

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 12, 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. HPC Regular Meeting – September 28, 2016
3. Voucher Approval
4. Old or General Business
 - a. 2017 Wall of Fame Nominations – Exhibit A
 - b. Headstone Grant Application – 16002, Millar, Saura Alice – Mt. Moriah Cemetery – Exhibit B
 - c. Hire Fall/Winter Intern – Mohamed Aleduulahi – Exhibit C
5. New Matters before the Deadwood Historic District Commission
 - a. COA H16051 – Jim Burgess -- Hog Wild Inc. – 681 Main Street – Exhibit D
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H16050 – Lori Keehn – 107 Forest Avenue – Windows/Siding – Exhibit E
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit F
 - i. Lori Keehn – 107 Forest – Siding Program
 - ii. Lori Keehn – 107 Forest – Windows/Doors Program
 - iii. Matthew Pike – 35 Lincoln – Windows/Doors Program
 - b. Revolving Loan Program – Exhibit G
 - i. Reva VanDerVosrt -- 52 Pleasant – Request to Forgive
 - ii. Bryan Arsage – 128 Williams – Re-subordination Request
 - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

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

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 28, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – September 14, 2016
3. Voucher Approval
4. Old or General Business
5. New Matters before the Deadwood Historic District Commission
 - a. Demolition by Neglect Proposed Ordinance Changes – Kevin Kuchenbecker – Exhibit A
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H16047 – Janice Heffron-Fogle – 12 Washington – Stucco Repairs – Exhibit B
 - b. PA H16048 – Mel and Deb Maynard – 10 Crescent – Replacing Windows and Awnings – Exhibit C
 - c. PA H16049 -- Gordon Mack – 143 Charles – Addition to House/Raise Garage – Exhibit D
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit E
 - i. Deb Brown – 31 Burnham – Windows/Doors Program
 - ii. Lee C. Thompson – 47 Forest – Windows/Doors Program
 - iii. Lee C. Thompson – 47 Forest – Siding Program
 - iv. Lee C. Thompson – 47 Forest – Elderly Resident Program
 - v. Janice Heffron-Fogle – 12 Washington – Siding Program
 - vi. Bill Walsh – 36 Lincoln – Elderly Resident Program
 - b. Revolving Loan Program – Exhibit F
 - i. Larry Shama – 5 Jackson – Request to Refund \$5.00
 - ii. Larry Shama – 5 Jackson – Request to Forgive Loan
 - iii. Leslie Christiansen – 18 Washington – Request to forgive Siding Loan
 - iv. Berg Jewelry & Gifts (Dale Berg) – 650 Main – Commercial Loan Request
 - v. Travis Floyd – 81 Stewart – Request to Forgive
 - vi. Margaret Fierro-Bailey – 36 Jackson – Extension Request
 - vii. Charles Williamson – 340 Williams – Extension Request
 - viii. Michael Hall – 66 Taylor – Request to Forgive
 - ix. Janice Heffron-Fogle – 12 Washington – Request to Forgive
 - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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All Applications **MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, September 28, 2016

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

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

Present City Commission: Mayor Chuck Turbiville and Dave Ruth were present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services 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, September 28, 2016 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of September 14, 2016 HPC Minutes:

It was moved by Mr. Toews and seconded by Mr. Namminga to approve the HPC minutes of Wednesday, September 14, 2016 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Berg and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$43,088.40. Aye – All. Motion carried.

Old or General Business:

Vice Chair Blair introduced Dr. Margie and Kevin Akin, who have been studying and surveying the coins that were located in the China Town archeological dig and coins located at the Days of '76 Museum. Mrs. Akin stated there was a very rare and exciting find today, which is an 1883 "Racketeer Nickel". A detailed report will be forthcoming.

New Matters before the Deadwood Historic District Commission

Demolition by Neglect Proposed Ordinance Changes – Kevin Kuchenbecker – Exhibit A

Mr. Kuchenbecker stated the committee has looked at Minimum Maintenance and Demolition by Neglect ordinance for quite some time and they believe the process needs to be streamlined. The current 4-page ordinance has been reduced to two pages, removing Historic Preservation Commission's direct involvement from minimal maintenance. The proposed changes are to the ordinance under Sections 17.68.090 Minimum Maintenance Requirements and 17.68.100 Demolition by Neglect. It does not increase the power of the Historic Preservation Commission over the properties; if anything, it decreases the Historic Preservation Commission's involvement by removing minimal maintenance from the demolition by neglect portion of the existing ordinance and reduces Demolition by Neglect to cover only historic parts of the town. It creates a systematic approach to demolition by neglect that does not conflict with minimal maintenance and therefore does not impede the work of the Public Works Department and frees up the Building Inspector to do his job without conflicting regulations.

It was moved by Mr. Toews and seconded by Mr. Johnson to recommend approval to the City Commission changes to the Deadwood Codified Ordinance under Sections 17.68.090 Minimal Maintenance Requirements and 17.68.100 Demolition by Neglect. Aye- All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission

PA H16047 – Janice Heffron-Fogle – 12 Washington – Stucco Repairs – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 12 Washington Street, a contributing structure located in the Ingleside Planning Unit, constructed in 1898. The applicant is requesting permission to repair cracking stucco and paint and repair the cracking chimney.

It was moved by Mr. Berg and seconded by Mr. Namminga 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 12 Washington Street. Aye- All. Motion carried.

PA H16048 – Mel and Deb Maynard – 10 Crescent – Replacing Windows and Awnings – Exhibit C

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 10 Crescent Drive, a non-contributing structure located in the Large Flat Planning Unit, constructed in 1963. The applicant is requesting permission to replace windows and awnings.

It was moved by Mr. Berg and seconded by Mr. Toews 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 10 Crescent Drive. Aye- All. Motion carried.

PA H16049 – Gordon Mack – 143 Charles – Addition to House/Raise Garage – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 143 Charles Street, a contributing structure located in Cleveland Planning Unit, circa 1935. The applicant is requesting permission to construct an addition to the back and side of the house. The applicant submitted a request for project approval at the 09/14/16 meeting, but was denied. The applicant has made changes to the plan and is resubmitting for consideration of a project approval. 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. Mr. Kuchenbecker thanked Mr. Mack for his willingness to work with Historic Preservation to minimize damage to the historic resource.

It was moved by Mr. Toews 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 143 Charles Street. Aye- All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

Grant Program – Exhibit E

Deb Brown – 31 Burnham – Windows/Doors Program
Lee C. Thompson – 47 Forest – Windows/Doors Program
Lee C. Thompson – 47 Forest – Siding Program
Lee C. Thompson – 47 Forest – Elderly Resident Program
Janice Heffron-Fogle – 12 Washington – Siding Program
Bill Walsh – 36 Lincoln – Elderly Resident Program

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

Revolving Loan Program/Disbursements

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve HP Grant Fund disbursement in the amount of \$1,100.00, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of \$23,175.25, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

The delinquency report was presented by Mr. Walker.

Revolving Loan Program - Exhibit E

Larry Shama – 5 Jackson – Request to Refund \$5.00
Larry Shama – 5 Jackson – Request to Forgive Loan
Leslie Christiansen – 18 Washington – Request to forgive Siding Loan
Berg Jewelry & Gifts (Dale Berg) – 650 Main – Commercial Loan Request
Travis Floyd – 81 Stewart – Request to Forgive
Margaret Fierro-Bailey – 36 Jackson – Extension Request
Charles Williamson – 340 Williams – Extension Request
Michael Hall – 66 Taylor – Request to Forgive
Janice Heffron-Fogle – 12 Washington – Request to Forgive
Mr. Walker suggested removing Berg Jewelry & Gifts (Dale Berg) – 650 Main – Commercial Loan Request from the consent agenda. Mr. Toews concurred.

It was moved by Mr. Namminga and seconded by Mr. Berg to approve the Revolving Loan Program Applications as submitted. Aye - All. Motion carried.

Mr. Berg recused himself.

Berg Jewelry & Gifts (Dale Berg) – 650 Main – Commercial Loan Request

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the Revolving Loan Program Application for 650 Main Street, as submitted. Aye - All. Motion carried.

Mr. Berg returned.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Retaining Wall Program Disbursements

No disbursements were addressed at this meeting.

Items from Citizens not on Agenda

Bob Ekman, Deadwood Mountain Grand, Jeff Lamont, Project Developer, and Tom Hallberg, Architect, presented a proposal for building the Chalets of Deadwood Mountain Grand on McGovern Hill. Mr. Williams asked how it would be access. Mr. Ekman stated existing roads. Mr. Namminga expressed concern he has heard from current residents. Mr. Blair asked how much the units would cost. Mr. Ekman stated around \$200,000 - \$400,000 per unit. Mrs. Georgeann Silvernail stated this project is not what Deadwood is about. Mrs. Brett Runge stated it is bad for Historic Preservation and bad for the City of Deadwood and that the City has been trying to maintain the viewshed around and from Mount Moriah Cemetery so you do not have to look at buildings that are not historically accurate, and now this would be right across from Mount Moriah. Mr. Ekman stated they are open to suggestions to make it historically accurate. Mr. Namminga stated it is excessively big. Mr. Ekman stated it is zoned commercial and it could be a much higher use based on the zoning. Mr. Ekman stated there are many people in favor of the project. Mr. Ekman stated Historic Preservation has approved other projects of this size and the Commission needs to be fair. Mr. Williams asked if there has ever been anything of this size on the hill. Mr. Ekman stated there were some industrial uses and residential structures. Mr. Williams asked if the current road meets road specifications. Mr. Kuchenbecker stated from his understanding it currently does not, but that is a Planning and Zoning Commission concern. Mr. Kuchenbecker explained the history of structures on the hillside were relatively few smaller scale houses with the exception of the Slime Plant and associated buildings on the Northern side of McGovern Hill. Mr. Marlin Maynard stated in the history of large structures being built within the City, there was not an impact on residents and as people in Deadwood we have to look at attracting people into Deadwood and it would be counterproductive to not look at the benefit of attracting people into Deadwood. Mr. Maynard stated Deadwood cannot become stagnant and if you rely on tourism, it is a real benefit and necessity to give them things that enhance the attractiveness of the area. Mr. Toews stated he tries to look at things from a historic preservation perspective and there is a very narrow focus; it is not Planning and Zoning and City Commission. Mr. Toews stated he would like to see this project from a historic preservation perspective; preserving the railroad cut and the early roads and reducing the overall mass and scale. Mr. Ekman stated these are to be funded by individual owners and would be built as they are sold. Mr. Kuchenbecker stated this is not presented for action, but for discussion and it is important to look at this project from a historic preservation view. He reiterated his concern on the compatibility of the proposed project as it relates to size, scale and massing.

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

Mr. Kuchenbecker reported on the following items:

- The Akins have been here all week surveying the coins in the archaeological collections;
- The reinternment for the Deadwood Pioneer will take place September 29 at 11:00 a.m.;
- Today was a revitalization meeting and the committee recommended to hire Dan Shefner;
- A thank you from Newell was received; they finished the Flagg Cabin restoration;
- G.R.A.P.E. Committee is on October 4, 2016 and the Wall of Fame applications will be reviewed;
- The Historic Rehabilitation applications are due November 16, 2016;
- The soda fountain has been returned and is in cold storage;
- The façade for 650 Main Street is coming along and would encourage everyone to see the project and possibly have a meeting at 4:00 p.m. prior to the Historic Preservation Commission Meeting.

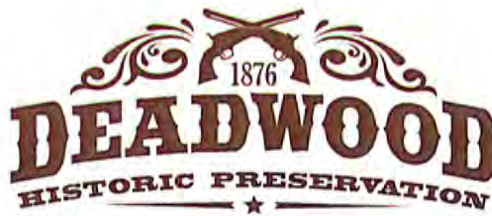
Committee Reports:

Vice-Chair Blair read a thank you letter from the Butte County Historical Society for the grant they received.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:20 p.m.
ATTEST:

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



MEMORANDUM

Date: October 7, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 2016 Wall of Fame Applicant Approvals

The Grants, Recognition, Advocacy and Public Education (G.R.A.P.E) Committee met on October 4, 2016 to review applications for the 2016 Wall of Fame. The committee reviewed seven applications and after serious review and discussion the committee recommends the following two candidates for the 2016 Deadwood Wall of Fame.

George V. Ayres – Born in Monroe Township, Wyoming County, Pennsylvania on November 1, 1852. Died May 29, 1939 and buried in Mt. Moriah.

Dr. John Clinton Smiley – Born in Rawlins, WY on February 25, 1904. Died November 16, 1970 Oakridge Cemetery, Deadwood.

The Historic preservation office would like to honor these two individuals on Wednesday, October 26, 2016 during the regular scheduled Historic Preservation meeting. The HP office is looking for permission to accept Ayres and Smiley into the Wall of Fame, purchase frames from the Historic Lead-Deadwood Arts Council and host a small reception on October 26, 2016.

Recommended Motion: *Move to accept Ayres and Smiley into the Wall of Fame, purchase frames from the Historic Lead-Deadwood Arts Council and host a small reception on October 26, 2016. Copies of the nominations are attached to this memorandum.*

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

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: October 5, 2016
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: Headstone Grant Application: #16002, Millar, Saura Alice

On October 4, 2016 the Cemetery Committee, a subcommittee of the Deadwood Historic Preservation Commission met and reviewed the below listed headstone grant application:

- #16002, Millar, Saura Alice (Mt. Moriah Cemetery)

As part of the grant program, applicants are required to furnish photographs, family trees, and any other pertinent information for the Historic Preservation Files. This information will be scanned and placed in the City's IMS (Internet Mapping Server) program.

After reviewing the application, the Cemetery Committee moved to approve the application for the 2016 Headstone Grant Program. The application are attached to this memorandum.

RECOMMENDATION

Accept application #16002, into the 2016 HPC Headstone Grant Program as approved by the Cemetery Committee on October 4, 2016.

DEADWOOD

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

EXHIBIT C

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

Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: October 6, 2016
To: Deadwood City Commission
From: Historic Preservation Office
Re: **Fall/winter Internship, Mohamed Aledulahi**

The City of Deadwood Archives is requesting permission to hire Mohamed Aledulahi, a student at the Box Elder Job Corp as the 2016-17 fall/winter intern. The City Archives internship program provides high school and college students a "hands on" experience working in an archives and collections repository.

Mr. Aledulahi would begin on October 25, 2016 and his rate of pay would be \$8.28 pending pre drug test screening.

RECOMMENDATION

Hire Mohamed Aledulahi, as the Archives spring intern at the rate of \$8.28 per hour pending pre drug test screening.

EXHIBIT D

Date: 10/07/2016

Case No. H16051

Address: 681 Main St

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 681 Main St, a non-contributing structure located in the Deadwood Wood City Planning Unit in the City of Deadwood.

Applicant: Jim Burgess, Hog Wild Inc.

Owner: Jim Burgess

Constructed: circa 1940/2009

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: Theodore Roosevelt occupied an apartment in a two-story frame building that stood at this site while he was serving as a member of the Federal Civil Service Commission, and wrote part of his book "The Winning of the West" on this location. The building was damaged by fire in 1917, and then demolished in 1940. The present building was constructed by Montgomery Ward and 2009 the current façade was constructed based off historic photographs.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to remove the fake doors on the front façade and replace with storefront windows to match balance of façade and create taller rear windows of the structure per drawings submitted with the application.

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 Local Historic District, 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>H16051</u>
☐ Project Approval	
☒ Certificate of Appropriateness	
Date Received	<u>10/4/16</u>
Date of Hearing	<u>10/12/16</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>681 MAIN ST DEADWOOD.</u>
Historic Name of Property (if known): <u>HOG WILD INC.</u>

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

Owner's Name: <u>HOG WILD INC</u>
Address: <u>2820 HARLEY DRIVE</u>
City: <u>RAPID CITY</u> State: <u>SD</u> Zip: <u>57702</u>
Telephone: <u>605 342 9362</u> Fax: _____
E-mail: <u>BSBURGESS@AOL.COM</u>

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

Contractor's Name: <u>Summit Const</u>
Address: <u>11820 Ranch Rd</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57785</u>
Telephone: <u>605 580 1239</u> Fax: _____
E-mail: <u>memme@gmail.com</u>

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

TYPE OF IMPROVEMENT			
☒ Alteration (change to exterior)	☐ New Building	☐ Addition	☐ Accessory Structure
☐ New Construction	☐ Re-Roofing	☐ Wood Repair	☒ Exterior Painting
☐ General Maintenance	☐ Siding	☒ Windows	
☐ Other _____	☐ Awning	☐ Sign	☐ Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>10/17/16</u>		Project Completion Date (anticipated): <u>11/15/16</u>	
☒ 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.

UPGRADING TO FRONT + REAR WINDOWS AS PER
ATTACHED PROPOSED DRAWINGS.

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.

Jim Burgess 10-4-16

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

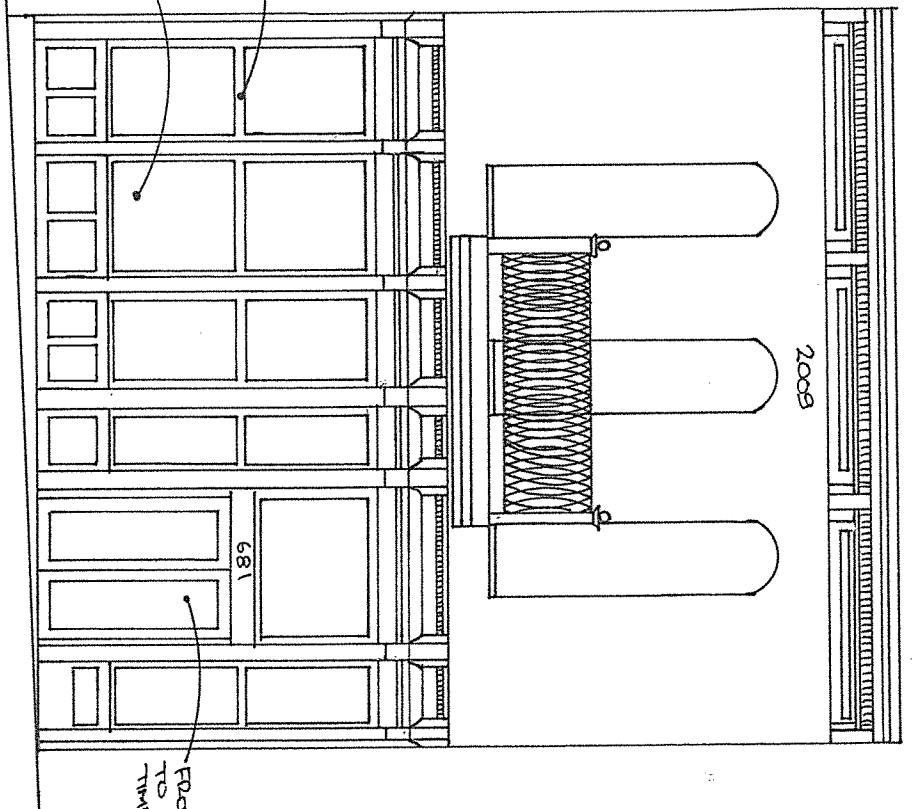
SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

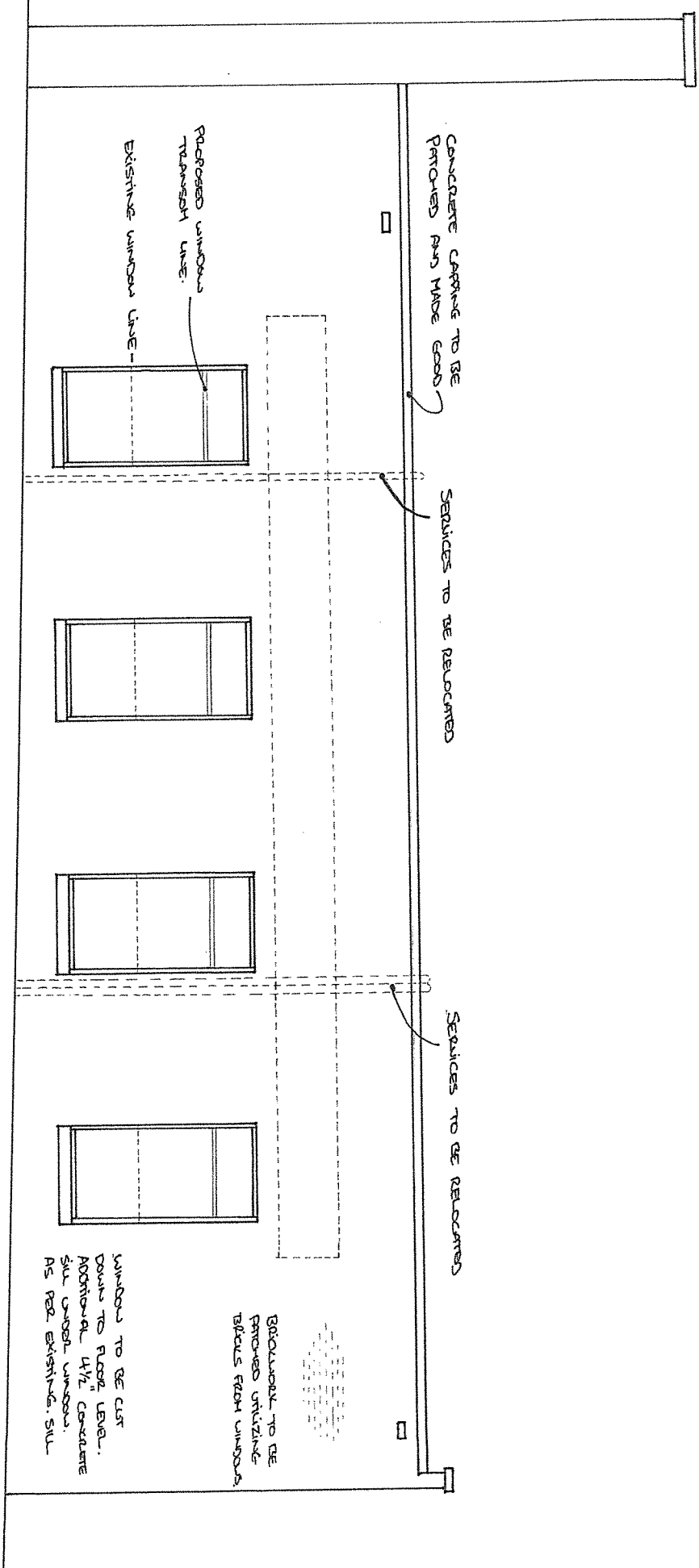
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided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



DEADWOOD HARLEY-DAVIDSON
 PROPOSED ALTERATIONS FRONT FACADE
 681 MAIN ST DEADWOOD S.D.



DEADWOOD HARLEY-DAVIDSON
 PROPOSED REAR FACADE ALTERATIONS.
 681 MAIN ST DEADWOOD S.D.

NOTE.
 WINDOWS WILL BE DOUBLE GLAZED
 FULL PANELS OF GLASS
 FRAME TO BE ALUMINUM | POWDERCOATED.

Date: 10/05/2016

Case No. H16050

Address: 107 Forest Ave

Staff Report

The applicant has submitted an application for Project Approval for work at 107 Forest Ave, a contributing structure located in Forest Hill Planning Unit in the City of Deadwood.

Applicant: Lori Keehn

Owner: Lori Keehn

Constructed: circa 1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

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

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to repair existing windows and add new wood storm windows and repair trim and siding on the structure particularly around the front porch.

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. The applicant also is entering into the windows and siding programs.



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>H16050</u>
☒ Project Approval	
☐ Certificate of Appropriateness	
Date Received	<u>10/3/16</u>
Date of Hearing	<u>10/12/16</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: 107 Forest Ave Deadwood, SD
Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Lori Keehn
Address: 107 Forest Ave
City: Deadwood State: SD Zip: 57732
Telephone: 605 645 9152 Fax: _____
E-mail: lkeehn@gmail.com

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

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

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

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|---|--|
| ☐ Alteration (change to exterior) | ☐ New Building | ☐ Addition | ☐ Accessory Structure |
| ☐ New Construction | ☐ Re-Roofing | ☐ Wood Repair | ☐ Exterior Painting |
| ☐ General Maintenance | ☐ Siding | ☒ Windows | |
| ☒ Other <u>Porch</u> | ☐ Awning | ☐ Sign | ☐ Fencing |

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.

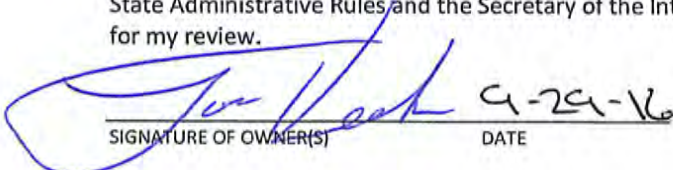
Failure to supply adequate documentation could result in delays in processing and denial of the request.

SIGNATURES

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

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

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


SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

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

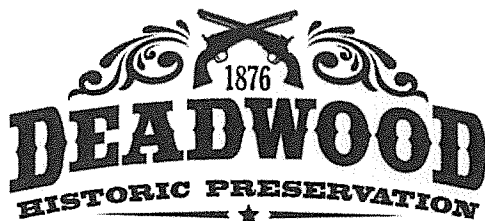


EXHIBIT F

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

MEMORANDUM

Date: October 7, 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.

- Lori Keehn 107 Forest Avenue.....Windows/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.

Lori Keehn 107 Forest Avenue Windows/Doors Program
Staff has determined the project meets the criteria for the Siding Program and will coordinate with the applicant during the proposed project.
- Mathew Pike35 Lincoln AvenueWindows/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.



Siding Program Application

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

1. Address of Property:

107 Forest Ave
Deadwood

2. Applicant's name & mailing address:

107 Forest Ave
Deadwood, SD
Lon Kechn

Telephone: (605) 645-9152

E-mail lkechn@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/3/16

Initials: BSA

Assessed Valuation \$ 158,840

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

5. Certification

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

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

Applicant's signature: _____

Date submitted: 9/29/16

Owner's signature: _____

Date submitted: ____/____/____

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

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

Revised 04/13/16



Wood Windows and Doors Application

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

1. Address of Property:

107 Forest Ave.
Deadwood, SD

2. Applicant/Owner name & mailing address:

Lori Keehn
107 Forest Ave.
Deadwood, SD

Telephone: (605) 645-9152

E-mail lkeehn@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/3/16 Initials: BA

Assessed Valuation \$ 158,840

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

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

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

Applicant's signature: _____

Date submitted: 9/29/16

Owner's signature: _____

Date submitted: ____/____/____

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

Revised 3/23/16

Wood Windows and Doors Worksheet

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

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen Window(s)	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary Door	Repair or Replacement of Other Exterior Wood Door(s)	Replacement of Inappropriate Existing Wood Door(s)
Front View						
Right Side View						
Left Side View						
Rear View						
Total Windows						
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows OR qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 OR for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door OR for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

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

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

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



Wood Windows and Doors Application

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

1. Address of Property:

35 LINCOLN AVENUE

2. Applicant/Owner name & mailing address:

MATTHEW PIKE

35 LINCOLN AVE. / P.O. BOX 198

DEADWOOD, SD 57732

Telephone: (605) 580-5997

E-mail gmatthewpike@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 19,850.00

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 10/3/16 Initials: BA

Assessed Valuation \$ 148,510

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: [Signature]

Date submitted: 9/23/16

Owner's signature: [Signature]

Date submitted: 9/23/16

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) (if appropriate)	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	1	3	—	1		
Right Side View	6	8	—	—		
Left Side View	4	12	3	—		
Rear View	—	—	—	—		
Total Windows	11	23	3	1		
	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