

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, September 14, 2016 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – August 24, 2016
3. Voucher Approval
4. Old or General Business
  - a. Advertising Mural Project – Kevin Kuchenbecker – No Exhibit
5. New Matters before the Deadwood Historic District Commission
  - a. COA H16043 Doug and Misty Asermely -- 616-618 Main Street – Windows and Re-point Brick – Exhibit A
  - b. COA H16045 – Haverberg Family Ltd Partnership – 1 Burnham – Replace Garage Doors – Exhibit B
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H16042 – Donnie & Becky Coulter – 52 Pleasant – Siding/Steps/Rear Deck/Small Shed – Exhibit C
  - b. PA H16044 – Smith Properties LTD – 136 Charles – Replace Deck – Exhibit D
  - c. PA H16046 – Gordon Mack – 143 Charles – Addition to House/Raise Garage -- Exhibit E
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit F
    - i. Greg Vecchi – 19 Centennial – Wood Windows and Doors Program
    - ii. Deb Brown – 31 Burnham – Retaining Wall Program
    - iii. Doug and Misty Asermely – 616-618 Main Street – Facade Easement Program
    - iv. Ron Russo – 626 Main – Façade Easement Program
    - v. Ron Russo – 628 Main – Façade Easement Program
  - b. Revolving Loan Program – Exhibit G
    - i. Janice Heffron-Fogle – 12 Washington – Extension
    - ii. James & Melody Lawson – 3 Emery – Refinance
    - iii. Kevin Bloom – 17 Gillmore – Cancellation of Loans
    - iv. Larry Shama – 5 Jackson – Extension
    - v. Mike Schmidt – 17 Lincoln – Commercial Loan Request
    - vi. Nugget Saloon – 604 & 606 Main Street – Extension
    - vii. Rich Turbiville – 67 Taylor – Extension
    - viii. V Caroline White – 3 Shine St. – Retaining Wall Loan 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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 24, 2016 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes – August 10, 2016
3. Voucher Approval
4. Old or General Business
  - a. Deadwood Chamber of Commerce Bleachers – Lee Harstad – Exhibit A
  - b. Program Committee Report on Advertising Mural Project – No Exhibit
  - c. Retaining Wall Policy Guideline Addition/Correction – Exhibit B
  - d. Budget Presentation to South Dakota State Historical Society Board of Trustees – September 9, 2016 - No Exhibit
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission  
PA H16041 – Bev and Jim Posey – 45 Taylor – Resurface Retaining Wall and Steps – Exhibit C
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit D  
Jim & Beverly Posey – 45 Taylor – Elderly Resident Program  
Patricia Sherman – 5 Harrison – Elderly Resident Program  
Patricia Sherman – 5 Harrison – Retaining Wall Program  
James & Christine Mikla – 119 Charles – Windows/Doors Program  
James & Christine Mikla – 119 Charles – Windows/Doors Program
  - b. Revolving Loan Program – Exhibit E  
Retaining Wall Modifications  
Lance Bobolz - 84 Van Buren  
Luella Krebs - 77 Stewart  
Caroline White - 3 Shine  
Amy Gorzalka - 50 Van Buren  
Robert Weber – 30 Jefferson – Cancel Windows Loan  
Tracy Lewis – 512 Cliff – Loan Extension  
Jesse Allen – 160 Charles St. – Loan Extension
  - 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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## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

**Wednesday, August 24, 2016**

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

**Absent:** Ms. Terri Williams, City Attorney, was absent.

**Present City Commission:** Chuck Turbiville, Dave Ruth and Jim Van Den Eykel

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

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**All motions passed unanimously unless otherwise stated.**

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 24, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of August 10, 2016 HPC Minutes:**

***It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HPC minutes of Wednesday, August 10, 2016 as presented. Aye – All. Motion carried.***

**Voucher Approval:**

***It was moved by Mr. Johnson and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$49,923.73. Aye – All. Motion carried.***

***It was moved by Mr. Johnson and seconded by Mr. Berg to approve the HP Bonded Account in the amount of \$31,590.00. Aye – All. Motion carried.***

**Old or General Business:**

**Deadwood Chamber of Commerce Bleachers – Lee Harstad – Exhibit A**

Lee Harstad with the Deadwood Chamber of Commerce stated the original loan for the bleachers was on August 18, 1998 in the amount of \$150,000. Since that day, the Chamber has paid more than \$170,000 in interest and principal on the loan. On February 2, 2007, the loan was renewed in the amount of \$136,585.04 with a maturity date of February 1, 2021 at a rate of 6 percent interest. As of August 15, 2016, the remaining balance due is \$91,541.57. The Deadwood Chamber of Commerce will be moving to the new Deadwood Welcome Center in May 2017 and will no longer have use of the bleachers. The Chamber has attempted to sell the bleachers online and through Municipal League advertising. Two bids have been received for the bleachers, with the highest bid being \$12,000. At the July 13 meeting, the Chamber asked Historic Preservation for guidance as to what to do with the bleachers and Mr. Blair suggested looking into using the bleachers at the event complex. This option was not viable. The Chamber is requesting permission to sell the bleachers for \$12,000 and make a one-time payment towards the loan and forgive the remainder of the loan. Mr. Namminga asked who wanted to buy the bleachers for \$12,000. Mr. Harstad stated the State Fair. The lower bid was for \$8,000 from a private organization in Sioux Falls. City staff did check into using them at the rodeo grounds, but the bleachers are for indoor use and would not work. Mr. Blair stated the warranty is over on the bleachers. Chair Floyd asked if the \$170,000 is the correct amount. Jeanna Dewey stated she met with Joy McCracken, Neighborworks, and this amount is correct. ***It was moved by Mr. Blair and seconded by Mr. Johnson to sell the bleachers to the highest bidder, return the proceeds to Historic Preservation and forgive the remaining balance of the loan. Aye – All. Motion carried.***

**Program Committee Report on Advertising Mural Project**

Chair Floyd stated Mr. Toews went around and took pictures of visible murals on Main Street. Mike Runge is researching historic photos of the murals. Jerity Krambeck has compiled information on the structures and prepared a report on what has been completed so far. The Program Committee primarily discussed what should be done in terms of getting started on a program to restore the murals. The committee discussed using one particular mural to use as a pilot project to determine what it would take to get it done cost-wise and owner participation. Mr. Toews stated the committee discussed starting with the Champion mural on the Celebrity Hotel building. Mr. Blair suggested contacting the Celebrity and getting matching funds for the project. Mr. Kuchenbecker stated the Manager, Ken Geinger, approached Historic Preservation several years ago about doing

the mural and received a bid of about \$3,800 to restore the mural back to 65 to 70 percent. In our research, it was discovered you do not take the mural back to 100%. You continue to keep it as a ghost sign. Discussion was also held on what type of easement would be used to assure mural is maintained in the future. Mr. Blair stated it would be nice to have done by fall. Mr. Kuchenbecker stated he will contact the Celebrity and report back at next meeting. Chair Floyd stated funding for this project would be a percentage from City and property owner. Do we know where the City funds for the project would come from? Mr. Kuchenbecker stated the city portion of the project would come out of the revolving loan account because there is nothing available in the operating budget. Mr. Namminga stated he would also like to see the Bullock hardware signs done. Mr. Kuchenbecker will make contact with the Celebrity Hotel and Bullock Hotel. Mr. Williams would like to see all the murals done and funded by the City.

#### Retaining Wall Policy guidelines Addition/Correction – Exhibit B

Mr. Kuchenbecker stated the City's forgivable portion of the Retaining Wall Program ends up being a loan to the owner. The owner's costs are 10% of the project plus 10% of the assessed value. If its life safety its 0% and if its non-life safety its market rate at 4%. This helps clean up the issues with Owner Occupied, Non-Owner Occupied and Life Safety. Suggested changes are being made to item 5. Owner's Financial Obligation; item 6. Inspections and Changes of Ownership; 7. Loan Conditions. Chair Floyd stated item 6 a. is repeated again in item 6 b. and could be deleted. Mr. Walker questioned if there needs to be documentation regarding changing the owner occupancy of the structure during the period of the loan. Chair Floyd stated we should discuss this matter at loan committee. ***It was moved by Mr. Blair and seconded by Mr. Berg to approve the suggested additions and corrections from the Program Committee to the Retaining Wall Policy Guidelines as presented. Aye – All. Motion carried.***

#### Budget Presentation to South Dakota Historical Society Board of Trustees – September 9, 2016

Mr. Kuchenbecker stated we have received the agenda from the State Historical Society Board of Trustees to present the 2017 budget on September 9, 2016. Historic Preservation is on the agenda for 11:00 a.m. Central Time. If any Historic Preservation Commissioners or City Commissioners wish to attend the meeting please let the office know. The suburban will be leaving for Pierre between 6:00 a.m. and 6:30 a.m. It is nice to have two or three Commissioners in attendance at these meetings. Staff has received the budget analysis from SHPO. It appears there are no concerns and everything is recommended for approval from SHPO. Any changes to the supplemental budget should be submitted to SHPO staff and report to the Board of Trustees.

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

No matters considered.

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

##### PA H16041 – Jim and Bev Posey – 45 Taylor – Resurface Retaining Wall and Steps – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 45 Taylor Avenue a contributing structure located in the Ingleside Planning Unit in the City of Deadwood, circa 1905. The applicant is seeking permission to skim coat the retaining wall and resurface the steps. 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. This stone retaining wall is coated with concrete and it's starting to fail. Mr. Berg asked how much does a repair like this cost. Mr. Kuchenbecker stated the estimate is \$8,800.00. ***It was moved by Mr. Blair and seconded by Mr. Williams 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 for retaining wall and step repairs at 45 Taylor Avenue. Aye- All. Motion carried.***

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

##### Grant Program – Exhibit D

Jim & Beverly Posey – 45 Taylor – Elderly Resident Program  
Patricia Sherman – 5 Harrison – Elderly Resident Program  
Patricia Sherman – 5 Harrison – Retaining Wall Program  
James & Christine Mikla – 119 Charles – Windows/Doors Program  
James & Christine Mikla – 119 Charles – Windows/Doors Program

***It was moved by Mr. Blair and seconded by Mr. Johnson 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. Blair and seconded by Mr. Williams to approve HP Grant Fund disbursement in the amount of \$14,124.74, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Blair and seconded by Mr. Berg to approve HP Revolving Loan Fund disbursement in amount of \$222.04, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

The delinquency report was presented by Mr. Walker.

#### Revolving Loan Program - Exhibit E

##### Retaining Wall Modifications

Lance Bobolz - 84 Van Buren

Luella Krebs - 77 Stewart

Caroline White - 3 Shine

Amy Gorzalka - 50 Van Buren

Robert Weber - 30 Jefferson - Cancel Windows Loan

Tracy Lewis - 512 Cliff - Loan Extension

Jesse Allen - 160 Charles St. - Loan Extension

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

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

##### Retaining Wall Applications

No applications were addressed at this meeting.

#### **Retaining Wall Program Disbursements**

***It was moved by Mr. Johnson and seconded by Mr. Berg to approve HP Retaining Wall Loan Fund disbursement in amount of \$110,952.00, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

#### **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:

- A report on the accounting for 360 Williams was presented to the Commission showing how the project is coming along financially. Some of the costs are estimates and some are actual. We are fine on the budget as we move forward. To date we have spent \$33,919.13;
- 227 Williams is a couple weeks away from being transferred from Tin Lizzies to Neighborworks. A buyer is willing to rehab the structure;
- Five retaining walls are under construction or about finished;
- St. Ambrose Phase VI started last week;
- September 8, 2016, 5:00 - 7:00 p.m., there will be an open house, ribbon cutting and Chamber Mixer at Powerhouse Park;
- The Deadwood Welcome Center is moving along. The parking lot is being used. Wayfinding signs are going up. September 22 there is a meeting on the schematic design with Split Rock Studios;
- Today Deadwood hosted the South Dakota Department of Transportation Commission meeting. The meeting was in the Century Room and they toured the highway construction project;
- A press release has gone out for the Wall of Fame Nomination. Deadline is September 30 and the G.R.A.P.E. Committee will review on October 4 and select two candidates. The recipients will be announced at the October 26 meeting;
- The Block Clubs will have their first fall meeting on September 1, 2016 at City Hall;
- The Fountain House is being painted;
- Staff from the South Dakota Magazine were here photographing the China Town collection. There will be an article in the magazine in the future;
- Ms. Anfinson represented Deadwood last week at the CLG meeting in Brookings. Ms. Anfinson stated she attended the CLG meeting on August 12, 2016. CAMP (Commission Assistance and Mentoring Program) presented a workshop in Legal Options for Historic Preservation, Managing Your Preservation Program and Preservation Planning;
- Plans are getting closer to starting the Façade Program on Berg Jewelry.

**Committee Reports:**

Mr. Toews stated during the Program Committee meeting discussion was held on expanding the Historic Rehabilitation Program to two structures next year and are recommending approval. Mr. Toews asked if there needed to be approval to expand the program. Mr. Kuchenbecker stated it will be placed on the budget for approval.

Mr. Blair stated the month of July gaming numbers were down nine percent. This is the worst drop in 25 years.

Mr. Namminga asked when there will be a Demolition by Neglect Committee meeting. Mr. Toews stated it is planned for September.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:56 p.m.

ATTEST:

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

# EXHIBIT A

Date: 9/09/2016

Case No. H16043

Address: 616-618 Main St

## Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 616-618 Main St, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Doug and Misty Asermely

Owner: Doug and Misty Asermely

Constructed: c. 1894

## 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 original Bella Union Theater and the IXL (I Excell) Hotel occupied these lots from 1876 until the fire of 1879. After that fire, Mrs. Seth Bullock and Horace Clark each built new 25 foot wide buildings, which were then consumed by the Fire of 1894. Bullock and Clark agreed to construct a single structure on their two lots, and this building was the result. The first tenant was the Boston Restaurant. Next door was the Deadwood Beer Hall. The second floor served as barracks for the Salvation Army for several years. The second story was later occupied as a house of prostitution which operated until 1980.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace windows on the second floor with wood frame windows. Re-point brick on front of building and re-glaze first floor windows. Paint front of building.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** The window frames and sashes on this property are dangerous and in desperate need of repair or replacement. It appears many of the sashes and window seals are beyond repair. The applicant has also applied for the Façade Easement Program. Staff will work closely with the contractor and applicant to ensure the project meets the standards.

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

Misty Cell 401-965-8866  
Sick Bay



**FOR OFFICE USE ONLY**

Case No. \_\_\_\_\_  
☐ Project Approval  
☐ Certificate of Appropriateness  
Date Received \_\_\_\_/\_\_\_\_/\_\_\_\_  
Date of Hearing \_\_\_\_/\_\_\_\_/\_\_\_\_

## 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: 616-618 Main ST., Deadwood  
Historic Name of Property (if known): Bullock + Clark Building

### APPLICANT INFORMATION

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

Owner's Name: Doug/Misty Aermely  
Address: 11 Pine Knolls Dr.  
City: Buville State: CT Zip: 06241  
Telephone: 401-965-8866  
E-mail: Sickbay@sickbay.com

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

Contractor's Name: Paul Larson  
Address: \_\_\_\_\_  
City: Rockford State: SD Zip: \_\_\_\_\_  
Telephone: 605-591-9870  
E-mail: \_\_\_\_\_

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

### TYPE OF IMPROVEMENT

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

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

- Replace all windows on 2nd Floor with wood frame windows to match existing windows.
- Paint front of building same color
- re-point brick on front of building (repair)
- re-glaze 1st floor windows

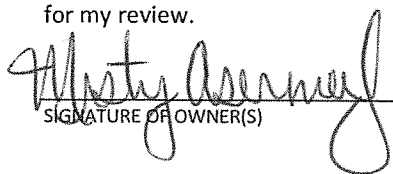
<b>FOR OFFICE USE ONLY</b> Case No. _____
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<b>SIGNATURES</b>
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**I HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. 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

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

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

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



Date: 9/07/2016

Case No. H16045

Address: 1 Burnham St

## Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 1 Burnham St, a contributing structure located in Elizabeth Town Planning Unit in the City of Deadwood.

Applicant: Haverberg Family Ltd Partnership

Owner: Haverberg Family Partnership

Constructed: c. 1925

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource located in the Elizabeth Town Planning Unit in the City of Deadwood
- 2. Architectural design of the resource and proposed alterations:** The Applicant is requesting permission to replace the existing metal roll up door and plywood closure garage doors with barn doors. The rear entrance will be covered with salvaged wood, approximately 12'x12') from the seating area of the Old Towne Hall (Gallows).

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

**OR**

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

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



FOR OFFICE USE ONLY	
Case No.	<u>H16045</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>9/7/16</u>
Date of Hearing	<u>9/14/16</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: 1 Burnham St., Deadwood  
Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Haverberg Family Ltd Partners  
Address: 470 MAIN ST  
City: Deadwood State: SD Zip: 57732  
Telephone: 605-578-3225 Fax: 605-578-3250  
E-mail: haverberg@gmail.com

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

Contractor's Name: Deadwood Developers Co.  
Address: 470 MAIN ST  
City: Deadwood State: SD Zip: 57732  
Telephone: 605-578-3225 Fax: 605-578-3250  
E-mail: haverberg@gmail.com

Agent's Name: Blake D Haverberg  
Address: 470 MAIN ST  
City: Deadwood State: SD Zip: 57732  
Telephone: 605-578-3225 Fax: 605-578-3250  
E-mail: haverberg@gmail.com

### TYPE OF IMPROVEMENT

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



ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>9/15/16</u>		Project Completion Date (anticipated): <u>10/31/16</u>	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Other <u>Deck</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 checked="" type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input checked="" type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>TBD</u> Style/type <u>1930'S ERA ALUMINUM</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.

EXIST METAL Roll up door And plywood closure on door  
To be Replaced with Barn Doors - See ATTACHMENT but  
ACTUAL doors will NOT have The X And will be plain.  
Rear door entry consists of broken concrete And will be  
covered with salvage wood from The seating area of  
The Old Towne Hall (Gallows) CIRCA 1960 And will extend  
To The back UNTIL MATERIALS ARE used, Approximately 12'x12'

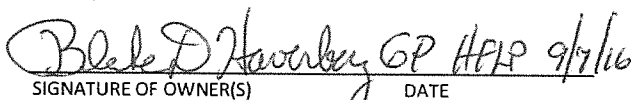
FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

## SIGNATURES

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

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

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

  
SIGNATURE OF OWNER(S)      DATE

  
SIGNATURE OF AGENT(S)      DATE

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

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

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

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

## APPLICATION DEADLINE

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

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

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



# 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.

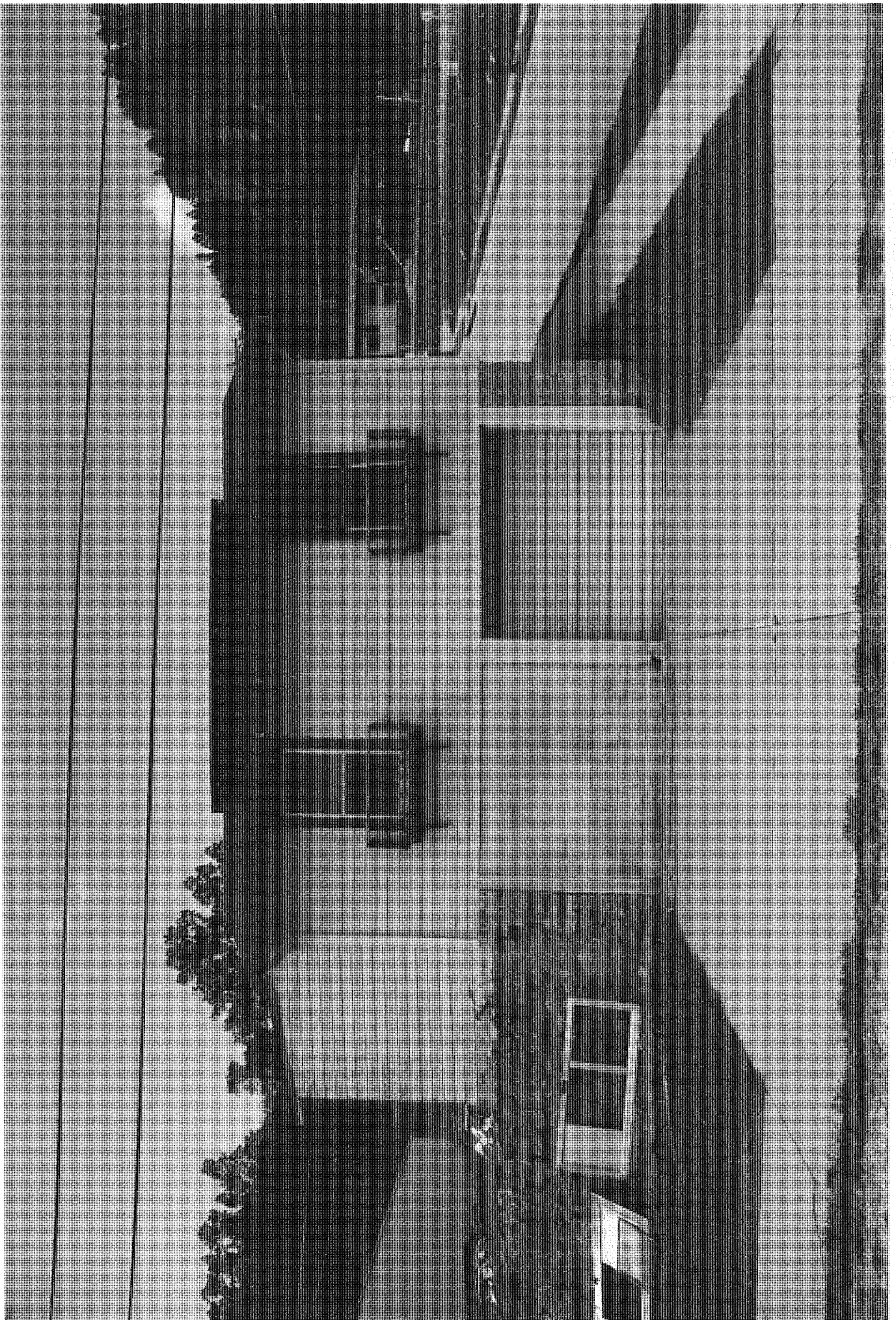
### PAINTING, SIDING:

- ☐ 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.



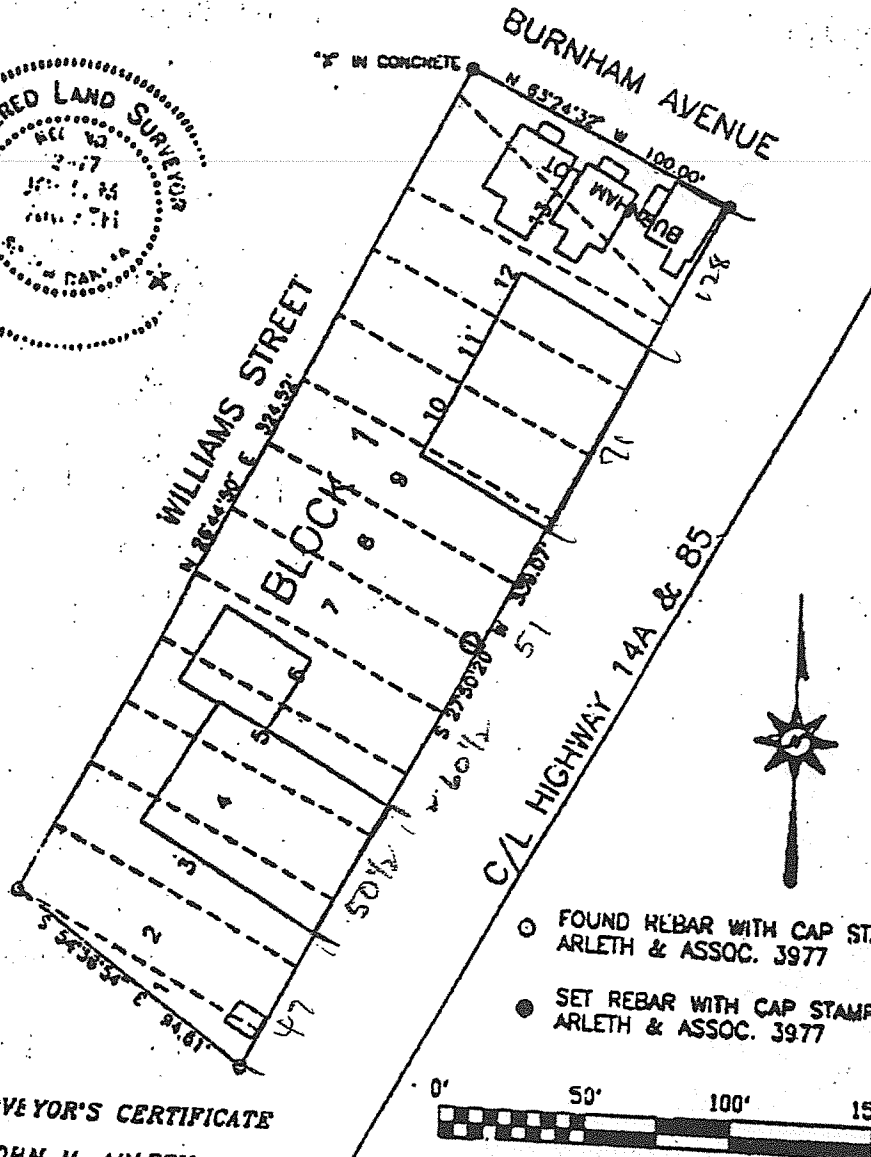






# RECORD OF SURVEY

LOTS 1 THRU 13, BLOCK 1, OF  
THE FARGO & GEIS. ADDITION AND  
THE BURNHAM LOT OF THE FARGO  
ADDITION TO THE CITY OF DEADWOOD,  
LAWRENCE COUNTY, SOUTH DAKOTA



## SURVEYOR'S CERTIFICATE

I, JOHN M. ARLETH, R.L.S. 3977, DEADWOOD, SD, DO HEREBY CERTIFY  
THAT THE PROPERTY SHOWN HEREON WAS SURVEYED AND STAKED UNDER  
MY SUPERVISION AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO  
THE BEST OF MY KNOWLEDGE AND BELIEF. DATED THIS 10<sup>TH</sup> DAY OF  
MAY 19 97

JOHN M. ARLETH, R.L.S. 3977



**ARLETH & ASSOCIATES**  
382 MAIN STREET  
DEADWOOD, SD 57732  
605-578-1637

PROJECT:  
RECORD OF SURVEY  
JOB NO 4070

DATE: 3-7-97  
SCALE: 1" = 50'  
DRAWN BY: LDV  
APPROVED:  
DWG: 4070REC DWG

pole to block  
51'

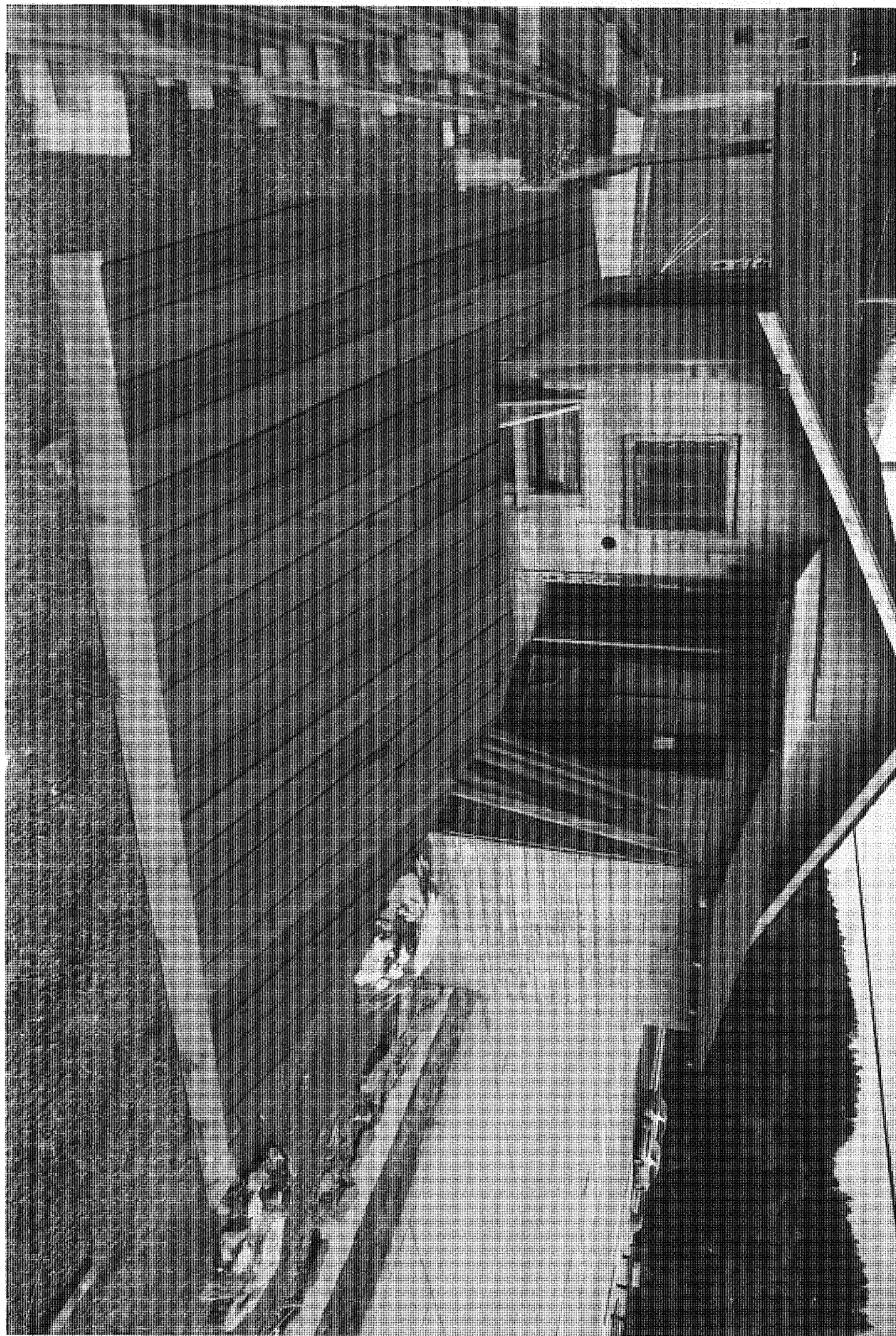
pole  
60 1/2'

Barrel  
corner to  
bldg.  
128'

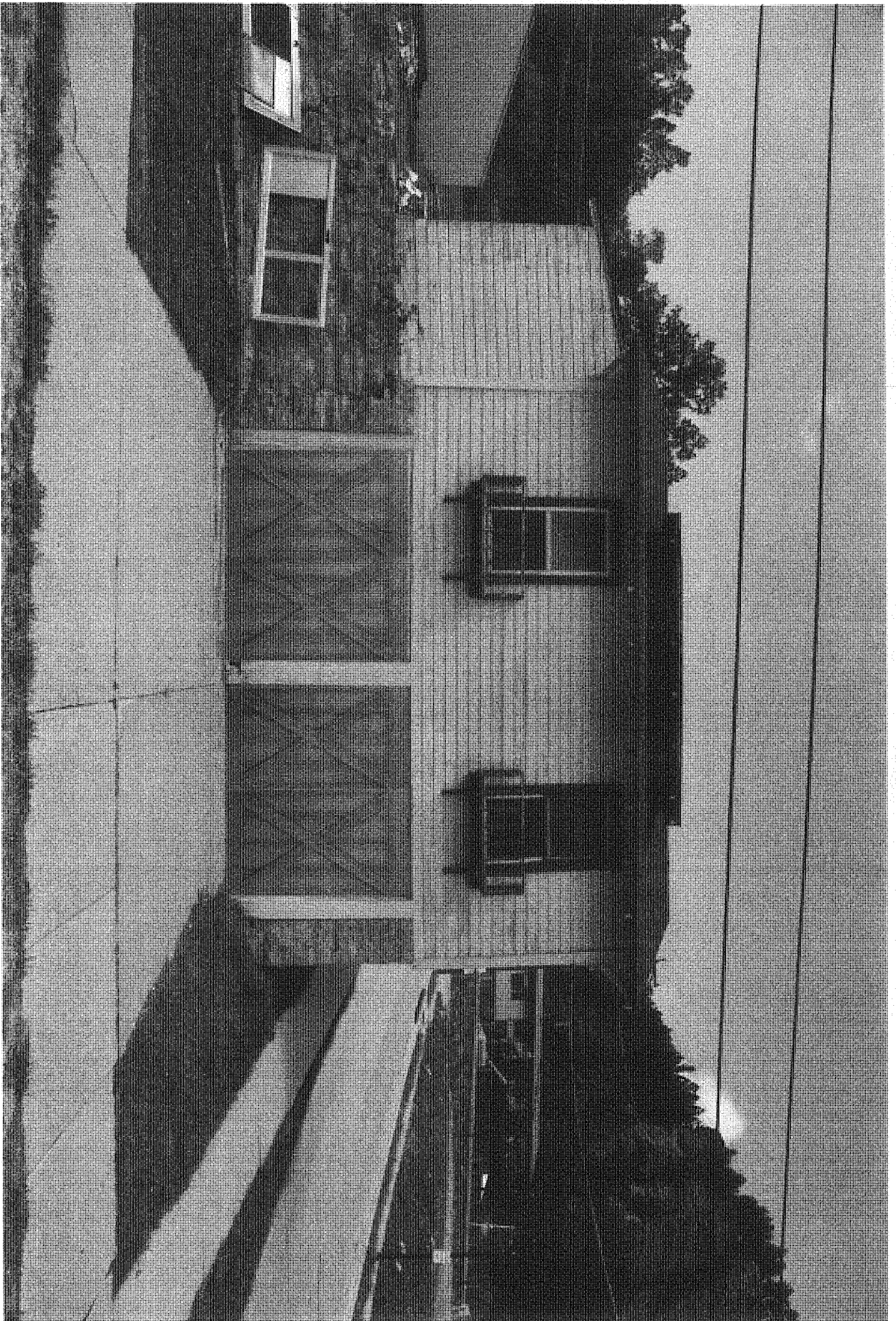
Fns  
Bldg 71'

McK, Bldg  
50 1/2'

corner McK -  
retaining wall  
47'







# EXHIBIT C

Date: 9/01/2016

Case No. H16042

Address: 52 PLEASANT

## Staff Report

The applicant has submitted an application for Project Approval for work at 52 PLEASANT, a non-contributing structure located in Highland Park Planning Unit in the City of Deadwood.

Applicant: DONNIE AND BECKY COULTER

Owner: Donnie & Becky Coulter

Constructed: 1978

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

**1. Historic significance of the resource:** This is a modern ranch-style house. Because the house is less than 50 years old, it cannot currently contribute to the Deadwood National Historic Landmark District.

**2. Architectural design of the resource and proposed alterations:** The owner is requesting permission to add cedar siding to the front of the house, remove front steps and rear deck, also remove small shed at back edge of house. Remove two small trees in front of house and replace.

**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.

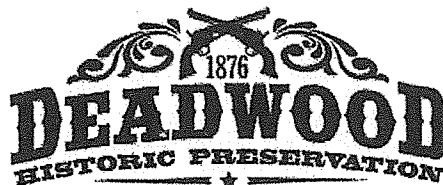
OR

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>H16042</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>8/25/16</u>
Date of Hearing	<u>9/14/16</u>

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

PROPERTY INFORMATION
Property Address: <u>52 Pleasant Deadwood S.D.</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>Donnie &amp; Becky Coulter</u>	Architect's Name: _____
Address: <u>358 Cass Pl</u>	Address: _____
City: <u>Canton</u> State: <u>IL</u> Zip: <u>60520</u>	City: _____ State: _____ Zip: _____
Telephone: <u>309.338.0415</u> Fax: _____	Telephone: _____ Fax: _____
E-mail: <u>Tufferkett@Aulco.com</u>	E-mail: _____

Contractor's Name: <u>owner</u>	Agent's Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
E-mail: _____	E-mail: _____

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>OCT 10 - 16</u> Project Completion Date (anticipated): <u>DEC 10 - 16</u>			
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material <u>WOOD</u> Style/type <u>?</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.

We would like to start by painting the house, per color sample. At a later date, add cedar siding to the front of the house. Remove front steps and rear deck, also remove small shed at back edge of house. We would like to remove 2 small trees in the front yard, and replace them. We would like to repair anything that is in need of repair. With your permission, we can make this house beautiful.

Thank you.

FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

### SIGNATURES

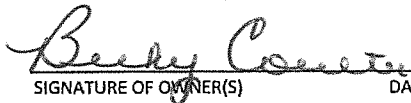
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I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to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

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

 8-24-16  
SIGNATURE OF OWNER(S) DATE

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

 8-24-16  
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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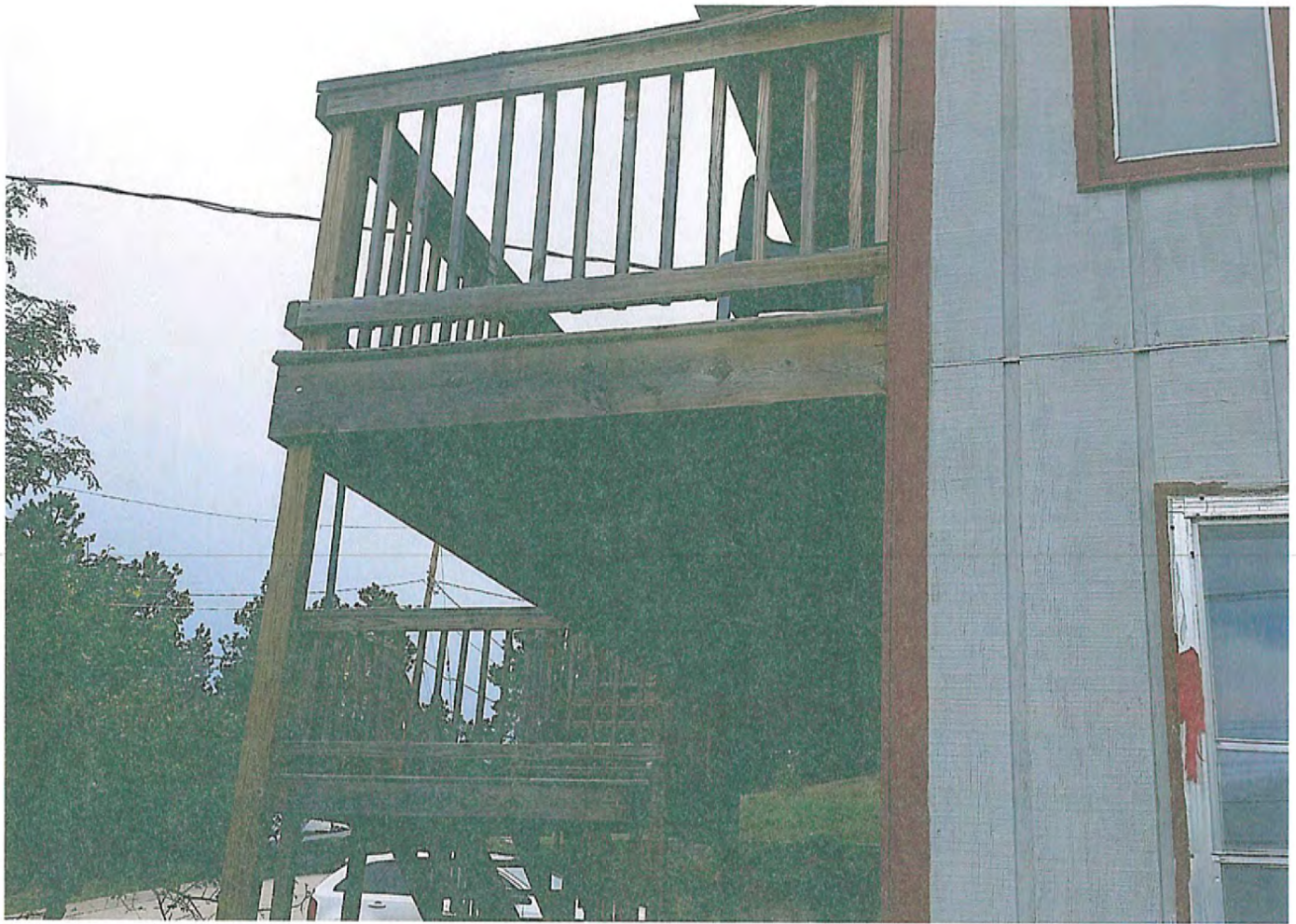








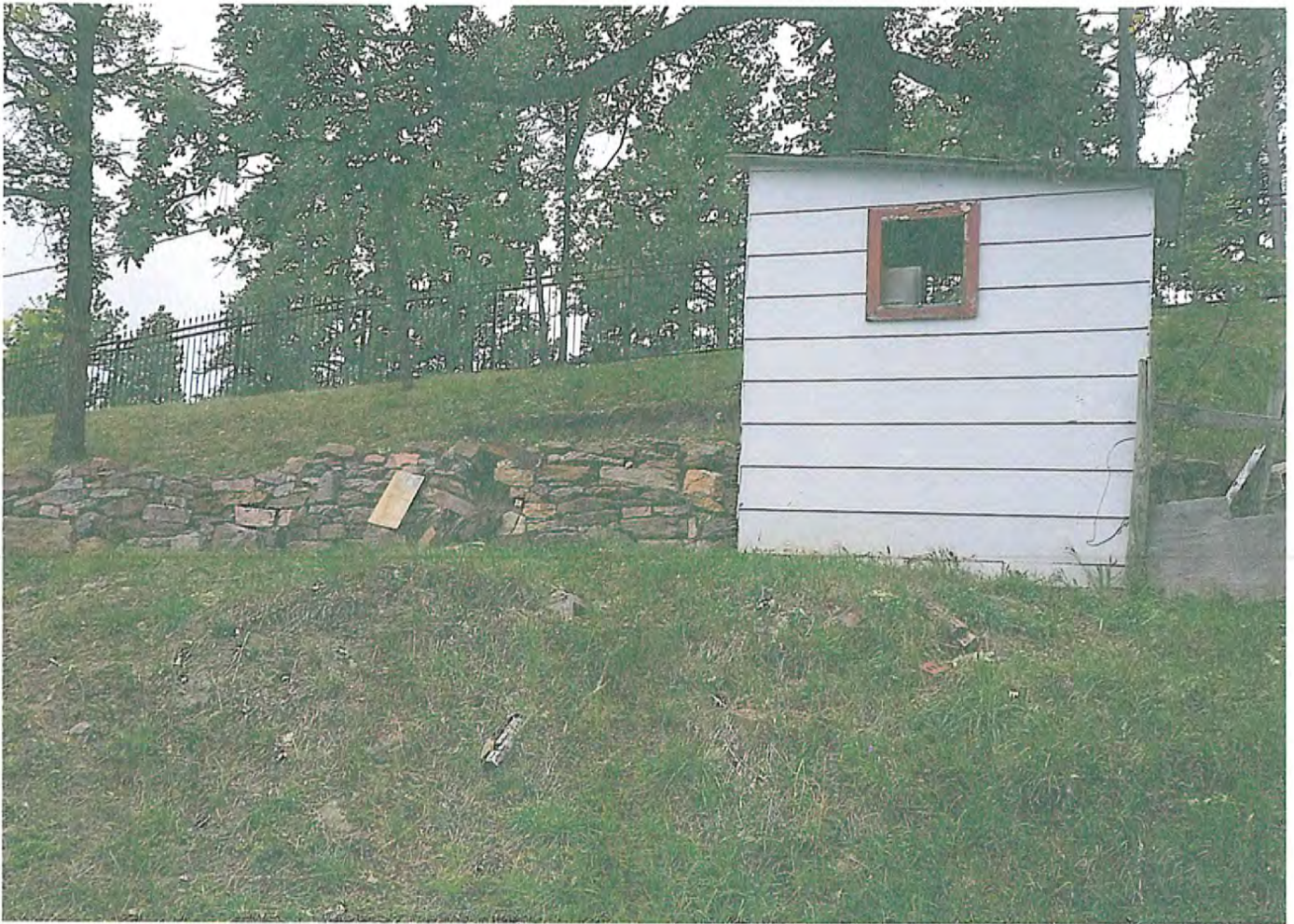












SHED





Date: 9/06/2016

Case No. H16044  
Address: 136 Charles St

## Staff Report

The applicant has submitted an application for Project Approval for work at 136 Charles St, a non-contributing structure located in Cleveland Planning Unit in the City of Deadwood.

Applicant: Smith Properties LTD  
Owner: Dean Smith  
Constructed: 1939

## 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 house has recently been re-sided with a variety of materials; it also has a majority of modern replacement windows and doors. Because of these alteration, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace the deck.

**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.

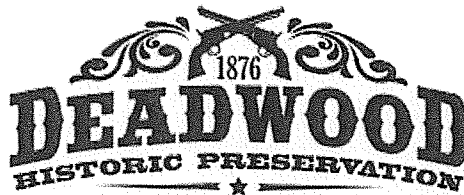
OR

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.	416044
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/16/16
Date of Hearing	9/14/16

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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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>136 Charles St.</u>
Historic Name of Property (if known):

APPLICANT INFORMATION	
Applicant is: <input type="checkbox"/> owner <input checked="" type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <u>Smith Properties Ltd</u>	
Owner's Name: <u>Dean Smith</u>	Architect's Name: <u>Sherrilyn West</u>
Address: <u>136 Charles</u>	Address: <u>96 Charles</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>	City: _____ State: _____ Zip: _____
Telephone: <u>910 580 0415</u> Fax: _____	Telephone: _____ Fax: _____
E-mail: _____	E-mail: _____

Contractor's Name: <u>GGD Job Const</u>	Agent's Name: _____
Address: <u>213 W Addie St</u>	Address: _____
City: <u>Lead</u> State: <u>SD</u> Zip: <u>57754</u>	City: _____ State: _____ Zip: _____
Telephone: <u>646-9835</u> Fax: _____	Telephone: _____ Fax: _____
E-mail: _____	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>Replace Deck</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>Sept 16<sup>th</sup></u>		Project Completion Date (anticipated): <u>Sept 9<sup>th</sup></u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input checked="" 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.

Deck on west side is old and in bad  
condition. I will remove it and build  
it back to what it is same size.

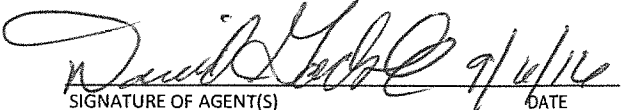
<b>FOR OFFICE USE ONLY</b> Case No. _____
--

<b>SIGNATURES</b>
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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)	9/16/14 DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE

<b>APPLICATION DEADLINE</b>
-----------------------------

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

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

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

~~Debra Smith~~

Smith Properties, LTD

96 Charles  
Deadwood, SD 57732

1-970-580-0415  
Sherrilyn Yost.

Date: 9/08/2016

Case No. H16046  
Address: 143 Charles St

## Staff Report

The applicant has submitted an application for Project Approval for work at 143 Charles St, a contributing structure located in Cleveland Planning Unit in the City of Deadwood.

Applicant: Gordon Mack  
Owner: Gordon Mack  
Constructed: c 1935

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

**1. Historic significance of the resource:** The building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor, Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to construct an addition to the back of house and raise the garage in preparation for a foundation.

**Attachments:** Yes

**Plans:** No

**Photos:** Yes

**Staff Opinion:** It is staff's opinion the addition to the house as proposed and the removal of the garage do encroach upon the existing resource and destroys the contributing resource. As such, the proposed work and changes does encroach upon, damage or destroy a historic resource and has 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.

Staff is willing to work with the applicant to determine if there is another option to construct an addition to the resource that does not encroach upon, damage or destroy the resources.



**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>H16046</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>9/7/16</u>
Date of Hearing	<u>9/14/16</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

<b>PROPERTY INFORMATION</b>
Property Address: <u>143 CHARLES ST. DEADWOOD, SD</u>
Historic Name of Property (if known):

<b>APPLICANT INFORMATION</b>
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>Gordon Mack</u>
Address: <u>103 Charles St</u>
City: <u>DWD</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>920-8844</u> Fax: <u>578-1527</u>
E-mail: <u>cwi@midconetwork.com</u>

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

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

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>9-15-16</u>		Project Completion Date (anticipated): <u>9-1-17</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input checked="" 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 checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input 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.

THOUGH MORE INFORMATION IS NEEDED WITH THIS  
APPLICATION I AM JUST SEEKING ACCEPTANCE FOR  
THE HEIGHT & LENGTH OF ADDITION ALSO PERMISSION TO  
RAZE GARAGE SO I MAY BEGIN PREPPING FOR FOUNDATION  
WORK.

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.

 9-7-16  
\_\_\_\_\_  
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

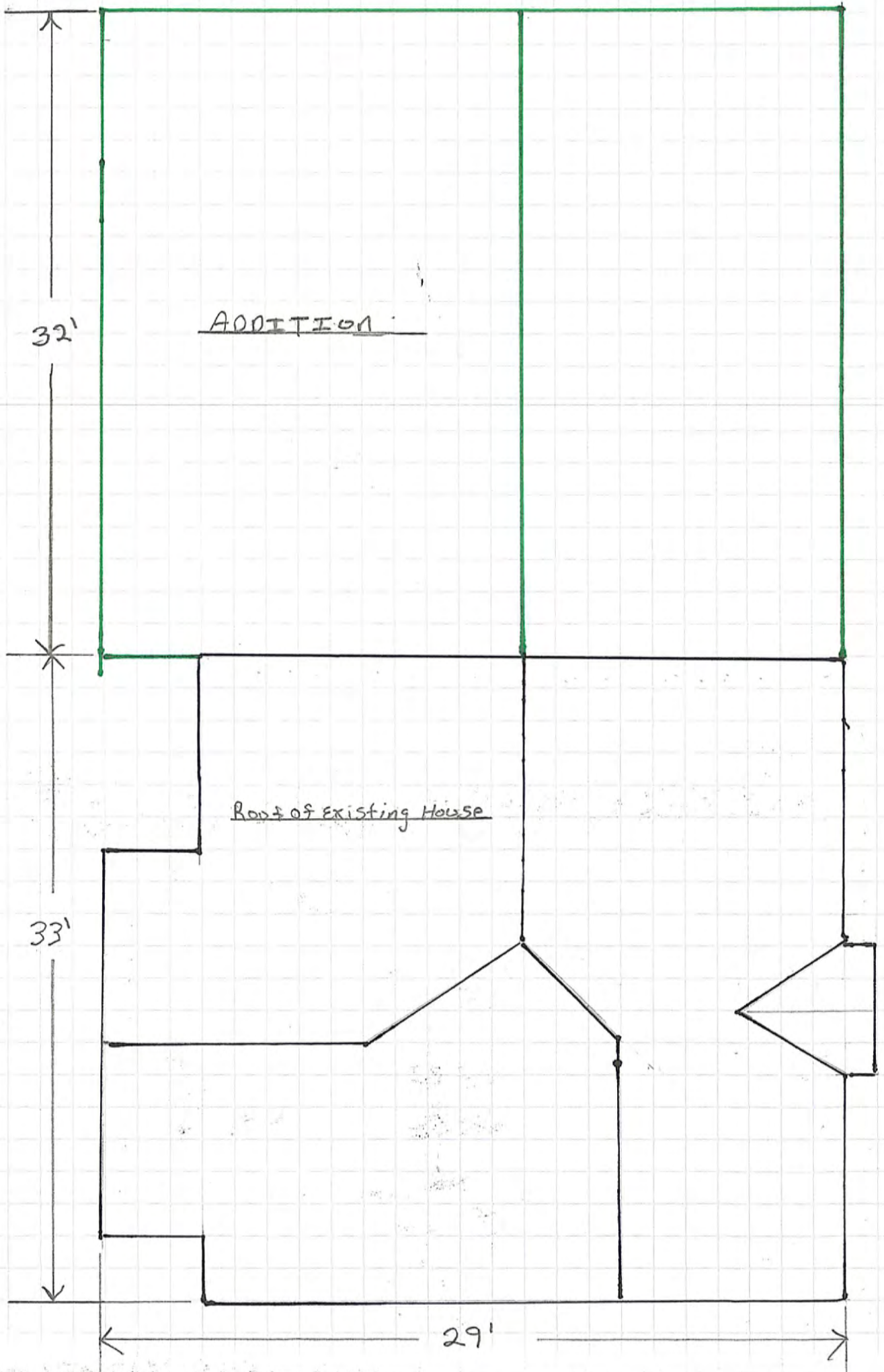
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office.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

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

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



Roof View







6-12 Pitch

4' ADD to  
Addition  
21' Total  
HEIGHT

17'











*Permissu To Raze*







## MEMORANDUM

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**Date:** September 9, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

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The following Historic Preservation Program applications were received by this office. Staff's recommendation follows each of the program requests.

- Greg Vecchi ..... 19 Centennial ..... 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.*
- Deb Brown ..... 31 Burnham ..... Retaining Wall Program  
*Staff has determined the project meets the criteria for the Retaining Wall Program and will coordinate with the applicant during the proposed project.*
- Doug and Misty Asermely ..... 616-618 Main ..... Facade Easement Program  
*Staff has determined the applicant meets the criteria for acceptance into the Façade Program and will coordinate with the applicant to ensure the proposed work meets the criteria of the program.*
- Ron Russo ..... 626 Main Street ..... Facade Easement Program  
*Staff has determined the applicant meets the criteria for acceptance into the Façade Program and will coordinate with the applicant to ensure the proposed work meets the criteria of the program.*
- Ron Russo ..... 628 Main Street ..... Facade Easement Program  
*Staff has determined the applicant meets the criteria for acceptance into the Façade Program and will coordinate with the applicant to ensure the proposed work meets the criteria of the program.*





## Wood Windows and Doors Application

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

1. Address of Property:

19 Centennial Ave

2. Applicant/Owner name & mailing address:

19 Centennial Ave  
Deadwood SD 57732

Telephone: (605) 920-0229

E-mail gmvecchi1@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 20,000.00

Estimated Total Cost for Entire Project:

\$ 20,000.00

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/7/16

Initials: BA

Assessed Valuation \$ 216,890

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

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

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

Applicant's signature: [Signature]

Date submitted: 9/15/2016

Owner's signature: [Signature]

Date submitted: 9/15/2016

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						
Right Side View						
Left Side View						
Rear View						
Total Windows	4 windows painted - See invoice					
	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





# Historic Facade Easement Program Application

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

1. Address of Property:

666-618 Main ST

2. Applicant's name & mailing address:

Doug/Misty Bermely

11 Pine Knolls Dr.

Dayville, CT 06241

Telephone: (401) 965-5954

E-mail Sideboy@sideboy.com

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

Douglas Bermely

Misty Bermely

Telephone: (401) 965-5954

E-mail Sideboy@sideboy.com

4. Project Costs:

Total cost of the façade restoration project:

\$ 30,301

Amount requested for the façade project

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

(Keep in mind eligible expenses and program maximums)

Total cost of building rehabilitation project

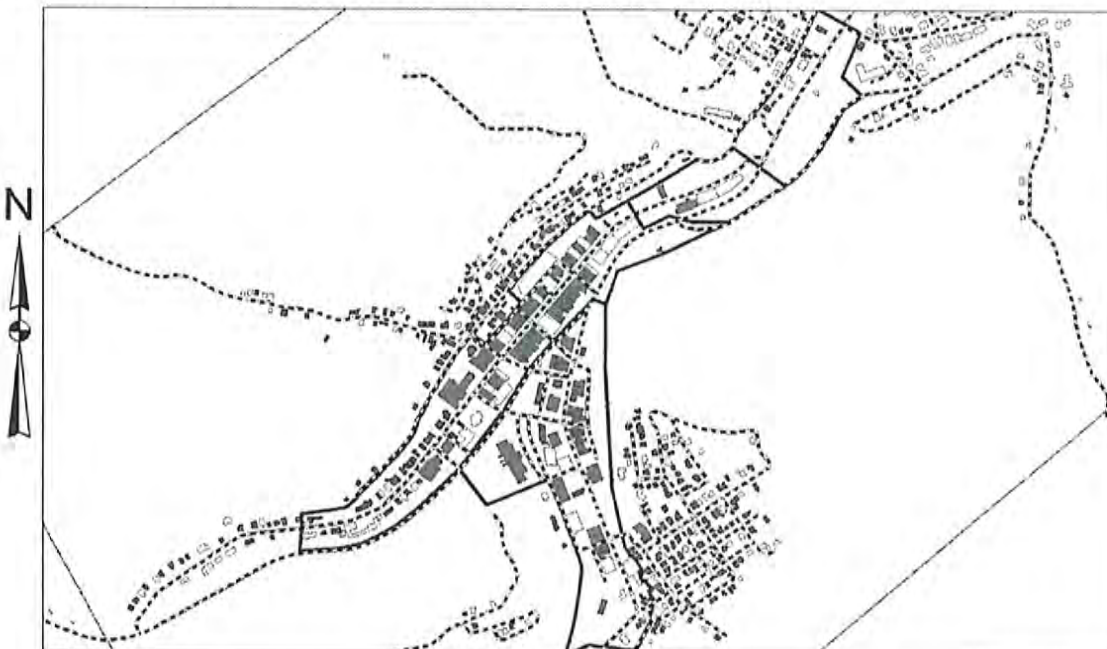
\$ \_\_\_\_\_

(Include additional interior work planned)

Anticipated appraisal value at conclusion of project

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

5. Façade Easement Program Area – Deadwood Local Historic District



6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
  - Provide detailed description of exterior changes including materials, colors and dimensions
  - Proposed rehabilitation renderings and elevations
  - Current and historic photos of the building
  - Project budget including the entire project and façade project
  - Project timeline
  - General information on project financing or other such information showing feasibility of project
  - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement requirement

7. 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: Misty Asenue

Date submitted: 8/31/2016

Owner's signature: Misty Asenue

Date submitted: 8/31/2016

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

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

Return this form to:

City of Deadwood Historic Preservation

C/O NeighborWorks Dakota Home Resources

795 Main Street

Deadwood, SD 57732

## Revolving Loan Fund – Retaining Wall Program Application

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

1. Address of Property:

31 Burnham Ave  
Deadwood

2. Applicant's name & mailing address:

Deb Brown  
31 Burnham Ave  
Deadwood, SD 57732

Telephone: (307) 640-6875 cell

3. Owner of property – name and address:  
(If different from applicant)

Sam

E-mail non

Telephone: ( ) -

E-mail

4. Description of Retaining Wall and Proposed Work:

Please describe, in detail, the work including a description of the project, its location, existing conditions and the reasons why funding the work is required. Use additional sheets if necessary.

Front of house, porch side collapsed (little house is sagging & uneven.)  
Back of house (holding up deck) cracked, falling over  
my driveway & next 23' Burnham all along + corner  
★ About all walls are from 1899-1900 A upper level collapsed & deteriorate  
and original  
Train wreck





# Historic Facade Easement Program Application

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

1. Address of Property:

626 Main St

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Applicant's name & mailing address:

Ron Russo

628 Main Street

Deadwood, SD 57732

Telephone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

E-mail \_\_\_\_\_

Telephone: (605) 920-0459

E-mail deadwood.upterbey@gmail.com

4. Project Costs:

Total cost of the façade restoration project:

\$ 75,000

Amount requested for the façade project  
(Keep in mind eligible expenses and program maximums)

\$ 75,000

Total cost of building rehabilitation project  
(Include additional interior work planned)

\$ 75,000

Anticipated appraisal value at conclusion of project

\$ 550,000

5. Façade Easement Program Area – Deadwood Local Historic District



6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
  - Provide detailed description of exterior changes including materials, colors and dimensions
  - Proposed rehabilitation renderings and elevations
  - Current and historic photos of the building
  - Project budget including the entire project and façade project
  - Project timeline
  - General information on project financing or other such information showing feasibility of project
  - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement requirement

7. Certification

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

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

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

Date submitted: 9/7/2016

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

Date submitted: 9/7/2016

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

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





# Historic Facade Easement Program Application

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

1. Address of Property:

628 Main St. Dwd

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

\_\_\_\_\_

2. Applicant's name & mailing address:

Ron Russo  
628 MAIN Street  
Deadwood, SD 57732

Telephone: (\_\_\_\_) \_\_\_\_-\_\_\_\_

E-mail \_\_\_\_\_

Telephone: 605 1970-0459

E-mail deadwood\_oysterbay@gmail.com

4. Project Costs:

Total cost of the façade restoration project:

\$ 175,000+

Amount requested for the façade project  
 (Keep in mind eligible expenses and program maximums)

\$ 175,000

Total cost of building rehabilitation project  
 (Include additional interior work planned)

\$ 175,000

Anticipated appraisal value at conclusion of project

\$ 2.5 Million

5. Façade Easement Program Area – Deadwood Local Historic District





6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
- Provide detailed description of exterior changes including materials, colors and dimensions
  - Proposed rehabilitation renderings and elevations
  - Current and historic photos of the building
  - Project budget including the entire project and façade project
  - Project timeline
  - General information on project financing or other such information showing feasibility of project
  - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement requirement

7. Certification

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

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