

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 24, 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 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.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

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

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 10, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – July 27, 2016
3. Voucher Approval
4. Old or General Business
 - a. Information on Quality Services, Inc. Archeological Report regarding Cadillac Jacks Addition – Exhibit A
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H16038 – James Lee, 24 McKinley Street, Replace Garage Siding – Exhibit B
 - b. PA H16039 – Linda Bourgo, 99 Williams, Replace Siding – Exhibit C
 - c. PA H16040 - Toby and Pat Edstrom, 867 Main Street, Replace Windows – Exhibit D
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit E
 - i. Linda Bourgo – 99 Williams Street – Wood Windows and Doors Program
 - ii. Linda Bourgo – 99 Williams Street – Siding Program
 - iii. Bernie Reausaw – 336 Williams Street – Siding Program
 - iv. Toby and Pat Edstrom, 867 Main Street - Wood Windows and Doors Programs
 - v. Toby and Pat Edstrom, 867 Main Street - Elderly Program
 - b. Revolving Loan Program – Exhibit F
 - i. Lance Bobolz – 84 Van Buren – Retaining Wall Loan
 - ii. Lance Bobolz – 84 Van Buren – Life Safety Loan
 - iii. Bernie Reausaw – 336 Williams Street – Siding Program
 - iv. Travis Floyd – 81 Stewart- Request to Refinance
 - 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, July 27, 2016

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

Absent: Michael Johnson and Ms. Terri Williams, City Attorney, was absent.

Present City Commission:

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services and Jerity Krambeck, Recording Secretary, were all present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 10, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of July 27, 2016 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Berg to approve the HPC minutes of Wednesday, July 27, 2016 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$153,874.92. Aye – All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Berg to approve the HP Bonded Account in the amount of \$11,588.00. Aye – All. Motion carried.

Old or General Business:

Information on Quality Services, Inc. Archeological Report regarding Cadillac Jacks Addition – Exhibit A

Mr. Kuchenbecker informed the Commission of the Archeological Report regarding the Cadillac Jacks Addition. Mr. Kuchenbecker stated the Pleasant Street Wagon Road and the area under Cadillac Jacks Parking are eligible for the National Register of Historic Places and the two structures located at 52 and 54 Williams Street are not eligible for the National Register of Historic Places. Lot 5 Tract A was not evaluated and if any work is to be performed on this property, additional archaeological investigations will be required. Mr. Kuchenbecker stated Cadillac Jacks has hired a consultant that is doing further investigation and coming up with recommendations on the trails. Mr. Blair asked if they have said if 52 and 54 Williams will be demolished. Mr. Kuchenbecker stated they are working on moving them, although there was a kitchen fire in one of the homes recently.

New Matters before the Deadwood Historic District Commission

New Matters before the Deadwood Historic Preservation Commission

PA H16038 – James Lee, 24 McKinley Street, Replace Garage Siding – Exhibit B

Mr. Kuchenbecker stated this is a non-contributing structure located in Large's Flat Planning Unit. The applicant is requesting permission to replace siding on the garage from chipboard to siding that will match the garage behind the structure and will be the same color as the house. The siding is not readily visible from the right-of-way and due to neighbor's driveway, the siding must be resilient to moisture. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Mr. Namminga and seconded by Mr. Toews this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval for siding at 24 McKinley Street. Aye- All. Motion carried.

PA H16039 – Linda Bourgo, 99 Williams, Replace Siding – Exhibit C

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Planning Unit. The applicant requests permission to repair and replace siding where necessary and repair windows and doors and install wood storm windows on the structure. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark District.

It was moved by Mr. Toews and seconded by Mr. Blair 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 to repair and replace siding and repair windows and doors and install wood storm windows on the structure at 99 Williams Street. Aye- All. Motion carried.

PA H16040 - Toby and Pat Edstrom, 867 Main Street, Replace Windows – Exhibit D

Mr. Kuchenbecker stated Toby and Pat Edstrom would be interested in utilizing the Windows and Doors Program, if eligible. The resource is a ranch-style house built in 1955 and listed as a non-contributing resource in the 1993 Architectural Survey, due to its age at the time of the survey it does not currently contribute to the Deadwood National Historic Landmark District. However, according to the 2008 Architectural Survey, the structure is listed as a contributing structure if the period of significance is amended for the National Register Historic District. Because of the similarities, this office has looked closer at the criteria for eligibility for our programs. Included in the criteria is language that allows properties not listed in the 1993 Architectural Survey to be eligible for the programs if the property is listed as eligible for the National Register of Historic Places. On the 2008 survey, there are 30 properties that fit into the criteria as contributing if we change the period of significance, and they are, therefore, eligible for the National Register of Historic Places. Mr. Kuchenbecker confirmed this office engaged in conversation with Mr. Ted Spencer, Director of the State Historic Preservation Office, regarding this matter and Mr. Spencer concurs with staff's opinion that the 30 properties listed as contributing resources outside the period of significance for the Deadwood National Historic Register District would be considered as eligible for the National Register of Historic Places. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Mr. Berg and seconded by Mr. Blair 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 to replace windows on the structure located at 867 Main Street. Aye- All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

Grant Program – Exhibit E

Linda Bourgo - 99 Williams Street - Wood Windows and Doors Program

Linda Bourgo - 99 Williams Street - Siding Program

Bernie Reausaw - 336 Williams Street - Siding Program

Toby and Pat Edstrom - 867 Main Street - Wood Windows and Doors Programs

Toby and Pat Edstrom - 867 Main Street - Elderly Program

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

Revolving Loan Program/Disbursements

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Grant Fund disbursement in the amount of \$8,580.00, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$11,392.36, 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 F

Lance Bobolz - 84 Van Buren - Retaining Wall Loan

Lance Bobolz - 84 Van Buren - Life Safety Loan

Bernie Reausaw - 336 Williams Street - Siding Program

Travis Floyd - 81 Stewart - Request to Refinance

It was moved by Mr. Blair and seconded by Mr. Toews 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

No Retaining Wall Disbursements were addressed at this meeting.

Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported on the following items:

- There have been two projects completed without project approval; 850 Main Street - a beveled glass window was removed and 7 Stewart Street - siding was removed and replaced with barn wood. Owners will be notified that a project approval must be submitted before work can proceed;
- This office is working on the history of the local ghost signs. Mr. Toews completed a photographic survey in the District and the project is coming together. It will be presented to the Programming Committee at the next meeting;
- Bonny is at the statewide Certified Local Government Conference in Brookings, SD and Bob Nelson Jr. is at Great Falls, MT for the Western Planner's Conference;
- September 8, 2016 will be the Open House and Ribbon Cutting, including Chamber Mixer from 5:00 p.m. to 7:00 p.m.;
- Several retaining wall projects are moving along;
- The 360 Williams Street project is coming together; the bay window is built;
- Archives Staff Report is enclosed in packets for review.

Committee Reports:

Mr. Blair discussed involving Deadwood Alive more during the bike rally, as they are on contract and visitors enjoy it.

Mr. Toews discussed changing the Historic Preservation Ordinance to simplify the Ordinance to cover just the building inspection portion and removing the minimal maintenance and moving it to the City's scope so Historic Preservation has a clear definition. Mrs. Floyd stated the portions of the Ordinance need to be identified for proposed changes.

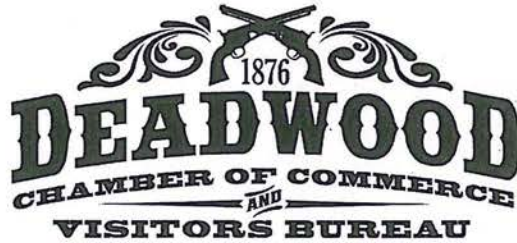
Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:24 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Jerity Krambeck, Historic Preservation Office/Recording Secretary



Dear Deadwood Historic Preservation Commissioners:

The Deadwood Chamber of Commerce, in 1998, purchased bleachers to be used in the Armory Pavilion, through a loan with the Historic Preservation Commission.

- The original loan amount was \$150,000 on August 18, 1998.
- 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 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 no longer have use of the Pavilion, where the bleachers are currently located. The Chamber has attempted to sell the bleachers via online classifieds and the Municipal League advertising. Two bids have been received for the bleachers, with the high bid being \$12,000. Online, bleachers similar to this are selling for less than \$19,000.

At the July 13 Historic Preservation Commission meeting, Lee Harstad and Jeanna Dewey asked for guidance as to what to do with the bleachers, as the amount to be received from selling them will not pay off the loan. Commissioner Tom Blair asked the City of Deadwood to look at using them at the Days of '76 Event Complex. The City reviewed this option and found it not viable.

The Chamber and Board of Directors is requesting that the Historic Preservation Commission allow the Chamber to sell the bleachers; accept a one-time payment of \$12,000 for the bleachers; and forgive the remainder of the loan. As noted above, the Chamber has paid more than \$170,000 for the bleachers since 1998.

The Chamber and its Board of Directors thanks you for considering this request, and for your continued support.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeanna Dewey'.

Jeanna Dewey
President, Deadwood Chamber Board of Directors

A handwritten signature in blue ink, appearing to read 'Lee Harstad'.

Lee Harstad
Executive Director



Residential Retaining Wall - Policy Guidelines

1. Statement of Purpose:

The restoration and protection of Deadwood's historic buildings and structures are a primary part of the City's goal to preserve and maintain Deadwood's historic integrity. The expense of such restoration and protection projects may discourage property owners from having the work completed or may result in lower quality of craftsmanship. The purpose of this program is to assist and encourage property owners to use quality materials and craftsmanship by repairing first, where possible, and replacing, only if necessary.

2. Objective:

The City of Deadwood is a National Historic Landmark and is listed on the National and State Registers of Historic Places. Maintaining these designations is critical to the economic success of the City and quality of life of its residents. The objective of the program is to stimulate the quality restoration and protection of buildings and structures contributing to the historic integrity of the City of Deadwood.

3. Eligibility:

To be eligible for the Retaining Wall - Residential Program, a project must meet the following criteria:

- a. The retaining wall must exist within the Deadwood City Limits.
- b. The retaining wall must exist as part of a residential property. Retaining walls on commercial properties are not eligible for this program.

A retaining wall must also meet one of the following:

- a. The retaining wall must be determined to be a historic or contributing feature in the Deadwood National Historic Landmark District. To obtain this status, the retaining wall must possess an age of fifty years or older, and must be eligible for listing in the National Register of Historic Places as defined in the National Park Service's National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.
- b. The physical condition of the retaining wall must threaten the integrity of a historic or contributing building or structure in the Deadwood National Historic Landmark District. Historic buildings and structures contribute to the National Historic Landmark District are listed in the city's 1993 Historic Sites Inventory. Any property not present in these listings must be eligible for listing on the National Register of Historic Places as defined in the National Park Service's National Register Criteria for Evaluation. Determination of a retaining wall's threat to a historic or contributing building or property will be done by the Deadwood Building Inspector in accordance with the Building Codes adopted by the City of Deadwood.
- c. The physical condition of a retaining wall must threaten individual life safety. The City of Deadwood Building Inspector will determine a retaining wall's threat to individual life safety based upon applicable definitions under the Building Codes adopted by the City of Deadwood.

The City of Deadwood's Historic Preservation Officer, in consultation with the Building Inspector, determines a project's eligibility. All eligible applications are subject to the review by the Deadwood Historic Preservation Commission.

4. Project Selection Based On Priorities:

Due to the limited availability of program funds and quality craftsmanship, a priority schedule will be referred to in processing applications for the Retaining Wall Program. These priorities may be amended to reflect the availability of funding and completion of "high priority" projects. The Deadwood Historic Preservation Commission will evaluate each application received and will take into consideration the needs and priorities. Priorities are set as follows:

- a. First priority - Projects determined by the City of Deadwood's Building Inspector affecting applicable Life Safety Codes.
- b. Second priority - projects affecting the preservation and protection of properties listed on the City of Deadwood's 1993 Historic Sites Inventory as contributing to the Deadwood National Historic Landmark District.
- c. Third priority - projects affecting structures, which in the sole opinion of the Deadwood Historic Preservation Office, contribute to the historical integrity of the City of Deadwood as defined in Chapter 24:52:00:01 (4) of the administrative rules of the South Dakota State Office of History.

5. Owner's Financial Obligations:

- a. Project costs are divided into two (2) portions: the **Owner's portion** and the **forgivable portion**.
- b. The **Owner's portion** is the sum of the following:
 - 10% of the project costs (excluding the cost of engineering), plus
 - 10% of the property value based on the most recent real estate assessment shown on the Lawrence County Equalization records for both land and structures plus,
 - Any loan fees relating to Owner's portion loan, if applicable.
- c. The **forgivable portion** is written as a loan to the owner. This loan is a zero interest, no payment loan but any loan fees associated with the forgivable portion of the loan are the responsibility of the owner.
- d. The Owner may finance the Owner's portion of the project costs themselves. In this case, the Owner pays the City of Deadwood in advance and the City will process all payments to contractor(s).
- e. The Owner may choose to finance the Owner's portion of the project costs through the Historic Preservation Revolving Loan Fund if they demonstrate the ability to repay both principle and interest. Terms will be adjusted with a balloon payment determined. The Owner may be eligible for refinancing the balloon payment at the end of loan period but the new loan will be subject to new loan conditions and at market rates.
- f. Failure to maintain property up to City of Deadwood's Minimum Maintenance Standards may cause loan(s) to be payable in full.

6. Inspections and Changes of Ownership

- a. A satisfactory inspection by the City Building Inspector at completion of project is required.
- b. The property owner must meet minimum maintenance requirements. A satisfactory inspection by the City Building Inspector at the maturity of the loan is required. This inspection must be passed prior to any of the forgivable portion loan to be forgiven.
- c. In the event of a title transfer such as the sale of the home or cash out refinance, occur prior to the maturity of the loans, including the forgivable portion loan, the balance of the loans will be due and payable in full.

7. Loan Conditions:

Owner's Portion (Life Safety) Loans

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
10% of project <u>plus</u> 10% of assessed value	Borrower Loan 0%¹	5 years	Monthly payments due. ² Possible balloon payment due at end of term	Note & Mortgage

Owner's Portion (non-Life Safety) Loans

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
10% of project <u>plus</u> 10% of assessed value	Borrower Loan Market Rate¹	7 years	Monthly payments due. ² Possible balloon payment due at end of term	Note & Mortgage

Forgivable Portion Loans

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
Project costs less Owner's Portion	Borrower Loan 0%¹	5 years Owner Occupied 10 years for all others	No payments	Note & Mortgage

¹All Deadwood Historic Preservation loan programs will include the following fees: Credit Report, Recording Fee, 1% Loan Origination Fee, Settlement Fee and a Title Report Fee. These fees are collected from Owner at loan closing. All loan fees will be disclosed on a **Loan Estimate** by NeighborWorks in accordance with the Real Estate Settlement and Procedures Act.

Property Owners must provide proof of ability to repay loan. Various documents will be requested by NeighborWorks to complete a loan application.

The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan payment or to change or modify this program for any reason.

Additional loan considerations:

- a. If the Owner desires to sell the property before the end of the loan term, the amount remaining on the loan must be paid in full.
- b. The Owner must have addressed any additional preservation issues beyond the original work, meet Deadwood Minimum Maintenance Standards, and satisfy all loan conditions before loan can be satisfied.
- c. The Owner, through acts or omissions, may jeopardize the value of the property and bring the amount of the loan due and payable in full, if the Owner does not remain in compliance with the terms of the mortgage:
 - i. in regards to the payment of property taxes and assessments against the mortgaged property,
 - ii. in regards to maintenance of property insurance coverage on the mortgaged property;

8. Project Conditions:

- a. The City of Deadwood's Historic Preservation Officer and Building Inspector will monitor all project construction work to ensure compliance with the requirements of the Building Codes adopted by the City of Deadwood.
- b. Reconstructed retaining walls greater than four (4) feet high must be engineered, as required by the Building Codes adopted by the City of Deadwood. The Historic Preservation Commission will obtain engineering and pay for the cost of engineering services.
- c. All retaining wall projects will be put out to public bid. The bid process will follow the City of Deadwood's procurement procedures per South Dakota Codified Laws.
- d. The Historic Preservation Officer must approve all retaining wall designs to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Failure to meet this requirement will terminate the program commitment.
- e. The Historic Preservation Commission will disburse all program funds directly to the project's contractors and/or suppliers of materials based on the City of Deadwood's administrative procedures.
- f. A project must be completed, or under construction, within one (1) year of the Historic Preservation Commission's allocation of funds. Failure to meet this requirement may terminate the program commitment.

9. Forms and Technical Assistance:

- a. **Loans** - Loan application forms and loan technical assistance are available at the NeighborWorks Office, 795 Upper Main Street in Deadwood. Telephone: (605) 578-1401.
- b. **City of Deadwood Building Permit** – A City of Deadwood (Residential or Commercial) Building Permit must be acquired from the City of Deadwood Building Inspector located at 67 Dunlop Avenue, in Deadwood. Telephone: (605) 578-3082. This permit application form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Building Inspector heading.

Date: 8/19/2016

Case No. H16041
Address: 45 TAYLOR AVE

Staff Report

The applicant has submitted an application for Project Approval for work at 45 TAYLOR AVE, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: JIM POSEY
Owner: JIMMY D. POSEY
Constructed: 1905

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 founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of Western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations: Skim Coat Retaining Wall and resurface the steps.

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.	#16041
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/17/16
Date of Hearing	8/24/16

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: 45 TAYLOR Avenue

Historic Name of Property (if known): Butler House

APPLICANT INFORMATION

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

Owner's Name: Bev & Jim Posey
Address: 45 TAYLOR Avenue
City: Deadwood State: SD Zip: 57732
Telephone: 605 578 1412 Fax: _____
E-mail: bposey@rushmore.com

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

Contractor's Name: Ancestor Masonry LLC
(Vance)
Address: PO Box 762
City: Belle Fourche State: SD Zip: 57717
Telephone: 721-580-0919 Fax: _____
E-mail: hvance0919@gmail.com

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

TYPE OF IMPROVEMENT

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

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

Retaining wall AT front of House skin coated, material is deteriorating. Project will replace/resurface wall without disturbing structure. Concrete Steps skin surface deteriorating, chipping off. Project will either install pavers or resurface the steps

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.

Beverly Bush Pong 8/17/2016
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

Jimmy D. Pong 8/17/16
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

DEADWOOD

"The Historic City of the Black Hills"

67 Dunlop Avenue

Deadwood, South Dakota

(605) 578-3082 FAX (605) 578-3101

BUILDING PERMIT APPLICATION

Property Owner: <u>Ben & Jim Posey</u>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial/Industrial
Mailing Address: <u>45 TAYLOR AVE</u>	
City/State/Zip: <u>Deadwood, SD 57732</u>	<input type="checkbox"/> New Construction
Owner Phone: <u>605 578 1412</u>	<input type="checkbox"/> Addition to Existing Structure
E-Mail: <u>bposey@rushmore.com</u>	<input type="checkbox"/> Accessory Structure
Job Address: <u>45 TAYLOR AVENUE</u>	<input type="checkbox"/> Remodel Existing Structure
OFFICE USE ONLY	
Lot #: _____	<input checked="" type="checkbox"/> Repair Existing Structure
Block: _____	What type of work will be done? (Check all that apply):
Tract: _____	<input type="checkbox"/> Building/Construction/Repair
Do you intend on hiring a Contractor, or perform the work yourself? <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Self	<input type="checkbox"/> Electrical <input type="checkbox"/> Concrete/Foundation
(If you checked contractor, please complete below)	<input type="checkbox"/> Mechanical/HVAC <input checked="" type="checkbox"/> Other (describe below)
	<input type="checkbox"/> Plumbing/Gas
Contractor Name: <u>Ancestor Masonry LLC</u>	Description of Work:
Mailing Address: <u>Box 762</u>	<u>repair/resurface damaged</u>
City/State/Zip: <u>Beile Fourche, SD 57717</u>	<u>skim coat on front Retaining</u>
Contact Phone: <u>701-580-0919</u>	<u>wall, install pavers or</u>
E-Mail: <u>bvance0919@gmail.com</u>	<u>resurface concrete</u>
Is City License Current? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Steps</u>
OFFICE USE ONLY	
Are Plans Required? (Please check one of the following):	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If you checked yes, please complete below)	
Draftsman/Designer Information:	
Name: _____	
Mailing Address: _____	
City/State/Zip: _____	
Phone: _____	
E-Mail: _____	
	Valuation of Work: _____
	(Valuation includes materials and labor)
	Square Footage: _____

NOTICE

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

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

X [Signature] 8/17/16
Signature of Contractor/Authorized Agent Date

X Beverly Beck Posey 8/17/16
Signature of Owner or Agent Date

Beverly Beck Posey
Printed Name of Applicant

Building Official Approval

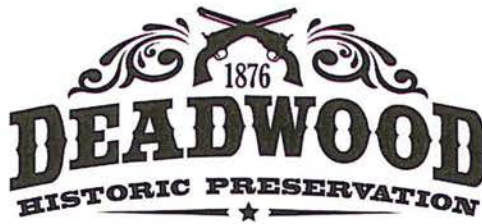
Date

FOR OFFICE USE ONLY

Planning & Zoning Official _____ Date _____
☐ SFHA ☐ Site Plan ☐ Zoning _____

HP Official _____ Date _____
☐ Contributing Case # _____
☐ Project Approval ☐ Certificate of Appropriateness

Type of Construction: ☐ IA ☐ IB ☐ IIA ☐ IIB ☐ IIIA ☐ IIIB ☐ IVA ☐ IVB



MEMORANDUM

Date: August 5, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Applications

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

- Jim & Beverly Posey 45 Taylor.....Elderly Resident Program
Staff has determined the applicant meets the criteria for the Elderly Resident Program and the proposed project also meets the criteria.
- Patricia Sherman 5 Harrison Elderly Resident Program
Staff has determined the applicant meets the criteria for the Elderly Resident Program and the proposed project also meets the criteria.
- Patricia Sherman 5 Harrison 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.
- James & Christine Mikla 119 CharlesWindows/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.
- James & Christine Mikla 119 CharlesSiding Program
Staff has determined the project meets the criteria for the Siding Program and will coordinate with the applicant during the proposed project.



Elderly Residents Program Application

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

1. Address of Property:

45 TAYLOR Avenue

2. Applicant/Owner name & mailing address:

Jim & Beverly Posey

45 TAYLOR Ave

Deadwood, SD 57732

Telephone: (605) 578-1412

E-mail bposey@rushmore.com

What year were you born? 1950 / 1949

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 8,800 (est)

Estimated Total Cost for Entire Project:

\$ 8K plus

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/18/16

Initials: BA

Assessed Valuation \$ 130,140

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

5. Certification

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

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

Applicant's signature: Beverly Posey Jim D. Posey Date submitted: 8/17/2016

Owner's signature: Beverly Posey Jim D. Posey Date submitted: 8/17/2016

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

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

Revised 4/13/16

Ancestor Masonry LLC

PO Box 762
Belle Fourche, SD 57717
Vance Heidegger • (701) 580-0919

PROPOSAL AND ACCEPTANCE

3010

PROPOSAL SUBMITTED TO <u>Jim & Bev Poser</u>	PHONE <u>605-578-1412</u>	DATE <u>8-17-16</u>
STREET <u>45 Taylor Ave</u>	JOB NAME	
CITY, STATE AND ZIP CODE <u>Deadwood SD</u>	JOB LOCATION <u>Deadwood</u>	
ARCHITECT	DATE OF PLANS <u>8-17-16</u>	JOB PHONE

We hereby submit specifications and estimates for:

Re stucco Retaining wall using Snergy System
Alpha Base Coat with 8 ounce Fiber mesh

Final Coat to be Snergy Flex Color Coat
300 SQFT Total Cost \$5,600.⁰⁰

Overlay ~~System~~ System T1000 Home owner to choose
Color. Broom Finish 16 Treads 90" sidewalk
3,200.⁰⁰

All new work to be Guaranteed For 5 years
this does not include any work done by other's
structural damage to walls not covered.

We propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:

dollars (\$ 8,800.⁰⁰).

Payment to be made as follows:

40% To start Remaining Balance due upon completion
3,520.⁰⁰ AT start 5,280.⁰⁰ upon completion

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

Authorized
Signature

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

Acceptance of Proposal - The above prices, specifications
and conditions are satisfactory and are hereby accepted. You are authorized

to do the work as specified. Payment will be made as outlined above.

Date of Acceptance _____

Signature

Signature



NOT owner
occupied

Elderly Residents Program Application

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

1. Address of Property:

5 Harrison Street

2. Applicant/Owner name & mailing address:

Patricia Sherman

5 Harrison St

Deadwood, SD

Telephone: (605) 578-7731

E-mail pas4722@gmail.com

What year were you born? 1934

3. Applying for: ☐ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/18/16

Initials: BA

Assessed Valuation \$ 76,890

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

5. Certification

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

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

Applicant's signature: _____

Date submitted: 8/19/2016

Owner's signature: Patricia A. Sherman

Date submitted: 8/19/2016

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

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

For RW Portion
Repair

Revised 4/13/16



Retaining Wall - Residential Application

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

1. Address of Property:

5 Harrison St, Deadwood

2. Applicant's name & mailing address:

Patricia Sherman

5 Harrison St.

Deadwood, SD 57732

Telephone: (605) 578-7731

E-mail pas4722@gmail.com

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

Gary & Sherry Cure

5 Harrison St, Deadwood
2222 JCR 12W
Walden, Co 80480

Telephone: (303) 918-1528

E-mail glcure@gmail.com

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 8/18/16

Initials: BA

4. 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 have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

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

Applicant's signature: _____

Date submitted: ____/____/____

Owner's signature: Patricia A. Sherman

Date submitted: 8/9/2016

Please return the completed application to:

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

795 MAIN STREET
DEADWOOD, SD 57732
605-578-1401



EXHIBIT E
330 E. Anamosa
Rapid City, SD 57701
605-923-6007

MEMORANDUM

Date: August 24, 2016
To: Deadwood Historic Preservation Commission
From: Mike Walker, NeighborWorks, DHR
Re: Historic Preservation Loan Applications (1 page)

The following Historic Preservation Loan applications were reviewed by NeighborWorks and the Historic Preservation Loan Committee. The Loan Committee's recommendation follows each of the loan requests. For further information please review the individual loan requests.

- Retaining Wall Loan modifications

This request would allow four 2016 Retaining Wall customers to take advantage of the updated terms and conditions of the loan program

This loan request was reviewed by Loan Committee: favorable comments were received.

- Robert Weber – 30 Jefferson- Cancel Windows Loan

This loan has matured and has not been used and the loan committee is recommending that it be cancelled and not allow any additional extensions.

This loan request was reviewed by Loan Committee: favorable comments were received.

- Tracy Lewis – 512 Cliff- Loan Extension Requests

The borrower is requesting extensions on his construction loans

This loan request was reviewed by Loan Committee: favorable comments were received.

- Jesse Allen – 160 Charles St- Loan Extension Request

The borrower is requesting an extension on their construction loan

This loan request was reviewed by Loan Committee: favorable comments were received.

To be submitted to Historic Preservation Commission 8/24/16

Request for Modification of Loans

DATE: 8/17/16

REQUEST:

Due to the recent changes in the Retaining Wall Loan Program, we are requesting that the following four new 2016 Retaining Wall Program customers be allowed to take advantage of changes and modify their Retaining Wall Loan Terms:

Lance Bobolz – 84 Van Buren
Luella Krebs – 77 Stewart
Caroline White – 3 Shine St
Amy Gorzalka – 50 Van Buren

In addition, it is being requested that Deadwood Historic Preservation pay for recording fees for the recording of mortgage modifications for the above listed loans.

UNDERWRITER'S REVIEW:

The above listed borrowers have not yet rolled their Retaining Wall Construction Loans to the Permanent loans. So this would be a good time to make the requested changes. They should be the only borrowers that will be affected by the recent changes to the program. As such they should be the only borrowers that would be considered for this request.

UNDERWRITER'S RECOMMENDATION:

I would recommend this request to be approved as presented

This request was reviewed by Loan Committee: favorable comments were received

Cancellation of Loan #CHPWINWE3

DATE: 8/17/16
APPLICANT: Robert Weber
PROPERTY ADDRESS: 30 Jefferson
LOAN AMOUNT: \$3,000 Windows Forgivable
INTEREST RATE: 0%
PAYMENT AMOUNT: \$0
PURPOSE: Third Windows Loan on this property
SECURITY: 2nd mortgage

OTHER HP LOANS:

Loan #	Balance	Rate	Term	Payment	Maturity
--------	---------	------	------	---------	----------

UNDERWRITER'S REVIEW:

This loan matured 8/17/2016. The loan was originated in March 2014 and at this time the funds have not been used. The borrower has received multiple extensions. The Loan Committee is recommending that the loan be cancelled and Not allow any additional extensions. The applicant can still apply for the new Windows program.

UNDERWRITERS RECOMMENDATION:

I recommend cancelling this loan.

This request was reviewed by Loan Committee: favorable comments were received

Extension Requests

DATE: 08/17/2016

APPLICANT: Tracy Lewis

PROPERTY ADDRESS: 512 Cliff St, Deadwood

LOANS:	CHPLSLWIS	Life Safety	\$25,000
	CHPRLFLWS	Preservation	\$25,000
	CHPSIDLWS	Siding	\$10,000
	CHPWNLWS	Windows	\$10,000

INTEREST RATE: vary

PAYMENT AMOUNT: vary

PURPOSE: vary

SECURITY: vary

OTHER LOANS:

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
--------	------	---------	------	------	---------	----------

UNDERWRITER'S REVIEW:

The borrower is requesting a six month extension on all four of their loans. They have made significant progress on the work and this extension should allow them to finish the work and draw down remaining loan funds.

The loans mature 9/10/2016 and the extension would be to 3/10/2016.

UNDERWRITER'S RECOMMENDATION:

I recommend this request for approval

This loan request was reviewed by Loan Committee: favorable comments were received

To be submitted to Historic Preservation Commission 08/24/2016

Extension Request Loan #CHPLSALLN

DATE: 08/17/16

APPLICANT: Jesse & Tessa Allen

PROPERTY ADDRESS: 160 Charles St, Deadwood

LOAN AMOUNT: \$25,000

INTEREST RATE: 0% (for 5 year term with a balloon & 20 year Am)

PAYMENT AMOUNT: \$104.17 per month

PURPOSE: Life Safety

SECURITY: 2nd mortgage

OTHER HP LOANS (With approximated balances):

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
NA						

UNDERWRITER'S REVIEW:

The loan matures 9/10/2016 and the borrowers are near completion of the construction. They are requesting a 3 month extension (to 12/10/2016) to allow time to complete the project and draw the remaining funds on this loan.

UNDERWRITER'S RECOMMENDATION:

I recommend approving this request.

This loan request was reviewed by Loan Committee: favorable comments were received.