-Dec	Volunteer labor hrs @\$19.65/hr preparation/compilation painting/winterizing, moving displays/stoves, grant work,etc Connie-80hrs; Astra Zeneca 7 museum winterize/painters 28hrs;Deb-400 hrs; Others-JimC, CarsonC, Darby,Brian,Bobi,TedF, BradS,ClaytonS,Betsey/JohnD,Karlf,ChuckP-175 hrs or 683 hrs TOTAL	13,420.95		-4,694.88
Nov	flagpole with light/Installation	1,526.07		-6,220.95
TOTALS for each column		31,220.95	25,000.00	-6,220.95

DEADWOOD

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

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

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

June 20, 2007

Mr. Pat McBride
110 Sherman Street
Deadwood, SD 57732

RE: *Church Restoration – 2007 Not-for-Profit-Deadwood Grant*

Dear Mr. McBride:

It is a pleasure to inform you that First Baptist Church's application for a Not-for-Profit Deadwood grant has been approved by the Deadwood Historic Preservation Commission on June 13, 2007. We have allocated \$24,915.00 to match local funds to help support the restoration of the church.

Each year the Deadwood Historic Preservation Commission awards up to \$50,000 for non profit projects in Deadwood that contribute to Deadwood's history.

The Deadwood Historic Preservation Commission is very supportive of your worthwhile preservation activity. We hope this letter of support and financial commitment will assist your organization in raising any additional funds needed for this historic preservation activity.

Acceptance of this grant is indication of your willingness to conduct your project in conformance with the following special conditions:

1. **Required Match.** This grant must be matched with other funding on a one-to one basis. Evidence of the match must be submitted in the final report required in Paragraph 9.
2. **Deadwood Concurrence with Consultant/Contractor Selection.** The Deadwood Historic Preservation Office must concur with your selection of consultants and/or contractors for this project. If you wish to change consultants/contractors, new approval must be obtained from the Deadwood Historic Preservation Office.
3. **Competitive Procurement Process.** You agree that all procurement of goods and services shall be conducted in a manner that provides maximum open and free competition. When procurement exceeds \$10,000, you must seek at least three (3) competitive bids or quotes. (This

applies to any procurement greater than \$10,000 that is part of this grant-assisted project, whether financed through Deadwood funds or through the matching funds that make up the rest of the project's approved budget.) Although it is not always necessary to select the lowest bid, an explanation for the selection must be documented, which should be retained in your files and made available to Deadwood upon request. You should also maintain procedures to ensure that procurement of goods and services, including consultant services, do not present a conflict of interest. This requirement may be waived under special circumstances with a written request and approval by the Deadwood Historic Preservation Commission.

4. **Retention of Records.** You must maintain auditable records of all expenditures under this grant for three (3) years after completion of this grant-assisted project.
5. **Planning for Preservation Work.** Any documents or plans for preservation work that result from the project must conform to the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, as appropriate.
6. **Publicity and Acknowledgement of Grant Assistance.** For your assistance, we enclose a sample press release format for use in publicizing the grant. The Deadwood Historic Preservation Commission must be listed as a supporter in any printed material and publicity releases. Should material emanating from this preservation activity be published for distribution, appropriate acknowledgement of the Deadwood's participation should be given using the following statement:

"This project has been funded in part by a grant from City of Deadwood and the Deadwood Historic Preservation Commission."

In accepting this grant, the grantee agrees to provide the Deadwood Historic Preservation Commission with a non-exclusive, royalty-free license to use and to allow others to use any reports or other materials funded by the grant.

7. **Project End Date.** The time limit for completing your grant-assisted project will be **one year**, commencing from the date of this executed agreement with the Deadwood Historic Preservation Commission. Should any problems arise, a written request for an extension of the project must be submitted to our office for consideration within 10 days of the project end date.
8. **Final Report.** Within thirty (30) days of the project end date, you agree to submit to the Deadwood Historic Preservation Commission, two copies of a final report and financial accounting on the use of the grant, as well as two complete copies of materials originating from the grant.

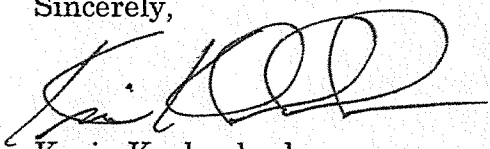
9. **The Requirement of Return of Funds.** The Deadwood Historic Preservation Commission shall require that you forfeit the grant funds, in the event that you: (1) fail to complete the project as described in your application; (2) fail to complete the project within one year of this agreement; (3) fail to obtain written approval from the Deadwood Historic Preservation Commission prior to making a material change to the project; (4) fail to match the grant funds on a one-to-one basis; or, (5) fail to submit the final report within 30 days of the project end date.

We would like to arrange a check presentation at the project site with your organization as soon as possible. If we do not hear from you by August 1, 2007 the funds obligated for the project will be returned for other Deadwood Historic Preservation Commission programs.

Please sign and return the original of this letter to my office by August 1, 2007 as your acceptance of this agreement. **(The enclosed copy is for your records.)** By doing this you acknowledge that these grant funds will be used expressly for the purposes described in your grant application and are subject to the conditions contained in this letter of agreement.

Please contact feel free to contact this office for additional assistance. We are pleased to assist in your preservation project and trust that this grant will prove valuable to your effort.

Sincerely,



Kevin Kuchenbecker
Historic Preservation Officer

Erin G. Torrance
City of Deadwood Mayor

6/25/07
Date

Willis A. Steinlight
Deadwood Historic Preservation Commission Chair

6/26/07
Date

Patricia J. M. Hunt
Recipient Organization Representative

6/28/07
Date

Post, Registered Agent
Title

Enclosures

APPLICATION # _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

GRANT/LOAN FUND SITES OUTSIDE OF DEADWOOD

Application

The Deadwood Historic Preservation Commission reviews all applications. Please read the attached Policy Guidelines and provide the requested information below.

1. Property Address:

110 Sherman St. Deadwood SD 57732

2. Applicant Details:

TODAY'S DATE: 6/12/07

2. **Applicant Details:**

TODAY'S DATE: 6/12/07

First Baptist Church of the Northern Hills
(605) 578-3660 fbcnh@yahoo.com

Name Daytime Telephone E-mail Address

110 Sherman st Deadwood SD 57732

Street City State Zip

3. Owner of Property**:

****NOTE:** Applicant must own/retain property;
OR
Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;
OR
Applicant must have a firm written commitment with the owner to purchase the property.

(Complete 'Owner of Property' only if different from that of applicant)

Name		Daytime Telephone		E-mail Address	
Street		City		State	Zip

1. Property Address

Street

City

State

Zip

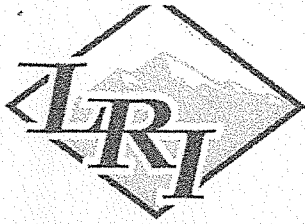
2. Description of work to be performed as part of this project:

1. Landscape planting in front of building where grass will not grow due to heavy foot traffic.
2. Replace Roof
3. Replace ground level windows
4. Paint Cornice & trim / caulk
5. Repair Roof Caps (Not repaired correctly last time)
6. Re-tar back brick wall (maintain integrity until permanent solution can be found)

3. Please describe the relationship of this project to the history of Deadwood.
Use additional page

4. Project budget - itemized and showing match

Description (i.e. roof)	Match	Grant/Loan	Total
Landscape	\$ 1,200 ⁰⁰	\$	\$ 1,200 ⁰⁰
Roof	\$	\$ 24,915 ⁰⁰	\$ 24,915 ⁰⁰
Windows	\$ 9,500 ⁰⁰	\$	\$ 9,500 ⁰⁰
Paint / caulk	\$ 3,800 ⁰⁰	\$	\$ 3,800 ⁰⁰
Repair Caps	\$ 1,700 ⁰⁰	\$	\$ 1,700 ⁰⁰
Tar back wall	\$ 2,400 ⁰⁰	\$	\$ 2,400 ⁰⁰
Total:	\$ 18,600 ⁰⁰	\$ 24,915 ⁰⁰	\$ 43,315 ⁰⁰



LOWE ROOFING INC.
SINCE 1974 • 100% SATISFACTION GUARANTEE

PO Box 432 (I-90 Exit 23) • Whitewood, South Dakota 57793
1-800-658-4543 • 605-269-2211 • 605-269-2212 fax

Rapid City, SD 605-343-7840
Gillette, WY 307-687-0303

www.lowerroofinginc.com • ln@lowerroofing.com

Proposal

3/26/07

First Baptist Church
110 Sherman St
Deadwood, SD

Reroof Church
approx 2775 sqft
7021

Attn: Al Satterlee

Scope of Work:

1. Cut existing rubber roofing and prepare roof area to be reroofed.
2. Install one layer of 1/4" recover board over entire roof area.
3. Install a 60mil Single-Ply roof system mechanically attached to the deck.
4. Apply all necessary flashings and terminations to complete the roof system.
5. Install new gutter and reuse existing downspouts.
6. 10 year Manufacturer's Warranty.

Price \$24,915.00

Note – Owner is responsible for having any necessary repairs made to the cornice to ensure it is structurally sound before any reroofing can occur.

In Full.

Note: All necessary building permits for above project to be obtained and paid for by owner.

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

Authorized
Signature

Note: This proposal may be
withdrawn by us if not accepted within

10 Days

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

Signature _____

Signature _____

Date of Acceptance: _____

5680 S. Hwy 79 ~ PO Box 508
Rapid City, SD 57704
Ph: 605-388-0799
Toll Free: 888-311-8094
Fax: 605-388-0814



www.customviewwindows.com

6204 West 12th St.
Sioux Falls, SD 57107
Ph: 605-335-1800
Toll Free: 866-335-1802
Fax: 605-335-1801

Retail Sales Contract • Goods & Services

Name First Baptist Church Home Ph# _____
Street _____ Work Ph# _____
City Deadwood, SD Fax# _____ Cell# _____
Clear _____ Double Low E _____ ☒ Super Spacer _____ Aluminum _____ ☒ Install
☒ Low E _____ Tempered _____ Dura Seal _____ ☒ Argon _____ Supply
12 Sideload Double Hung White Custom View
Windows Style of Windows Color Manufacturer
Style of Siding Color Manufacturer

Custom View will custom build, deliver and install
12 white Sideload double Hung windows. All windows
will have low E glass, Super Spacer and Argon gas filled.
Windows frames will be made of 100% pure vinyl, no
recycled products. All windows will have full screens.

Custom View will also remove all old windows and
dispose.

Price includes all labor, materials, taxes and
warranty.

Contract binding upon credit approval _____ Initial

No work other than what is stated in this contract will be performed without a signed
change order _____ Initial

All surplus material is property of the contractor. The Company always sends more
material than is required, as delays caused by material shortages are costly.
NO PAINTING, STAINING OR REFINISHING IS INCLUDED _____ Initial

Make checks payable to: Custom View Windows, Inc.

You, the BUYER may cancel this transaction at any time prior to midnight of the third
business day after the date of this transaction. See the reverse side of this contract
for explanation of this right and cancellation form.

Executed by both BUYER and SELLER this _____ Day of _____
Each BUYER hereby acknowledges receipt of a full completed copy of the
RETAIL INSTALLMENT CONTRACT.

Owner/BUYER _____

Joint Owner _____

Total \$ 9,536.80

Down Payment \$ _____

Amount Financed \$ _____

Due Upon Completion \$ _____

5% PENALTY WILL BE ADDED IF BALANCE IS
NOT PAID UPON COMPLETION.
1.5% PER MONTH LATE PAYMENT FEE WILL BE
CHARGED TO ALL PAST DUE ACCOUNTS.

DOWN PAYMENT ☐ CASH ☐ CHECK ☐ CREDIT CARD

CHECK # _____ EXP: _____

CREDIT CARD # _____

Accepted by SELLER Steve Dunn

(Authorized Representative)

KEEP A COPY OF THIS CONTRACT TO PROTECT YOUR LEGAL RIGHTS

720-8355
490-8868

Date: 11/18/2016

Case No. H16062

Address: 750 Main St

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 750 Main St, a contributing structure located in Original Town Site in the City of Deadwood.

Applicant: Catholic Diocese

Owner: Catholic Diocese

Constructed: c 1936

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: The St. Ambrose School is a contributing building to the Deadwood National Historic Landmark District. It is affiliated with the St. Ambrose Catholic Church and Diocese.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to rebuild three window wells on the north side of the structure.

Attachments: No

Plans: No

Photos: Yes

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



Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>H16062</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>11/10/16</u>
Date of Hearing	<u>11/22/16</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	<u>550 MAIN ST</u> <u>750 Main</u>
Historic Name of Property (if known):	<u>ST AMBROSE ELEMENTARY SCHOOL</u>

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

CATHOLIC
Owner's Name: DIOCESE OF RAPID CITY
Address: 606 CATHEDRAL DR
City: RAPID CITY State: SD Zip: 57701
Telephone: 343-3541 Fax: _____
E-mail: _____

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

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

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

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

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

DESCRIPTION OF ACTIVITY

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

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

THE THREE WINDOWS WERE ON THE
NORTH SIDE OF THE SCHOOL ARE
TO BE REBUILT

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

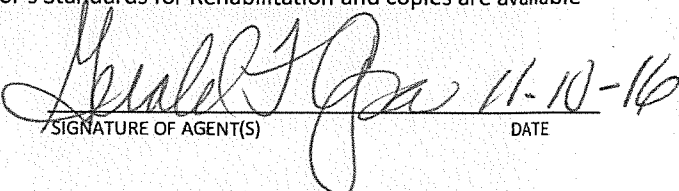
I **HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made.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

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

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

SIGNATURE OF OWNER(S)

DATE



SIGNATURE OF AGENT(S)

11-10-16

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

Date: 11/16/2016

Case No. H16060

Address: 47 Forest Ave

Staff Report

The applicant has submitted an application for Project Approval for work at 47 Forest Ave, a non-contributing structure located in Forest Hill Planning Unit in the City of Deadwood.

Applicant: Lee Thompson

Owner: Lee Thompson

Constructed: c 1890

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: Alterations to this house likely occurred in the late 1940s or 1950s. Wide-lapped hardboard siding was installed; all the windows were replaced with smaller scale windows and a new front porch was added. Because of these modifications, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations: The applicant is replacing the soffit and fascia along with the windows and siding of the structure. These modifications will assist in reversing alterations and changes which has caused the structure to be non-contributing.

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. These changes will in fact begin the reversal of the inappropriate alterations which have affected the architectural character of the resource.



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>H16260</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>11/15/16</u>
Date of Hearing	<u>11/22/16</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 47 Forest Avenue, Deadwood SD 57732
Historic Name of Property (if known): N/A

APPLICANT INFORMATION

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

Owner's Name: Lee C. Thompson
Address: 47 Forest Avenue
City: Deadwood State: SD Zip: 57732
Telephone: (605) 441-2870 Fax: (605) 578-2700
E-mail: leecthompson@gmail.com

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

Contractor's Name: DANIEL OAKA
Address: 1206 ST. JOES ST
City: SPEARFISH State: S.D. Zip: 57783
Telephone: (605) 218-1527 Fax: N/A
E-mail: XTAENECONTRACTING4U@yahoo.com

Agent's Name: _____
Address: N/A
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 SOFFIT & FASCIA</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | |

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>11-15-16</u>		Project Completion Date (anticipated): <u>11-22-16</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

"Replace"

SOFFIT @ 120 FT 3/8" x 12" Plywood

FASCIA @ 120 FT. 1x6" Cedar

CROWN @ 120 FT. 9/16" x 3-3/8" Crown

FREEZE @ 120 FT. 1x6" Cedar

Paint color of soffit will be white.

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.

Dee C. Thompson 11-10-2016
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

DEADWOOD

"The Historic City of the Black Hills"
67 Dunlop Avenue
Deadwood, South Dakota
(605) 578-3082 FAX (605) 578-3101

BUILDING PERMIT APPLICATION

Property Owner: <u>LEE THOMPSON</u> Mailing Address: <u>#47 FOREST AVE</u> City/State/Zip: <u>DEADWOOD, S.D. 57701</u> Owner Phone: <u>(605) 641-2870</u> E-Mail: <u>LEE@BLACKHILLSDE.COM</u> Job Address: <u>#47 FOREST AVE.</u>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> New Construction <input type="checkbox"/> Addition to Existing Structure <input type="checkbox"/> Accessory Structure <input type="checkbox"/> Remodel Existing Structure <input checked="" type="checkbox"/> Repair Existing Structure
OFFICE USE ONLY	
Lot #: _____ Block: _____ Tract: _____ Do you intend on hiring a Contractor, or perform the work yourself? <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Self (If you checked contractor, please complete below)	What type of work will be done? (Check all that apply): <input checked="" type="checkbox"/> Building/Construction/Repair <input type="checkbox"/> Electrical <input type="checkbox"/> Concrete/Foundation <input type="checkbox"/> Mechanical/HVAC <input type="checkbox"/> Other (describe below) <input type="checkbox"/> Plumbing/Gas
Contractor Name: <u>XTREME CONTRACTING LLC</u> Mailing Address: <u>1206 ST. JOE ST</u> City/State/Zip: <u>SPEARFISH, S.D. 57783</u> Contact Phone: <u>(605) 218-1527</u> E-Mail: <u>XTREME CONTRACTING 4U@uph</u> Is City License Current? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Description of Work: <u>Replace all soffits, fascia, gable ends and decorative exterior crown molding and paint</u>
OFFICE USE ONLY	
Are Plans Required? (Please check one of the following): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If you checked yes, please complete below)	
Draftsman/Designer Information: Name: <u>N/A</u> Mailing Address: _____ City/State/Zip: _____ Phone: _____ E-Mail: _____	
Valuation of Work: <u>\$8,681.28</u> (Valuation includes materials and labor) Square Footage: <u>120 L. FT.</u>	

NOTICE

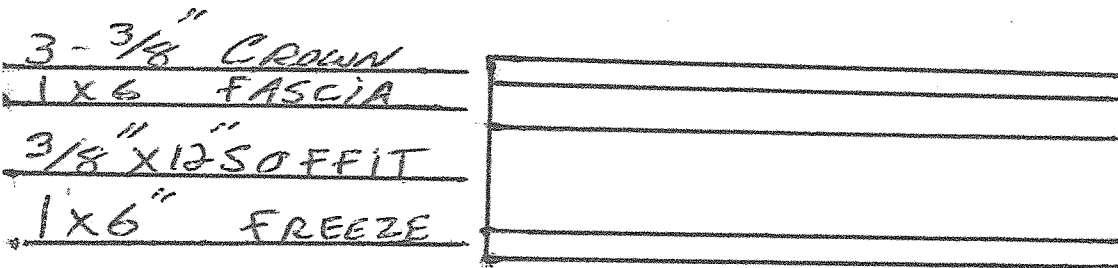
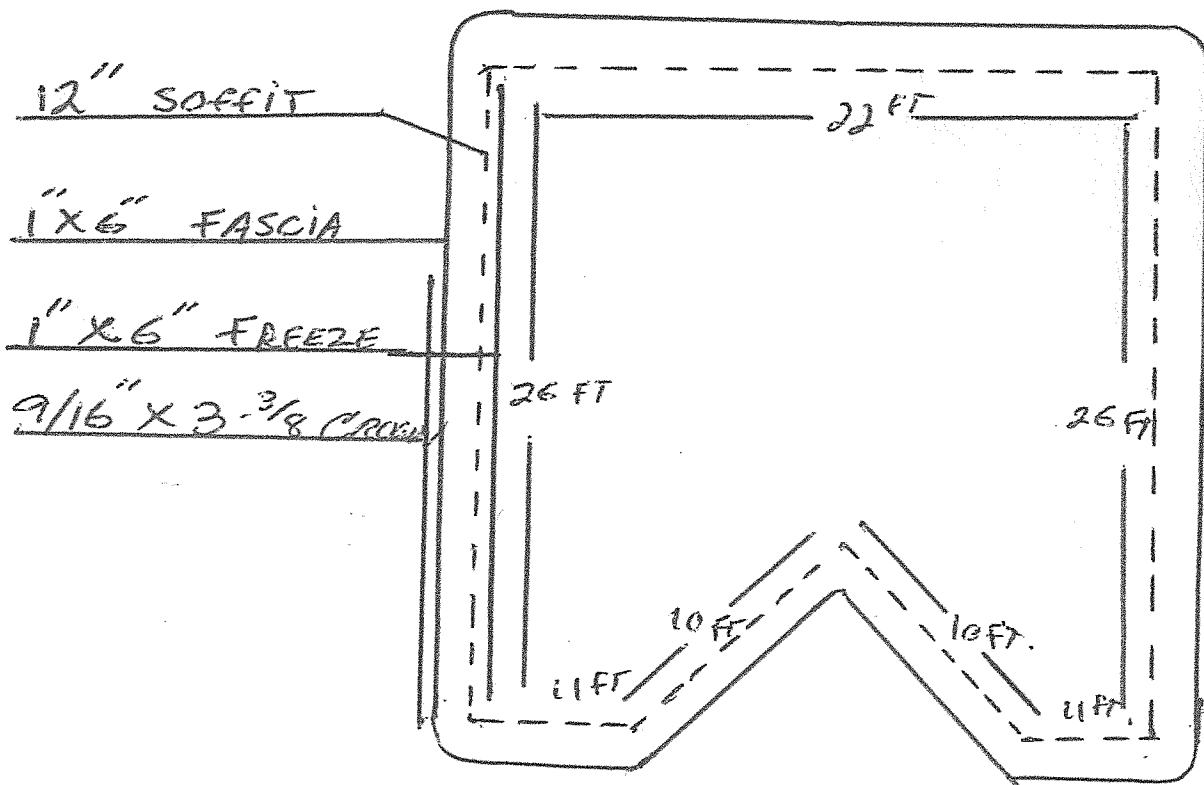
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZATION IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCE THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW OR ORDINANCE REGULATING CONSTRUCTION OR THE PERFORMANCE OR CONSTRUCTION.

X Daniel J. Webb 11-15-16 X
 Signature of Contractor/Authorized Agent Date Signature of Owner or Agent Date

 Building Official Approval Date Printed Name of Applicant

FOR OFFICE USE ONLY			
Planning & Zoning Official <input type="checkbox"/> SFHA <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning _____		HP Official Case # _____ <input type="checkbox"/> Contributing <input type="checkbox"/> Project Approval <input type="checkbox"/> Certificate of Appropriateness	
Date _____		Date _____	
Type of Construction: <input type="checkbox"/> IA <input type="checkbox"/> IB <input type="checkbox"/> IIA <input type="checkbox"/> IIB <input type="checkbox"/> IIIA <input type="checkbox"/> IIIB <input type="checkbox"/> IV <input type="checkbox"/> VA <input type="checkbox"/> VB			



1. please see attached material list
2. please note all materials to be oil based primed and finish coated.



203 W HUDSON ST
SPEARFISH SD
(605) 642-4733

57783-2337

S/O EST - CASH
DATE 11/15/2016 7:35 AM 1

SPECIAL ORDER ESTIMATE

XTREME CONTRACTING
47 FOREST AVE.
DEADWOOD S.D. 57732

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ACCOUNT

660-00100052-000

SELLING STORE 670 SHIPPING STORE 670 SALES PERSON 15 JIM LASNETSKE

OUR ORDER 362645 CUST. P.O.

INV. TERMS: CASH

INV. TERMS: CASH								
QUANTITY ORDERED	QUANTITY SHIPPED	LOCATION	ITEM NUMBER	DESCRIPTION	UNIT EXT / UM	UNIT PRICE	EXTENDED PRICE	
5	EA		SFP40838	4X8X3/8 FIR PLYWOOD PLAIN FACE	5EA	33.89	169.45 T	
				SOFFIT PLYWOOD, NO GROOVES				
10	EA		3KC10612	1X6X12 #3 CEDAR S1S2E	10EA	14.59	145.90 T	
				FACIA BOARD				
126	EA		.SE20020	LIN FT OF 610C PINE CROWN	126	1.08	136.08 T	
10	EA		3KC10612	1X6X12 #3 CEDAR S1S2E	10EA	14.59	145.90 T	
				FREEZE BOARD				
1	EA		.SE20020	HARDWARE AND NAILS	1	50.00	50.00 T	
2	GL		151366	02001 INT/EXT PRIMER/SEALER	2GL	21.99	43.98 T	
20	EA		DEL99	DELIVERY CHARGE	20EA	2.00	40.00 T	
				ORDER TOTAL:	778.85			
				BALANCE				
				AFTER DEPOSIT:	584.14			
				DEPOSIT DUE IS:	194.71			
				*** DO NOT PAY OFF THIS ESTIMATE ***				
				*** ESTIMATE - ONLY ***				
Expires: 12/15/2016								
ATE ELIVERED		RECEIVED BY X	W G T	NET SALE	TAXABLE SALE	TAX %	TAX	TOTAL
ELIVERED Y		LOADED BY X	CHECKED BY X	731.31	731.31	6.50	47.54	778.85

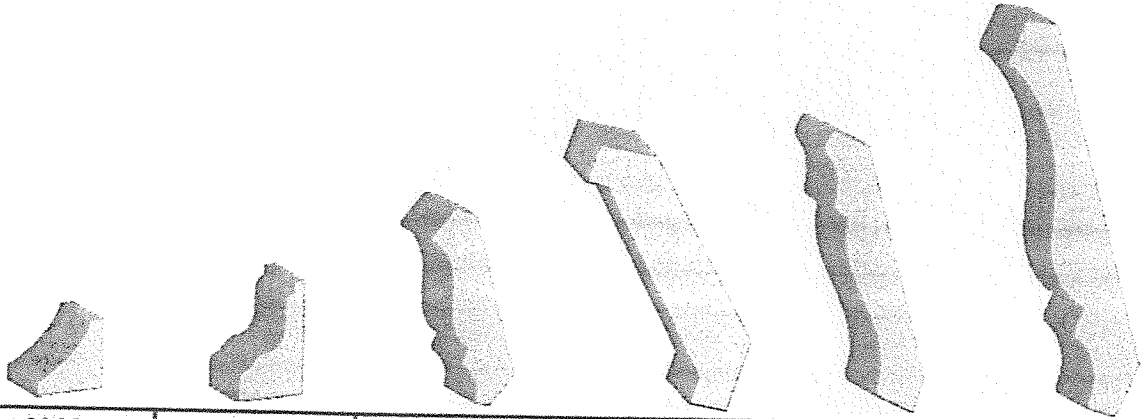
TERMS OF SALE

- All charge purchases are due for payment as indicated by the invoice due date. This method of billing is offered as a convenience for all charge purchases made during the previous month.
- This credit is not a monthly payment plan or a revolving type credit plan.
- All product returns must be made within 60 days from original sale and must be accompanied by a sales receipt.
- While a **FINANCE CHARGE** is added to your account if the balance is not paid by the invoice due date, such extensions of credit are not encouraged. To avoid **FINANCE CHARGES** and to comply with the ProBuild credit policy, your balance must be paid in full by the invoice due date.
- **FINANCE CHARGES** are computed by a periodic rate of 1 1/2% per month which is an **ANNUAL PERCENTAGE RATE** of 18%.
- The **FINANCE CHARGE** will be assessed on any past due unpaid balance after deduction of current payments, credits and allowances. The minimum monthly **FINANCE CHARGE** is \$.50.

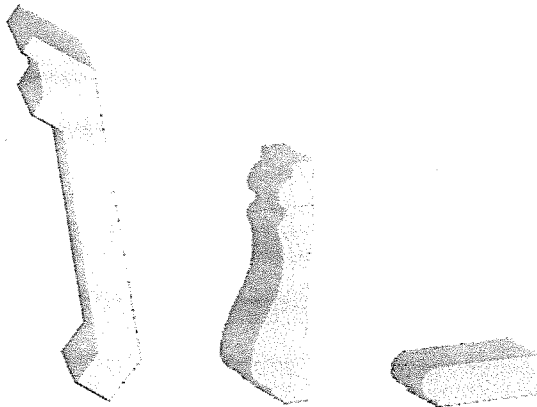
Poplar

Random length (RL) orders may receive and be billed for up to 10% overage.

Miscellaneous



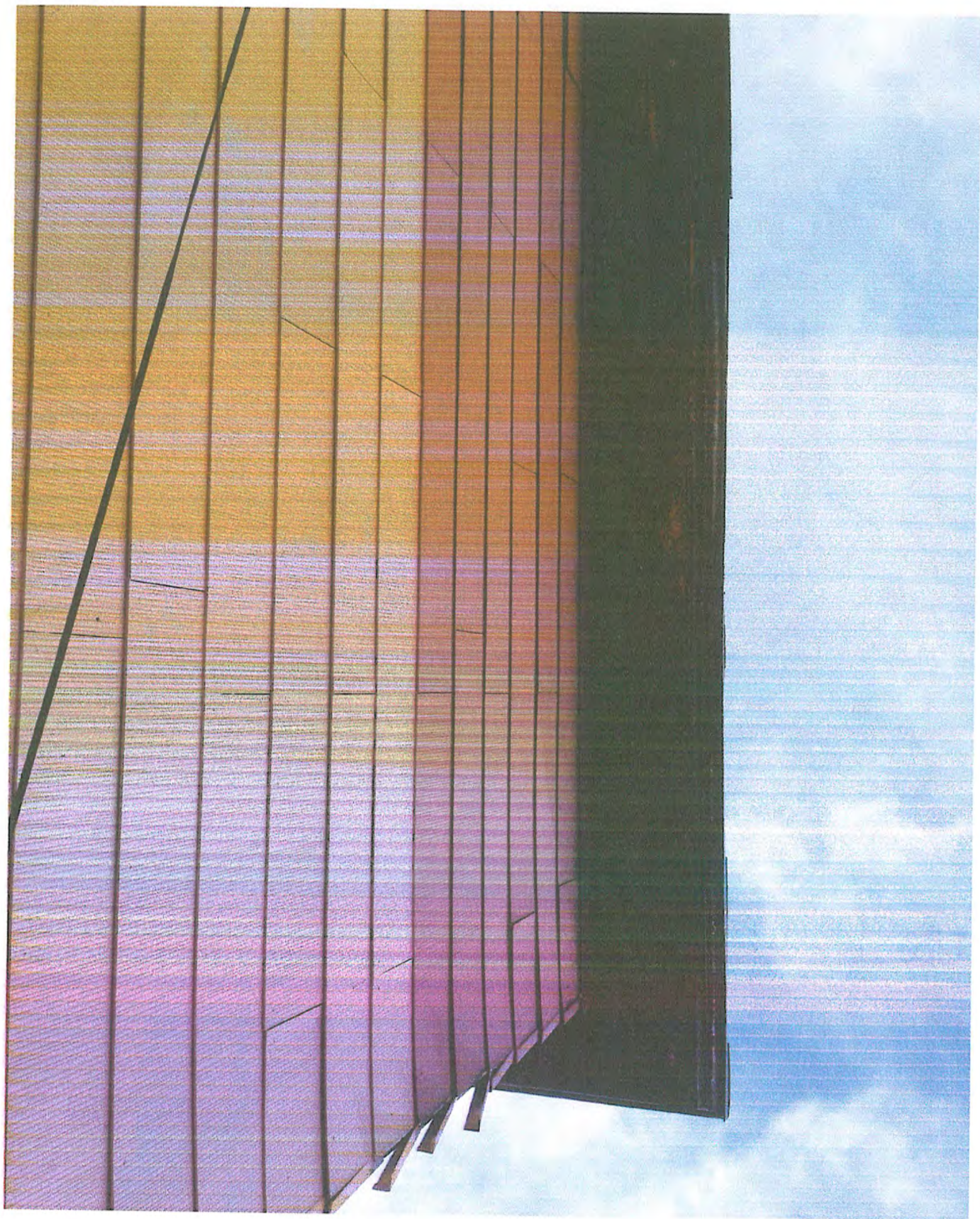
	601A	602A	608A	609A	610A C	614A
	3/4" x 3/4"	3/4" x 1-1/4"	9/16" x 2-1/4"	13/16" x 3-5/8"	9/16" x 3-3/8"	11/16" x 4-5/8"
	cove	cove	crown	crown	crown	crown
Random LF	\$0.83	\$1.46	\$1.94	\$4.82	\$3.73	\$5.77
Specified LF	\$1.04	\$1.82	\$2.43	\$6.02	\$4.66	\$7.22
Over 14'	\$1.08	\$1.90	\$2.52	\$6.26	\$4.84	\$7.51

16⁸ ft.

	624A	720A	746A
	3/4" x 4-5/8"	11/16" x 2-5/8"	7/16" X 1-3/8"
	crown	moulding	moulding
Random LF	\$4.15	\$1.64	\$1.00
Specified LF	\$5.19	\$2.05	\$1.25
Over 14'	\$5.40	\$2.13	\$1.29











Date: 11/18/2016

Case No. H16061

Address: 24 Burnham Ave

Staff Report

The applicant has submitted an application for Project Approval for work at 24 Burnham Ave, a contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Toni Burns
Owner: Toni Burns
Constructed: 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource: This structure is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom on 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to repair the failing retaining wall.

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>#16061</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>11/8/16</u>
Date of Hearing	<u>11/22/16</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>24 Burnham Ave, Deadwood, SD 57732</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Toni (Anastasia) Burns</u>
Address: <u>24 Burnham Ave</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>720-413-9354</u> Fax: _____
E-mail: <u>ToniB.LovinAmerica@gmail.com</u>

Architect's Name: <u>N/A</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>Dean Ruppert</u>
Address: <u>254 Sunshine Dr</u>
City: <u>Spearfish</u> State: <u>SD</u> Zip: <u>57783</u>
Telephone: <u>605-641-9796</u> Fax: _____
E-mail: <u>mason.man1257@gmail.com</u>

Agent's Name: <u>N/A</u>
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>Repair failing retaining wall</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: _____ Project Completion Date (anticipated): _____

☐ **ALTERATION** ☐ Front ☐ Side(s) ☐ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____☐ **ROOF** ☐ New ☐ Re-roofing
☐ Front ☐ Side(s) ☐ Rear☐ **GARAGE** ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear☐ **FENCE/GATE** ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____ Dimensions _____

☐ **WINDOWS** ☐ **STORM WINDOWS** ☐ **DOORS** ☐ **STORM DOORS**
☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____

☐ **SIGN/AWNING** ☐ New ☐ Restoration ☐ Replacement

Material _____ Style/type _____ Dimensions _____

☒ **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.

Repair of failing retaining wall. Please see attached work proposal for additional

information.

SIGNATURES

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

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

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


SIGNATURE OF OWNER(S)

11/8/2016
DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

Dean Ruppert Construction & Restoration

254 Sunshine Drive
Spearfish, SD 57783

mason_man57@hotmail.com

605-641-9796

mason.man1257@gmail.com

PROPOSAL

Job Name: Toni + Scotte Burns

Address: P.O. Box 281221 Lakewood Co. 80228

Deadwood home wall repairs Burnham St.

Job Description	Dates	Work Description	Cost
wall restoration	24 nov →	tear out + preserve green timbers	
		auger in new front vert logs - supports	
		set in concrete 4' depth @ 8' span	
		clean + replace green timber wall	\$4,000
		rental of "track loader" + auger attachment	\$1,200
		extra timber if needed - included	
		job site cleanup - included	
		with lawn repaired - included	
Plan "B"		augered concrete pilons above wall (as discussed w Toni) if can't auger below	\$1,000?
Total Job Estimate			\$5,200
Start-up Payment			\$2,600
Due on Completion			2,600

Thank you,

Dean Ruppert - Owner

Dean Ruppert

Date Oct 22-16'

Date _____

Date: 11/18/2016

Case No. H16063
Address: 38 Van Buren Ave

Staff Report

The applicant has submitted an application for Project Approval for work at 38 Van Buren Ave, a contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: Gene Hunter
Owner: Gene Hunter
Constructed: 1897

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

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

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to restore all double hung windows. The applicant is also applying for the Wood Windows and Doors Program.

Attachments: No

Plans: No

Photos: Yes

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



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	<u>H16063</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>11/16/16</u>
Date of Hearing	<u>11/22/16</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>38 Van Buren</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Gene Hunter</u>
Address: <u>38 Van Buren</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>381-9857</u> Fax: _____
E-mail: <u>fattoe.340@gmail.com</u>

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

Contractor's Name: <u>Mark Speirs</u>
Address: <u>34 Van Buren</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: _____
Telephone: <u>578-1179</u> Fax: _____
E-mail: <u>mark.speirs1952@gmail.com</u>

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

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

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

DESCRIPTION OF ACTIVITY

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

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

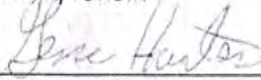
will look to restore all interior double hung
windows. Scope of work will require removal of
windows (top & bottom), stripping of old paint (early 1900's),
glazing where necessary, replacement of broken glass,
priming & double top coats, & reinstallation of windows
trim work & exterior storms.
color: "courthouse white"

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.

 11/16/2016
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

SIGNATURES

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SIGNATURE OF OWNER(S)

DATE

Mark S. Sporn
SIGNATURE OF AGENT(S)

11/16/16
DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

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Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

Date: 11/17/2016

Case No. H16064

Address: 270 Main St

Staff Report

The applicant has submitted an application for Project Approval for work at 270 Main St, a noncontributing structure located in Fountain City Planning Unit in the City of Deadwood.

Applicant: Mike Gustafson
Owner: Mike Gustafson
Constructed: 1990

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 motel does not contribute to the Deadwood National Historic Landmark District. The structure is less than 50 years old.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to construct a canopy at the front entrance.

Attachments: Yes

Plans: Yes

Photos: Yes

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



Motions available for commission action:

A: 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.	H16063
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	11/11/16
Date of Hearing	11/22/16

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

PROPERTY INFORMATION	
Property Address:	270 Main St
Historic Name of Property (if known):	First Gold

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

Owner's Name: Mike Gustafson	
Address: 270 Main St	
City: Deadwood	State: SD Zip: 57732
Telephone: 578-9777	Fax: _____
E-mail: _____	

Architect's Name: Eric Monroe (TSP, INC)	
Address: 600 KANSAS CITY ST.	
City: RAPID CITY	State: SD Zip: 57701
Telephone: 605-343-6102	Fax: _____
E-mail: Monroee@gmail.com	

Contractor's Name: Chad Jacobs	
Address: HC 37 Box 301	
City: Lead	State: SD Zip: 57754
Telephone: 578-1495	Fax: _____
E-mail: chad@jacobs welding.net	

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

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

SIGNATURES

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

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

Mike Gustafson by Gerry Anderson 11-11-16
SIGNATURE OF OWNER(S) DATE SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>Dec. 1, 2016</u> Project Completion Date (anticipated): _____			
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input 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.

REFERENCE ATTACHED DOCUMENTS



To Solve. To Excel. Together.

November 14, 2016

600 Kansas City Street
Rapid City, SD
57702

phone (605) 343-6102
fax (605) 343-7159

www.teamtsp.com

Architecture
Engineering

Re: Historic Preservation Submittal Description of Activity
First Gold Porte-Cochere

The submitted project is the addition of a new painted steel porte-cochere structure to the front of the existing First Gold Hotel. The intent of the addition is to provide weather protection for guests. The structure is designed in both height and width to accommodate a bus being able to stage under cover for both pick-up and drop off. This simple post & beam structure will be held off of the existing building by 10'-0" (reference plan) to the first columns. The outer columns are 27'-0" apart to allow for two vehicles to be staged under cover of the roof. The columns are then 25'-0" across. The steel beams are 14'-0" clear to the bottom. The roof is sloped at 1-1/2" / 12" to provide necessary minimums for mechanically fastened standing seam roofing yet not too high to impede second floor natural light. The structure will overlap the existing lower barrel roofed canopy by 12" yet allow natural air flow. Providing cross brace stability to the structure is a vertical king post with two arched braces that relate back to the shape of the existing barrel roof. All structural members will be painted green, referencing Benjamin Moore 574 "Once Upon A Time" or equivalent color to match existing window frames, roofing, and accent color. The existing sign from the barrel roof will be relocated to the end of the porte-cochere. The steel columns will sit on a stained concrete base 3'-0" high to match the stone masonry base course on the existing hotel façade.

We appreciate your review and consideration.

Sincerely,

TSP
Eric C. Monroe, AIA
Principal/Senior Architect

Marshalltown, IA
Marshall, MN
Minneapolis, MN
Rochester, MN
Omaha, NE
Rapid City, SD
Sioux Falls, SD
Sheridan, WY



FIRST GOLD CANOPY ADDITION





FIRST GOLD CANOPY ADDITION

TSP



FIRST GOLD CANOPY ADDITION

TSP



FIRST GOLD CANOPY ADDITION



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>H16063</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>11/16/16</u>
Date of Hearing	<u>11/22/16</u>

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Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION

Property Address: Tract A and B of the McGovern Hill Addition of the City of Deadwood (See Attached Plats)

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: The Chalets, LLC
Address: 205 6th Avenue SE, Suite 300
City: Aberdeen State: SD Zip: 57401
Telephone: 605-225-1712 Fax: 605-225-0969
E-mail: jlamont@lamontcompanies.com

Architect's Name: CO-OP Architecture
Address: 300 N. Phillips Ave, Suite 120
City: Sioux Falls State: SD Zip: 57104
Telephone: (605) 334-9999 Fax: _____
E-mail: cory@co-oparch.com

Contractor's Name: Lamont Companies Construction, LLC
Address: 205 6th Avenue SE, Suite 300
City: Aberdeen State: SD Zip: 57401
Telephone: 605-225-1712 Fax: 605-225-0969
E-mail: jlamont@lamontcompanies.com

Agent's Name: Jeff Lamont
Address: 205 6th Avenue SE, Suite 300
City: Aberdeen State: SD Zip: 57401
Telephone: 605-225-1712 Fax: 605-225-0969
E-mail: jlamont@lamontcompanies.com

TYPE OF IMPROVEMENT

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

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

DESCRIPTION OF ACTIVITY

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

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

Approximately 102 condominiums consisting of Approximately (34) 2 bedroom units and Approximately (68) 1 bedroom units. There is some potential of 2 one bedroom units being combined into (1) 3 bedroom unit depending on need and demand.

One garage parking stall is provided for each unit.

The structures will be wood framed construction consisting of the following exterior materials:

- Exterior Stone to be black hills slate or a cultured stone to replicate local stone material.
- Exterior weather siding or a composite siding to replicated a naturally weathered wood.
- Exposed structural members to be stained or sealed natural wood.
- Aluminum clad wood windows with mutins to simulate historic divided glass panels.
- Wood or faux wood garage doors with divided glass widows in the top panel.
- Composite wood decking to provide a low maintenance deck material.
- powder coated steel guardrail with horizontal stainless steel cables to maximize overall views.
- Galvanized Corrugated steel roofing.
- Copper or galvanized gutters and downspouts.

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.

 11-15-16
SIGNATURE OF OWNER(S) DATE

 11-15-16
SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

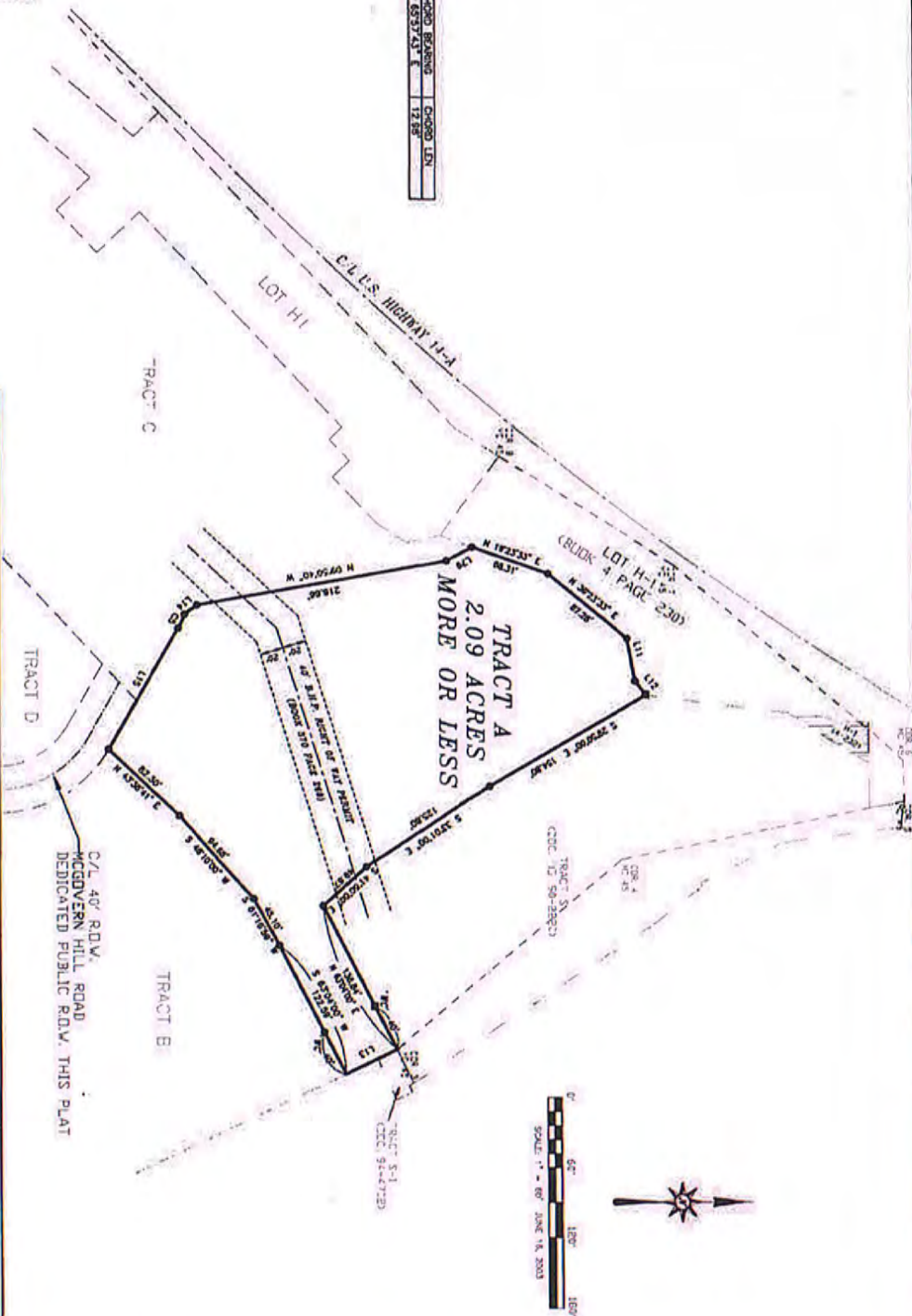
NEW CONSTRUCTION:

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

LINE	BLANK	215 IN/2
L11	N 79.23.33° E	36.85'
L12	N 52.17.43° E	15.14'
L13	S 25.17.09° E	40.34'
L14	N 37.34.10° V	132.6'
L15	S 60.43.03° V	118.70'
L79	N 27.49.21° V	24.82'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LEN
C3	63.00"	11°49'21"	13.00'	S 65°57'43" E	12.98'

LEGEND:
● SET RIDER AND CAP STAMPED ARLETH AND ASSOCIATES, L.S.
1977
■ FOUND CORNER
C DENOTES WITNESS CORNER



SHEET TITLE
 MCCORMACK HILL ADDITION OF THE CITY OF DEADWOOD
 TRACT A
 SHEET NO.
 SHEET 9 OF 16 SHEETS

PREPARED BY:
ARLETH &
ASSOCIATES

382 MAIN STREET
DEADWOOD, SD 57732
605-578-1637

JOB NO. 6260
DATE: JUNE 4, 2003
SCALE: 1" = 60'
DRAWN: SE/RN/T.VTC

APPROVED: JMA
DWC: A260

MCQUEEN HILL ADDITION OF THE CITY OF DEADWOOD
 SHEET TITLE
 TRACT B
 SHEET NO.
 SHEET 10 OF 16 SHEETS

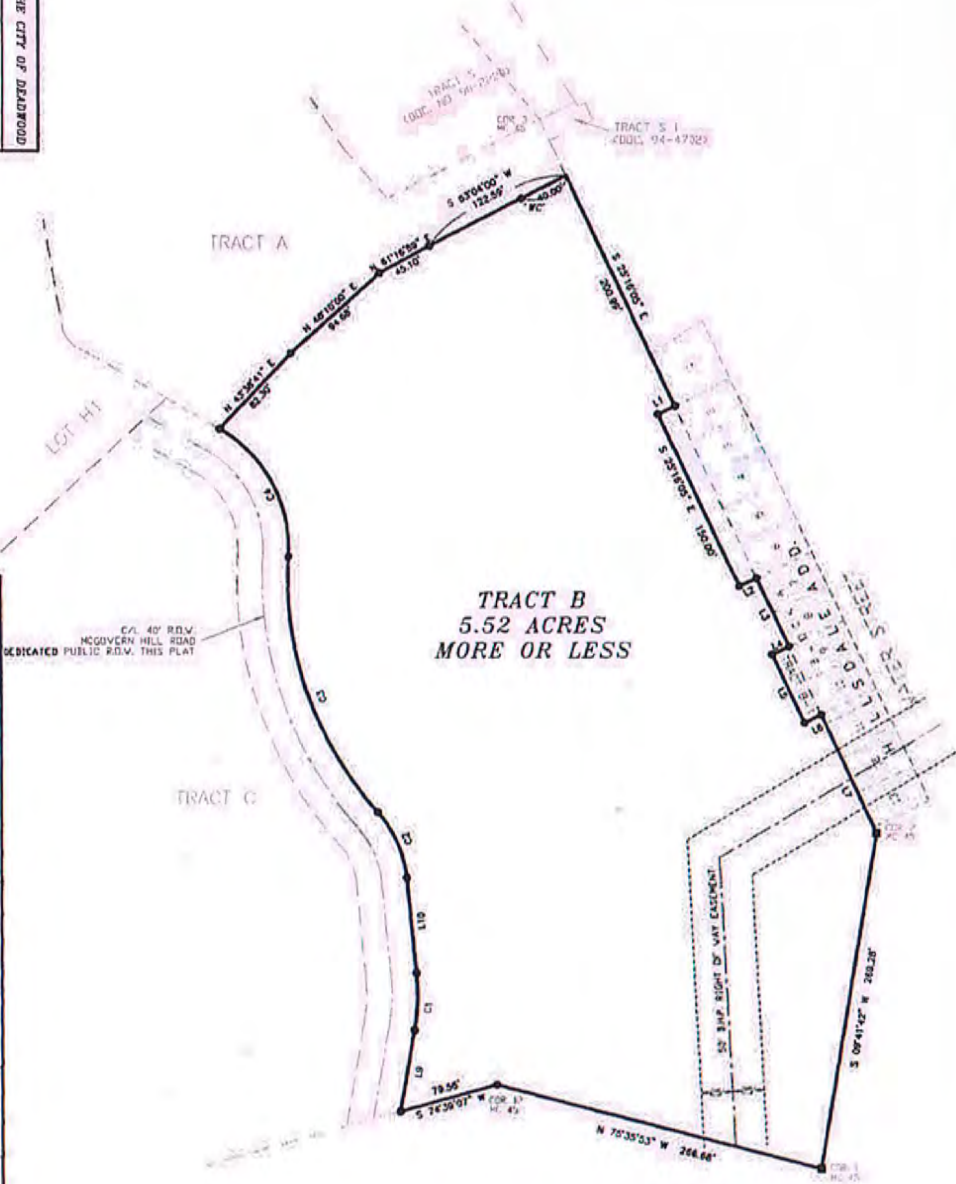
PREPARED BY:
 ARLETH &
 ASSOCIATES

382 MAIN STREET
 DEADWOOD, SD 57532
 605-578-1637

JOB NO.
 6260

DATE: JUNE 4, 2003
 SCALE: 1" = 60'
 DRAWN: SE/RN/L/T/TC

APPROVED: JMA
 DTC: 6380



TRACT B
 5.52 ACRES
 MORE OR LESS

LEGEND:
 SET BEAR AND CAP STAMPED ARLETH AND ASSOCIATES L.S.
 2577
 FOUND CORNER
 "WC" DENOTES WITNESS CORNER

LINE	BEARING	DISTANCE
L1	S 64°43'35" W	15.00'
L2	N 64°43'35" E	15.00'
L3	S 25°16'55" E	40.00'
L4	S 64°43'35" W	15.00'
L5	S 25°16'55" E	40.00'
L6	N 64°43'35" E	15.00'
L7	S 25°16'55" E	103.20'
L8	N 69°56'43" E	64.74'
L9	N 69°56'43" E	64.74'
L10	N 69°56'43" W	75.55'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LEN
C1	170.00'	157°38'53"	45.63'	N 02°17'18" E	45.70'
C2	50.00'	36°27'27"	52.27'	S 23°45'51" E	58.31'
C3	275.18'	45°48'20"	230.08'	S 19°04'54" E	214.24'
C4	108.00'	63°52'49"	120.41'	S 28°09'58" E	114.27'



MEMORANDUM

Date: November 18, 2016
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.

- Gene & Roxy Hunter..... 38 Van BurenWindows/Doors Program
Staff has determined the project meets the criteria for the Windows/Doors Program and will coordinate with the applicant during the proposed project.
- Donna Watson.....24 Adams Elderly Resident Program
Staff has determined the applicant meets the criteria for the Elderly Resident Program and will coordinate with the applicant during the proposed project.



Wood Windows and Doors Application

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

1. Address of Property:

38 Van Buren

2. Applicant/Owner name & mailing address:

Gene & Roxie Hunter (Sign Express)
726 Jackson Blvd
Rapid City, SD 57702

Telephone: (605) 381-9852

E-mail gene@signcentralusa.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000

Estimated Total Cost for Entire Project:

\$ 11,000

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 11/16/16

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: Gene Hunter

Date submitted: 11/15/16

Owner's signature: Gene Hunter

Date submitted: 11/15/16

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	5					
Right Side View	2					
Left Side View	4					
Rear View	5					
Total Windows	16					
\$12,800	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



Elderly Residents Program Application

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

1. Address of Property:

24 Adams St

2. Applicant/Owner name & mailing address:

Donna Watson

Telephone: (605) 578 9770

E-mail dnnwatson52@gmail.com

What year were you born? 1938

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: 11/16/16

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 or a grant or loan.

Applicant's signature: Donna Watson

Date submitted: 11/11/16

Owner's signature: Donna Watson

Date submitted: 11/11/16

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 4/13/16



Dharma Tree Care, LLC

605-645-6939 P.O. Box 756 Spearfish, SD 57783 DharmaTreeCare@gmail.com



November 4th, 2016

City of Deadwood
67 Dunlop Ave
Deadwood SD 57732

RE: Remove Spruce tree at 24 Adams Street, remove all debris, cut stump to grade.

Total: \$2750.00 (twenty seven hundred fifty dollars and no cents)

Respectfully,

Brock Axthelm
Dharma Tree Care, LLC