

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, July 27, 2016 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

---

1. Call meeting to Order
2. Minutes
  - a. Approval of HPC Meeting Minutes – July 13, 2016
  - b. Approval of HPC Budget Meeting Minutes – July 21, 2016
3. Voucher Approval
4. Old or General Business
  - a. Approval of 2017 Historic Preservation Budget – Exhibit A
  - b. Program Committee Report on Advertising Mural Project – No Exhibit
  - c. Trestle Sign Design -- Continued from July 13, 2016 Meeting – No Exhibit
  - d. Request to Extend Siding Grant – G. Mathew Pike – Exhibit B
  - e. Thank You from South Dakota State Historical Society Board of Trustees – Exhibit C
5. New Matters before the Deadwood Historic District Commission
  - a. COA – H16034 – Add Garage Doors – 531 Main – Blue Sky Gaming – Exhibit D
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – H16033 – Replace Windows – 56 Taylor Avenue – Debra Kahler – Exhibit E
  - b. PA – H16035 – Replace Doors and Windows – 14 Van Buren – Thomas McNary – Exhibit F
  - c. PA – H16036 – Repair/Replace Porch – 890 Main – Charles Roche and Valerie Tomlin – Exhibit G
  - d. PA – H16037 – Replace Windows/Doors/Porch/Repair Foundation/Masonry–124 Charles –James & Susan Trucano – Exhi H
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit I  
Debra Kahler – 56 Taylor – Wood Windows and Doors  
Charles Roche and Valerie Tomlin – 890 Main Street – Elderly Resident Program  
Tom McNary – 14 Van Buren – Wood Windows and Doors Program
  - b. Revolving Loan Program
  - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

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

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

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, July 13, 2016 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

Revised 07/12/2016 at 3:38 p.m.

---

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – June 22, 2016  
Approval of HPC Meeting Minutes – June 29, 2016
3. Voucher Approval
4. Old or General Business
  - a. Fassbender Photographic Committee update – Rich Carlson – No Exhibit
  - b. HP Commission Committee Assignments – Laura Floyd – Exhibit A
  - c. Review of Real Estate Workshop on June 30, 2015 – Kevin Kuchenbecker – Exhibit B
  - d. Set 2017 Historic Preservation Budget Meeting – Laura Floyd – No Exhibit
  - e. Contract with Quality Services, Inc. for completion of the Deadwood Recreation Center Artifact Curation for \$49,860.00 and the Deadwood Recreation Center Archaeological Construction Monitoring Fieldwork Report in the amount of \$14,949.92 from the 2016 HP Archaeology budget – Deadwood Historic Preservation Office – Exhibit C
  - f. Headstone Grant Application#16001 for Johnson, Myrtle L. – Cemetery Committee – Exhibit D
  - g. Permission to refurbish and install new Trestle Sign between Lead and Deadwood – Exhibit E
  - h. Chamber Pavilion Bleacher Seating – Chamber of Commerce – No Exhibit
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – H16030 – New Construction – 372 Main – Optima, LLC – Exhibit F
  - b. PA – H16031 – Replace Porch – 119 Charles – Liberty Hills LLC – Exhibit G
  - c. PA – H16032 – Replace Garage Door – 69 Lincoln – Lita and Lester Westbrook – Exhibit H
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications
  - b. Revolving Loan Program – Exhibit I  
Kevin Oberembt & Brenda Tammillo – 3 Pearl – Request to Forgive  
Ferd Balkenhol – 834 Main Street – Request to Forgive
  - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

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

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



## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

Wednesday, July 13, 2016

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

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

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

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken of NeighborWorks-Dakota Home Services and Bonny Anfinson, 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, July 13, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

#### **Approval of June 22, 2016 HPC Minutes:**

*It was moved by Mr. Blair and seconded by Mr. Namminga to approve the minutes of Wednesday, June 22, 2016 as presented. Aye – All. Motion carried.*

#### **Approval of June 29, 2016 HPC Minutes:**

*It was moved by Mr. Blair and seconded by Mr. Namminga to approve the minutes of Wednesday, June 29, 2016 as presented. Aye – All. Motion carried.*

#### **Voucher Approval:**

*It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$126,319.07. Aye – All. Motion carried.*

*It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Bonded Account in the amount of \$24,650.00. Aye – All. Motion carried.*

#### **Old or General Business:**

##### Fassbender Photographic Committee Update – Richard Carlson – No Exhibit

Richard Carlson with the Fassbender Photographic Committee presented an update on the Fassbender Collection and what has been accomplished and what their plans are for the future.

##### Historic Preservation Committee Assignments – Laura Floyd – Exhibit A

Chair Floyd stated a lot of the assignments are the same as last year. A few members have been changed to assure everyone is receiving a similar number of committee assignments.

##### Review of Real Estate Workshop – Kevin Kuchenbecker – Exhibit B

Mr. Kuchenbecker stated the Real Estate Workshop was held on June 30 for realtors, contractors or anyone who wanted to attend. Participants received five (5) CEU credits. The agenda and evaluations were included in the packet. Positive responses were received and plans are to move the workshop to February 2017.

##### Set 2017 Historic Preservation Budget Meeting – Laura Floyd – No Exhibit

Chair Floyd stated we will be setting the budget meeting dates. Mr. Kuchenbecker stated we will start with Thursday, July 21 and if we need another meeting we will plan for July 26, 2016. Chair Floyd state these meetings will begin at 8:00 a.m.

##### Contract with Quality Services, Inc. for Deadwood Recreation Center Artifact Curation – Exhibit C

Mr. Kuchenbecker stated the Deadwood Historic Preservation Office is requesting permission to hire Quality Services, Inc. (QSI) of Rapid City, South Dakota to write the final report and artifact curation on the archaeology performed at Deadwood Recreational Center, located at 105 Sherman Street in 2010. The proposed cost for this report will not exceed \$14,949.92 and the curation proposal is for \$49,860.00 and will come out of the 2016 and 2017 HP Archaeology Budget line items. This project was suspended in 2010 and never completed. Quality Services, Inc. is requesting permission to complete the project. Several years of negotiation has occurred between



this office and the archaeological firm. Staff believes this is a reasonable request based on the large concentration of early cultural resources associated with Deadwood prior to 1900 and discovered during the investigation. Mr. Blair asked if part of the money is in this year's budget. Mr. Kuchenbecker stated yes. Mr. Toews asked if the intent is to get the items out of Quality Services and back to the City. Mr. Kuchenbecker stated the items would be part of the City's archeological collection.

***It was moved by Mr. Blair and seconded by Mr. Berg to recommend to the City Commission to allow the Deadwood Historic Preservation Office to contract with Quality Services, Inc. to write the final report on the archaeology performed at 105 Sherman Street for a cost not to exceed \$14,949.42 and \$49,860.00 for the curation of the artifacts discovered during the investigation. Funding for this project will come out the 2016 and 2017 HP Archaeology Budget. Aye – All. Motion carried.***

Headstone Grant Application #16001 for Johnson, Myrtle L. – Cemetery Committee – Exhibit D

Mr. Kuchenbecker stated on July 5, 2016 the Cemetery Committee met and reviewed the headstone grant application for Myrtle L. Johnson at Mt. Moriah Cemetery. Michael Runge has worked with applicant. The family has furnished photographs, family trees, and any other pertinent information for the Historic Preservation files. This information will be scanned and placed in the City's IMS (Internet Mapping Server) program. The Cemetery Committee moved to approve the application for the Headstone. This is the first request for 2016.

***It was moved by Mr. Toews and seconded by Mr. Williams to approve the Headstone Grant Application for Myrtle L. Johnson. Aye – All. Motion carried.***

Permission to refurbish and install new Trestle Sign between Lead and Deadwood – Exhibit E

Mr. Kuchenbecker stated the Trestle Sign Project is being coordinated with the City of Lead and Deadwood to stabilize the Trestle. The DOT has given us permission. The City of Lead is working on a design for their side. The City of Deadwood has reviewed the plan from Roger Brooks Branding/Marking. DOT has a concern regarding the gun and that it would not meet requirements. Berberich Design Group was hired to come up with a design and coordinate the 8 foot by 40 foot trestle sign. There are two options, Simpson Printing for \$20,154.00 with a 5+ year life expectancy and Direct Imbed for \$34,853.00 with a 10 year life expectancy. Mr. Namminga asked what the sign would be made out of. Mr. Kuchenbecker stated it would be a PVC Core with aluminum on each side. A printing process direct to aluminum or a powder coating process that is very durable and will hold up to UV. Mr. Namminga asked if they could make the gun and holster smaller or tip it to meet DOT requirements. Mr. Blair suggested moving the gun over and trading spaces with the Deadwood logo and put the gun on the trestle support. Mr. Berg stated the gun will make them slow down to see it and catch more attention. Mr. Toews recommends using a sign that will last more than 10 years. Mr. Kuchenbecker suggested continuing the design issue. Mr. Namminga asked what happens to the old sign. Mr. Kuchenbecker stated it is not decided yet on whether the new sign will go overtop the current one. Research still needs to be done.

***It was moved by Mr. Blair and seconded by Mr. Berg to approve the cost of the sign not to exceed \$40,000.00 and continue the design of the sign to the next meeting. Aye – All. Motion carried.***

Chamber Pavilion Bleacher Seating – Chamber of Commerce – No Exhibit

Lee Harstad, Deadwood Chamber of Commerce, stated that when the Chamber moves to its new location they will not be able to move the bleachers with them. Currently there is about \$90,000 in loans for the bleachers. They have researched a lot of options and put the bleachers out for sale but the offers are not even close to what is owed. They have received two bids and the highest is \$12,000. The Chamber is seeking guidance on what can be done with the bleachers and satisfy the loan. Mr. Toews stated over the years if you add up all the payments you have made the interest has covered the principle. If this was a zero interest loan the bleachers would have been paid off by now. There hasn't been much progress in paying off the bleachers. Jeanna Dewey presented the Commission with the payment history for this past year. The loan is six percent interest for 30 years. Mr. Toews stated he would prefer to forgive the loan. Mr. Harstad stated if we were to take it at zero percent the bleachers would be paid off in a couple years. Mr. Williams asked who the current owners of the bleacher are and suggested just to auction them off and be done with it. Mr. Toews stated the Chamber is the owner. Mr. Williams asked how hard it was advertised. Mr. Kuchenbecker stated it was in the South Dakota Municipalities for three months and it went out in chamber event information. Mr. Harstad stated there was interest, a private auction house and the South Dakota State Fair for \$12,000.00. They would come haul them off. He has heard concerns because of the age of the bleachers it is difficult to buy parts for them. Mr. Kuchenbecker stated they have tried different avenues in trying to get rid of the bleachers. Mr. Blair suggested using the bleachers at the Days of '76 Rodeo Grounds on the down side or baseball side of the VIP section. There is still substantial room there. During the off season the bleachers could be moved and covered. Rather than give the bleachers away for \$10,000 to \$12,000 I would



rather see them used. Chair Floyd stated why couldn't the Chamber charge to use the bleachers. Mr. Blair stated they could be moved around and used at different locations. The City has the equipment to move them. Chair Floyd suggested the Loan Committee should review this and come up with financial solutions. Mr. Kuchenbecker suggested discussing the issue at the August 24, 2016 meeting. Tom Kruzel should also be involved. There was no action taken on the subject.

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

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

#### **PA – H16030 – New Construction – 372 Main – Optima, LLC - Exhibit F**

Mr. Kuchenbecker stated this item was continued from June 22, 2016 meeting. The applicant is requesting Project Approval for a four-story structure constructed with brick, concrete and efface with metal accents. The building is intended to house gaming, hotel, and restaurant facilities in connection with parking at a raised grade level and underground parking below this level and the hotel. The building dimensions as submitted are 274' long by 69'-4" wide and not to exceed 45' high. It is designed as an addition to the existing structure located at 360 Main Street. The proposed project would replace the existing surface parking lot where previous contributing and non-contributing resources once set. The parking lot was developed from Project Approval(s) issued by the Deadwood Historic Preservation Commission in 2014 and 2015. Furthermore, two non-contributing resources would be either moved or demolished on Williams Street. These resources are 52 Williams Street (circa 1972) and 84 Williams Street (circa 1976). The applicant is taking the necessary steps, in advance of the proposed new construction, to insure proper evaluation of possible archaeological resources. This office did conduct some surface archaeological investigation during the moving of the Fountain House and cultural resources were identified; however, a professional archaeological report has not been completed for the proposed site. Archaeological monitoring during excavation will also be required through this office by a qualified archaeological firm to ensure additional cultural resources are identified and recovered. Mr. Kuchenbecker stated he is looking at the project as it is today, not what it used to be. There are three contributing structures, 388 Main Street, 390 Main Street and 390 ½ Main Street. In going through the guidelines the proposed new construction incorporates appropriate materials for the adjacent structures and with structures found in the historic district(s). The proposed undertaking does not encroach upon the character of the district any more than has been already allowed in the area. Most of the structures traditionally in this area of the district no longer exist and the massing, size, scale, and architectural styles of the majority of this part of the district have been lost. The proposed new construction incorporates appropriate materials from the adjacent structures and with structures found in the historic district(s). The proposed undertaking does not encroach upon the character of the district any more than has been already allowed in the area. Most of the structures traditionally in this area of the district no longer exist and the massing, size, scale, and architectural styles of the majority of this part of the district have been lost. Brown Rocks is a key landscape feature and a defining element of the setting in this part of the historic district. Based on the rendering provided by the applicant the relationship between the existing structures and this landscape feature is not further damaged by size and mass of the proposed new construction. The trees and vegetation, wagon road and hillside will remain visible and not disturbed. It is apparent the proposed new construction is not in scale with the balance of the historic district; however, previous decisions have altered the historic district and the gross volume and proportion of this project and previous adjacent projects now dominate the environment as well as the national and state historic districts. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The proposed new construction does not destroy the historic materials any historic materials. It is staff's opinion, the undertaking does not encroach upon the character of the district due to what has already been allowed with massing, size, scale, and architectural features which define the historic character of the district. The proposed new construction is an addition to the existing two four (4) story projects within the historic districts referenced above. While it is not compatible to the historic character of the original buildings on this location and does not preserve the historic relationship between the buildings and the landscape because of the size and massing of the proposed new construction; it is staff's opinion, the project does not encroach upon or further damage the historic character of both the adjacent historic structures or the district. This office, the National Park Service and the state historic preservation office has worked closely with the applicant in an attempt to break up the massing and scale of the project by incorporating different heights, setbacks and widths of construction making the project appear more in scale with the adjacent structures (large scale hotel and gaming establishments). During this process several design alternatives have been explored to make the new construction as compatible as possible with the historic character of the district and the adjacent large scale properties. The setting of this area of the historic district(s) has been destroyed by the early decisions allowing new construction in that such setting has becomes enormous building(s) flanked by some smaller buildings, rather than a neighborhood of smaller structures



with spacing in between. This project does not further damage or destroy the setting. The project does not destroy the hillside or environs immediately above the project. Brown Rocks is a significant landscape feature which dominates the northern edge of Deadwood Gulch and helps define the characteristic setting of the district. The proposed new construction does not further encroach upon, destroy or damage Brown Rocks and the hillside. The height and setback of the proposed new construction does not further alter or damage the view to Brown Rocks and surrounding forest and hillside from the highway. The relationship between the existing structures and Brown Rocks, hillside and trees are key landscape features and defining elements of the setting in this part of the historic district. This relationship is not further damaged by the proposed new construction. The proposed new construction does not further damage the historic character of the setting. While the proposed new construction's size, scale and design dominates this area of the district, it does not destroy, damage or further encroach upon the hillside, brown Rocks or the forest setting immediately adjacent to the project. As stated earlier, the applicant has taken the necessary steps to insure evaluation of possible archaeological resources and will be required to have an archaeologist on-site during the excavation for the project. Cultural resources are expected to be found. Further, the massing, size, scale, and gross volume, of the proposed new construction encroaches upon the district and upon the adjacent historic resources; however, it does not, in staff's opinion, encroach upon the district any more than previous projects. Furthermore, the applicant has worked not to damage or destroy the hillside, trees and Brown Rocks adjacent to the project. The relationship between the height and width of the undertaking is similar in proportion to existing adjacent structures which themselves have altered the overall setting of the area. The proportion of openings in the facades of the proposed new construction is compatible with similar openings in adjacent structures and traditional historic commercial builds. The facades of the main portion of the project are closer to being proportionate to traditional core commercial buildings. This office has worked with the design professional in an attempt to explore many other design alternatives which address this concern of width, height and massing. The issue of width, height and mass has been communicated to the applicant from the very beginning of this project throughout the individual meetings and an attempt has been made to acknowledge these issues in the final design submitted. The architectural elements such as windows, doors, and cornices display a rhythm and pattern which is comparable elements in Deadwood's core historic district. The textures, colors, patterns and trim on the proposed new construction is of contemporary design. The mass of the proposed new construction is compatible with the adjacent buildings. The original rhythm created by the historic structures has been lost. The landscaping elements that are part of new construction once again introduce elements which in character with the traditional setting of the historic district. Furthermore, the project does not alter the natural landscape of Brown Rocks, hillside, wagon trail and forest. Mr. Berg asked if the powerlines and poles depicted in the pictures would be going underground. That would be a fine improvement too. Mr. Williams asked if it was at the expense of Optima. Mr. Kuchenbecker stated there has been discussion on Tax Increment Financing (TIF) District as a tool to make public improvements of this area including underground utility lines. It has not been finalized yet through the City Planning and Zoning Office. Chair Floyd informed the Historic Preservation Commission that we can discuss and make a decision tonight if Commissioners wish or if you want to study the staff report we can postpone the issue. Mr. Williams stated this is a good project. Mr. Blair asked if TIF District has been asked for. Mr. Arceneaux stated it has been part of the discussion. Mr. Blair asked if the parking in front of the new section going to flow onto Williams Street before it flows onto the highway. Mr. Burns stated yes. Williams Street will be closed and relocated to the south edge of the property. Mr. Blair asked the Williams Street that exists today in front of Francis's house will the city receive compensation for the road as it is their property. Mr. Arceneaux stated it is a topic that has not been approached yet. Right of way will be dedicated for the new road. Mr. Blair stated he has no problems with the project. Mr. Toews stated his only concern is Brown Rocks and assurance the public will be able to see them. We would want your guests to see the Brown Rocks and develop the historic wagon trail. Chair Floyd asked about the easement and access to the wagon trail. Mr. Arceneaux stated it is still a preliminary process. They would certainly obtain an easement for the trail if it is doable. Mr. Williams asked how many employees would this add to your business? Mr. Arceneaux stated the hotel itself will add about 30, the casino operation will be about 30 and beverage component will probably be about another 15, 70 to 80 employees total. Currently we have 210. Chair Floyd asked what will make the parking lot work in order to protect the Brown Rocks and the Wagon Trail. Mr. Burns stated a retaining wall about 30 ft. high will be built from the top down. The parking lot in the area of where the houses are will be lowered 15 feet. Chair Floyd asked if Optima would guarantee an easement for the trail. Mr. Arceneaux stated he would not guarantee it at this time but are very interested in exploring it.

***It was moved by Mr. Williams and seconded by Mr. Namminga this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval for new construction addition to Cadillac Jacks, 372 Main Street . Aye- All. Motion carried.***



PA – H16031 – Replace Porch – 119 Charles – Liberty Hills LLC – Exhibit G

Mr. Kuchenbecker stated the applicant is requesting permission to replace the floor of the porch and front steps of the structure with cedar. They are looking at the siding and windows program. The proposed work does 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 or National Register Historic Districts or the Deadwood National Historic Landmark District.

***It was moved by Mr. Blair 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 to replace floor of the porch and front steps of the structure at 119 Charles Street. Aye- All. Motion carried.***

PA – H16032 – Replace Garage Door – 68 Lincoln – Lita and Lester Westbrook – Exhibit H

Mr. Kuchenbecker stated the applicant is requesting permission to replace the garage door and remove single walk door and re-side with materials same as house.

***It was moved by Mr. Blair 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 to replace garage door and remove single walk door and re-side with materials same as house. Aye- All. Motion carried.***

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

Revolving Loan Program – Exhibit I

Kevin Oberembt & Brenda Tamillo – 3 Pearl - Request to Forgive

Ferd Balkenhol – 834 Main Street – Request to Forgive

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

The delinquency report was presented by Mike Walker.

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

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

***It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$9,445.61, based on information as presented by Joy McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Namminga and seconded by Mr. Toews to approve HP Revolving Loan Fund disbursement in amount of \$17,728.01, based on information as presented by Joy McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

**Retaining Wall Program Disbursements**

No retaining wall program 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:

- The South Dakota State Historical Society Board of Trustees held their board meeting in Deadwood on July 7 and 8, 2016. It was worth our time to host them. They were happy to have City Commission and Historic Preservation Commission members there. They have a better idea of what we do;
- Construction has started on the retaining walls at 84 and 50 Vanburen;
- The retaining wall at 10 Harrison is almost complete, the contractor has 30 days to have everything done;
- The rehabilitation project at 360 Williams is moving along with work on the siding insulation, bay window, foundation, and the roof will start next week. Keith Umenthum is doing a great job;
- Shirley Bergen is in the Elderly Grant Program and corrections have to be made before the contractor will receive the final payment;
- The U.S. Forest Service has sent out a news release offering a \$1,000 reward for any information on recent vandalism to the historic Meeker Ranch, located northeast of Custer. The Historic Preservation Office will contact them to recommend they send in an Emergency Grant request for the repairs.



**Committee Reports:**

Mr. Toews commented the Cadillac Jacks process went well. They have been very forthcoming with their project. This has not been true for other entities projects. Because other businesses have been less than straight forward a performance bond process needs to be researched.

Mr. Blair stated Revitalization is very close with the Century Link site for a plaza, they were in town doing appraisals. The Silverado/Franklin project will not work without the pavilion.

Chair Floyd read thank you notes from Philip Masonic Cemetery and Lead Opera House. Mr. Kuchenbecker entered the chuck wagon into the Belle Fourche parade and won a category and the Commission received \$100.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:55 p.m.  
ATTEST:

---

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



**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**  
**BUDGET MEETING**  
**Thursday, July 21, 2016**

**Present Historic Preservation Commission:** Chair Laura Floyd, Michael Johnson, Lynn Namminga, Dale Berg, Thomas Blair and Lyman Toews. Historic Preservation Officer, Kevin Kuchenbecker, Finance Officer Mary Jo Nelson and Recording Secretary Bonny Anfinson were also present.

**Absent Historic Preservation Commission:** Chuck Williams was absent

**Present City Commission:** Commissioners Dave Ruth Jr. and Jim Van Den Eykel.

A quorum present, the Historic Preservation Commission Chair Floyd called the Deadwood Historic Preservation Commission 2017 Budget Meeting to order on Thursday, July 21, 2016 at 8:00 a.m. in the Century Room of Deadwood City Hall located at 108 Sherman Street in Deadwood, SD.

**Approval of Budget**

Mr. Kuchenbecker reviewed the 2017 budget requests and discussed a proposed 2017 budget with the Historic Preservation Commission. The Commission members provided their input and suggestions to balance the budget. Consensus was given to adopt the budget formally at the next regular scheduled meeting. No action was taken at this meeting. (The 2017 Proposed Budget is attached below.)

	2015 Actual Year End	2016 Approved Budget	2017 Requested Budget	2017 Proposed Budget
<b><u>INCOME</u></b>				
Projected Income	\$ 7,072,168.00	\$ 7,000,000.00	\$ 6,950,000.00	\$ 6,950,000.00
Interest & Misc. Income	\$ 50,603.00	\$ -	\$ -	\$ -
Transfer from Reserves	\$ 2,839,206.00	\$ 4,658,620.00	\$ -	\$ 1,975,000.00
<b>TOTAL</b>	<b>\$ 9,961,977.00</b>	<b>\$ 11,658,620.00</b>	<b>\$ 6,950,000.00</b>	<b>\$ 8,925,000.00</b>
<b><u>EXPENSES</u></b>				
<b><i>Fixed Expenses</i></b>				
Bond Payment	\$ 3,496,732.00	\$ 2,887,800.00	\$ 2,887,800.00	\$ 2,685,608.00
<b><i>HP Office</i></b>				
HP Operations	\$ 345,542.00	\$ 330,000.00	\$ 380,136.21	\$ 380,136.21
Archaeology	\$ 6,432.00	\$ 60,000.00	\$ 45,000.00	\$ 45,000.00
Archives	\$ 52,787.00	\$ 50,400.00	\$ 50,750.00	\$ 50,750.00
Dues & Subscriptions	\$ 1,504.00	\$ 2,250.00	\$ 2,000.00	\$ 1,750.00
Collections / Acquisition	\$ 1,623.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
GIS	\$ 11,078.00	\$ 27,000.00	\$ 20,000.00	\$ 22,000.00
Scholarship	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Advocacy/Public Education	\$ 142,183.00	\$ 203,000.00	\$ 181,585.79	\$ 181,585.79
<b>SubTotal</b>	<b>\$ 562,649.00</b>	<b>\$ 689,650.00</b>	<b>\$ 696,472.00</b>	<b>\$ 698,222.00</b>



**Grants & Loans**

Cemetery Headstones	\$ 2,200.00	\$ 4,000.00	\$ 4,500.00	\$ 3,500.00
Not-for-Profit Deadwood Grants	\$ 72,386.00	\$ 50,000.00	\$ 50,000.00	\$ 40,000.00
Outside of Deadwood Grants	\$ 287,976.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00
Retaining Wall Program	\$ 221,001.00	\$ 450,000.00	\$ 500,000.00	\$ 375,000.00
Paint Program	\$ 10,067.00	\$ 12,500.00	\$ 14,500.00	\$ 14,500.00
<b>SubTotal</b>	<b>\$ 593,630.00</b>	<b>\$ 766,500.00</b>	<b>\$ 819,000.00</b>	<b>\$ 683,000.00</b>

**Capital Assets**

Buildings/Maintenance	\$ 338,305.00	\$ 175,000.00	\$ 280,000.00	\$ 180,000.00
-----------------------	---------------	---------------	---------------	---------------

**Capital Improvement Planning**

Adams House Steps	\$ 1,876.00	\$ -	\$ -	\$ -
Highway 85/385	\$ 155,328.00	\$ 300,000.00	\$ -	\$ -
Powerhouse Park	\$ -	\$ 75,000.00	\$ -	\$ -
City Retaining Walls	\$ 43,871.00	\$ 300,000.00	\$ 250,000.00	\$ 250,000.00
St. Ambrose Cemetery	\$ 400,000.00	\$ 400,000.00	\$ -	\$ -
Library Windows	\$ 100,588.00	\$ -	\$ -	\$ -
Gateway Improvements	\$ -	\$ 75,000.00	\$ 75,000.00	\$ -
Lower Main Info Center	\$ -	\$ 3,000,000.00	\$ 1,400,000.00	\$ 1,400,000.00
Wayfinding	\$ -	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Rodeo Grounds	\$ 1,376,256.00	\$ 35,000.00	\$ 225,000.00	\$ 225,000.00
	<b>\$ 2,077,919.00</b>	<b>\$ 4,285,000.00</b>	<b>\$ 2,050,000.00</b>	<b>\$ 1,975,000.00</b>

**Visitor Management**

Trolley Reserve	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -
Trolley Operations Shortfall	\$ 92,000.00	\$ 92,000.00	\$ 92,000.00	\$ 92,000.00
Marketing (Chamber)	\$ 494,994.00	\$ 480,000.00	\$ 524,700.00	\$ 400,000.00
History & Info Center	\$ 70,000.00	\$ 73,000.00	\$ 76,300.00	\$ 66,500.00
<b>SubTotal</b>	<b>\$ 681,994.00</b>	<b>\$ 670,000.00</b>	<b>\$ 718,000.00</b>	<b>\$ 558,500.00</b>

**Interpretation**

Days of 76 Museum	\$ 80,000.00	\$ 97,000.00	\$ 85,000.00	\$ 85,000.00
Days of 76 Rodeo	\$ 50,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
Adams Museum	\$ 105,000.00	\$ 115,000.00	\$ 115,000.00	\$ 115,000.00
Adams House	\$ 123,000.00	\$ 123,000.00	\$ 123,000.00	\$ 123,000.00
Living History (Deadwood Alive)	\$ 91,500.00	\$ 103,000.00	\$ 103,000.00	\$ 103,000.00
Fassbender	\$ 15,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Century Award	\$ 748.00	\$ -	\$ 1,000.00	\$ -
Historic A	\$ 20,250.00	\$ -	\$ -	\$ -
<b>SubTotal</b>	<b>\$ 485,498.00</b>	<b>\$ 518,000.00</b>	<b>\$ 507,000.00</b>	<b>\$ 506,000.00</b>



**Professional Services**

Current Expenses	\$	170,255.00	\$	75,000.00	\$	75,000.00	\$	68,000.00
Legal Services	\$	16,777.00	\$	45,000.00	\$	35,000.00	\$	25,000.00
Neighborhood Block Clubs	\$	1,548.00	\$	8,000.00	\$	5,000.00	\$	5,000.00
State Office	\$	53,500.00	\$	55,500.00	\$	57,500.00	\$	57,500.00
<i>SubTotal</i>	\$	242,080.00	\$	183,500.00	\$	172,500.00	\$	155,500.00

**Impact Dollars for City Services**

<i>SubTotal</i>	\$	1,483,170.00	\$	1,483,170.00	\$	1,483,170.00	\$	1,483,170.00
-----------------	----	--------------	----	--------------	----	--------------	----	--------------

TOTAL	\$	9,961,977.00	\$	11,658,620.00	\$	9,613,942.00	\$	8,925,000.00
-------	----	--------------	----	---------------	----	--------------	----	--------------

Difference	\$	-	\$	-	\$	(2,663,942.00)	\$	(0.00)
------------	----	---	----	---	----	----------------	----	--------

**Adjournment:**

There being no other business, Deadwood Historic Preservation Commission 2016 Budget Meeting of July 21, 2015 adjourned at 9:18 a.m.

ATTEST:

\_\_\_\_\_  
Laura Floyd  
Chairman, Historic Preservation Commission  
Bonny Anfinson, Historic Preservation Office/ Recording Secretary



## 2017 HPC Budget

	Actual Year End	Approved Budget	Requested Budget	Proposed Budget
	2015	2016	2017	2017
<b>INCOME</b>				
Projected Income	\$ 7,072,168.00	\$ 7,000,000.00	\$ 6,950,000.00	\$ 6,950,000.00
Interest & Misc. Income	\$ 50,603.00	\$ -	\$ -	\$ -
Transfer from Reserves	\$ 2,839,206.00	\$ 4,658,620.00	\$ -	\$ 1,975,000.00
<b>TOTAL</b>	<b>\$ 9,961,977.00</b>	<b>\$ 11,658,620.00</b>	<b>\$ 6,950,000.00</b>	<b>\$ 8,925,000.00</b>
<b>EXPENSES</b>				
<b>Fixed Expenses</b>				
Bond Payment	\$ 3,496,732.00	\$ 2,887,800.00	\$ 2,887,800.00	\$ 2,685,608.00
<b>HP Office</b>				
HP Operations	\$ 345,542.00	\$ 330,000.00	\$ 380,136.21	\$ 380,136.21
Archaeology	\$ 6,432.00	\$ 60,000.00	\$ 45,000.00	\$ 45,000.00
Archives	\$ 52,787.00	\$ 50,400.00	\$ 50,750.00	\$ 50,750.00
Dues & Subscriptions	\$ 1,504.00	\$ 2,250.00	\$ 2,000.00	\$ 1,750.00
Collections / Acquisition	\$ 1,623.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
GIS	\$ 11,078.00	\$ 27,000.00	\$ 20,000.00	\$ 22,000.00
Scholarship	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Advocacy/Public Education	\$ 142,183.00	\$ 203,000.00	\$ 181,585.79	\$ 181,585.79
<b>SubTotal</b>	<b>\$ 562,649.00</b>	<b>\$ 689,650.00</b>	<b>\$ 696,472.00</b>	<b>\$ 698,222.00</b>
<b>Grants &amp; Loans</b>				
Cemetery Headstones	\$ 2,200.00	\$ 4,000.00	\$ 4,500.00	\$ 3,500.00
Not-for-Profit Deadwood Grants	\$ 72,386.00	\$ 50,000.00	\$ 50,000.00	\$ 40,000.00
Outside of Deadwood Grants	\$ 287,976.00	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00
Retaining Wall Program	\$ 221,001.00	\$ 450,000.00	\$ 500,000.00	\$ 375,000.00
Paint Program	\$ 10,067.00	\$ 12,500.00	\$ 14,500.00	\$ 14,500.00
<b>SubTotal</b>	<b>\$ 593,630.00</b>	<b>\$ 766,500.00</b>	<b>\$ 819,000.00</b>	<b>\$ 683,000.00</b>
<b>Capital Assets</b>				
Buildings/Maintenance	\$ 338,305.00	\$ 175,000.00	\$ 280,000.00	\$ 180,000.00
<b>Capital Improvement Planning</b>				
Adams House Steps	\$ 1,876.00	\$ -	\$ -	\$ -
Highway 85/385	\$ 155,328.00	\$ 300,000.00	\$ -	\$ -
Powerhouse Park	\$ -	\$ 75,000.00	\$ -	\$ -
City Retaining Walls	\$ 43,871.00	\$ 300,000.00	\$ 250,000.00	\$ 250,000.00
St. Ambrose Cemetery	\$ 400,000.00	\$ 400,000.00	\$ -	\$ -
Library Windows	\$ 100,588.00	\$ -	\$ -	\$ -
Gateway Improvements	\$ -	\$ 75,000.00	\$ 75,000.00	\$ -
Lower Main Visitor Information Center	\$ -	\$ 3,000,000.00	\$ 1,400,000.00	\$ 1,400,000.00
Wayfinding	\$ -	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Rodeo Grounds	\$ 1,376,256.00	\$ 35,000.00	\$ 225,000.00	\$ 225,000.00
<b>SubTotal</b>	<b>\$ 2,077,919.00</b>	<b>\$ 4,285,000.00</b>	<b>\$ 2,050,000.00</b>	<b>\$ 1,975,000.00</b>
<b>Visitor Management</b>				
Trolley Reserve	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -
Trolley Operations Shortfall	\$ 92,000.00	\$ 92,000.00	\$ 92,000.00	\$ 92,000.00
Marketing (Chamber)	\$ 494,994.00	\$ 480,000.00	\$ 524,700.00	\$ 400,000.00
History & Info Center	\$ 70,000.00	\$ 73,000.00	\$ 76,300.00	\$ 66,500.00
<b>SubTotal</b>	<b>\$ 681,994.00</b>	<b>\$ 670,000.00</b>	<b>\$ 718,000.00</b>	<b>\$ 558,500.00</b>
<b>Interpretation</b>				
Days of 76 Museum	\$ 80,000.00	\$ 97,000.00	\$ 85,000.00	\$ 85,000.00
Days of 76 Rodeo	\$ 50,000.00	\$ 60,000.00	\$ 60,000.00	\$ 60,000.00
Adams Museum	\$ 105,000.00	\$ 115,000.00	\$ 115,000.00	\$ 115,000.00
Adams House	\$ 123,000.00	\$ 123,000.00	\$ 123,000.00	\$ 123,000.00
Living History (Deadwood Alive)	\$ 91,500.00	\$ 103,000.00	\$ 103,000.00	\$ 103,000.00
Fassbender	\$ 15,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Century Award	\$ 748.00	\$ -	\$ 1,000.00	\$ -
Historic A	\$ 20,250.00	\$ -	\$ -	\$ -
<b>SubTotal</b>	<b>\$ 485,498.00</b>	<b>\$ 518,000.00</b>	<b>\$ 507,000.00</b>	<b>\$ 506,000.00</b>
<b>Professional Services</b>				
Current Expenses	\$ 170,255.00	\$ 75,000.00	\$ 75,000.00	\$ 68,000.00
Legal Services	\$ 16,777.00	\$ 45,000.00	\$ 35,000.00	\$ 25,000.00
Neighborhood Block Clubs	\$ 1,548.00	\$ 8,000.00	\$ 5,000.00	\$ 5,000.00
State Office	\$ 53,500.00	\$ 55,500.00	\$ 57,500.00	\$ 57,500.00
<b>SubTotal</b>	<b>\$ 242,080.00</b>	<b>\$ 183,500.00</b>	<b>\$ 172,500.00</b>	<b>\$ 155,500.00</b>
<b>Impact Dollars for City Services</b>				
<b>SubTotal</b>	<b>\$ 1,483,170.00</b>	<b>\$ 1,483,170.00</b>	<b>\$ 1,483,170.00</b>	<b>\$ 1,483,170.00</b>
<b>TOTAL</b>	<b>\$ 9,961,977.00</b>	<b>\$ 11,658,620.00</b>	<b>\$ 9,613,942.00</b>	<b>\$ 8,925,000.00</b>
<b>Difference</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (2,663,942.00)</b>	<b>\$ (0.00)</b>



# EXHIBIT B

G. MATTHEW PIKE  
35 LINCOLN AVE.  
P.O. Box 198  
DEADWOOD, SD 57732

Mr. Kevin Kuchenbecker  
Historic Preservation Office  
City of Deadwood  
108 Sherman Street  
Deadwood, SD 57732

Dear Kevin,

Late last year, a grant was approved by the Historic Preservation Commission through the siding program to replace, repair, and restore the decaying arch at the lower entryway along Jackson Street at this address. The estimated cost of the completed project was around \$10,000.

Following formal HPC approval of the project, the work began in November and was brought to that point where the area was stabilized, the decaying concrete removed and replaced, following reinforcement. The old concrete slab beneath the arch was also removed and a new one properly installed to force water away from, rather than toward, the doorway and wall. At the recommendation of the contractor, the concrete was allowed to cure over the winter months and into the spring. The area now needs to be waterproofed and coated in a textured material tinted to match one of the colors of the rocks in the adjacent stone wall.

The contractor contacted me two weeks ago, and would like to complete the work; however, the six-month timeframe for project completion under the previously approved grant has lapsed. Therefore, I am respectfully requesting an extension of the \$3,567.49 remaining in that grant to allow the contractor to complete the project. I believe no more than 120 days would be sufficient to assure the contractor's availability.

Respectfully,



G. Matthew Pike





# EXHIBIT C

July 14, 2016

Kevin Kuchenbecker  
Historic Preservation Officer  
City of Deadwood  
108 Sherman Street  
Deadwood SD 57732

Dear Kevin:

Thank you for inviting the South Dakota State Historical Society Board of Trustees to Deadwood for their summer board meeting. We appreciate you taking the time to provide the guided tour of projects and activities in Deadwood, as well as making the necessary arrangements to complete the activities schedule that coincided with our board meeting on July 8.

The mission of the State Historical Society is to collect, preserve, interpret and promote the history of South Dakota, and we know that you do a great job of doing that for us in the Deadwood area.

Sincerely yours,

Jay D. Vogt  
Director

*Keep up the good  
work, Kevin.*



Date: 7/20/2016

Case No. H16034

Address: 531 MAIN STREET

## Staff Report

The applicant has submitted an application for Project Approval for work at 531 MAIN STREET, a non-contributing structure located in the Chinatown Planning Unit in the City of Deadwood.

Applicant: BLUE SKY GAMING INC

Owner: BLUE SKY GAMING INC

Constructed: 1993

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

**1. Historic significance of the resource:** This building cannot contribute to the Deadwood National Historic Landmark District at this time. The resource is outside the period of significance for the NHL.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to install new glass overhead garage doors at the east end of the Tin Lizzie Gaming Resort. They would like to remove four large arch-top windows and replace with overhead style glass garage doors. The four doors would be open on the north facing side of the building (Main Street).

**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.



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



FOR OFFICE USE ONLY	
Case No.	H16034
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	7/11/16
Date of Hearing	7/27/16

## 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: 53.1 Main St

Historic Name of Property (if known):

### APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☒ Other General Manager

Owner's Name: Blue Sky Gaming  
Address: 555 Main St  
City: Deadwood State: SD Zip: 57732  
Telephone: 605 578 1715 Fax: \_\_\_\_\_  
E-mail: Aburnham@tiaLizzie.com

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

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

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

### TYPE OF IMPROVEMENT

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

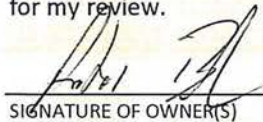


## SIGNATURES

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.

 July 11th, 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.



ALL SPRING MOUNTING PADS MUST BE FLUSH WITH JAMBS. FIELD CHECK AND VERIFY ALL DETAILS AND DIMENSIONS. JAMBS, HEADER, JAMB EXTENSIONS AND PADS (AS SHOWN) BY OTHER THAN DOOR CONTRACTOR. THIS DRAWING WAS AS COMPLETE AND FACTUAL AS POSSIBLE AT THE TIME IS WAS PRINTED. WE DO HOWEVER, RESERVE THE RIGHT TO MAKE PRODUCT CHANGES IN SPECIFICATIONS AND AVAILABILITY WITHOUT NOTICE.

DRAWING(S) MUST BE APPROVED AND RETURNED TO DOOR DISTRIBUTOR AND FORWARDED TO RAYNOR GARAGE DOORS BEFORE ORDER WILL BE ENTERED INTO PRODUCTION. SHOP DRAWING FAX NUMBER 800/835-5463.

JOB NAME: Tinlizzies Deadwood

LOCATION:

DISTRIBUTOR: BLACK HILLS OH DOORS LLC

CONTRACTOR:

ARCHITECT:

CHECKED BY:

DATE: 7/12/2016

SHEET  
1 OF 2

DRAWING  
NUMBER

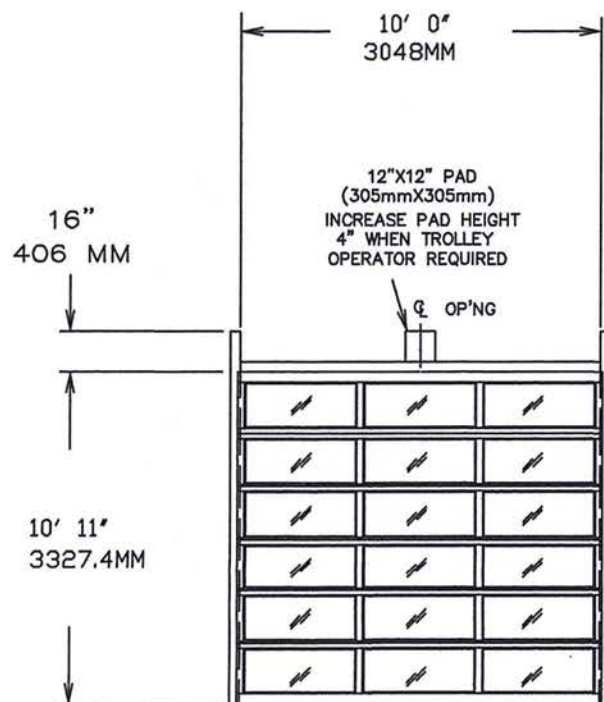
**1087873 F**

DOOR TAG

**RAYNOR.**

**PROPOSAL  
DRAWING**

RAYNOR ORDER NUMBER	QTY	OPENING		ACTUAL		MODEL	JAMB			MOUNTING		LOCK
		WIDTH	HEIGHT	WIDTH	HEIGHT		W	S	M	ANGLE	BRKT	
	4	10' 0"	10' 11"	10' 2"	10' 11 3/4"	AVO	X			X		2IL
		3048MM	3327.4MM	3098.8 MM	3346.45MM							



- Doors shall be commercial sectional AlumnaView series as manufactured by Raynor Garage Doors.
- Sections - shall be 2 inches (51mm) thick, 6063-T6 aluminum stiles and rails joined together with screws. Aluminum panels .050 inch (1.3mm) thick or glazing (when specified) filling spaces between stiles and rails. Intermediate rails height to be 3 13/16 inches (97mm), end stiles minimum 3 3/8 inches (86mm) wide, center stiles 3 5/8 inches (92mm) wide, top rail height minimum 3 1/4 inches (83mm) and bottom rail height 5 1/4 inches (133mm). Aluminum frame and filler panels to have a clear anodize finish (unless noted). Bottom of door to have a flexible U-shape vinyl seal retained in an aluminum rail.
- Interior Locking - spring loaded slide bolt engages slot in track. Operable from inside only and can be mounted either side.
- Glazing - 1/8 inch (3.2mm) clear insulated tempered glass. (Nominal 1/2" Thick)
- Tracks - shall be 2 inches (50.8mm), hot-dipped galvanized steel per ASTM A653, fully adjustable for adequate sealing of door to jamb. Horizontal track to be reinforced with a continuous painted steel angle. Angle Mounting - Angle mount to be galvanized steel. Hardware - hinges and brackets shall be galvanized steel. Counterbalance - to be torsion springs consisting of heavy-duty oil-tempered wire on a continuous ball-bearing cross-header shaft. Provided with aircraft-type, galvanized steel lifting cables with minimum factor of 5.
- Head seal and jamb seal required.
- Armorbrite finish is required. Specify RAL# prior to ordering.
- Track and hardware to be EnduraCoted white, counterbalance components to be EnduraCoted black.

ALL SPRING MOUNTING PADS MUST BE FLUSH WITH JAMBS. FIELD CHECK AND VERIFY ALL DETAILS AND DIMENSIONS. JAMBS, HEADER, JAMB EXTENSIONS AND PADS (AS SHOWN) BY OTHER THAN DOOR CONTRACTOR. THIS DRAWING WAS AS COMPLETE AND FACTUAL AS POSSIBLE AT THE TIME IS WAS PRINTED. WE DO HOWEVER, RESERVE THE RIGHT TO MAKE PRODUCT CHANGES IN SPECIFICATIONS AND AVAILABILITY WITHOUT NOTICE.

JOB NAME: Tinlizzles Deadwood

LOCATION:

DISTRIBUTOR: BLACK HILLS OH DOORS LLC

CONTRACTOR:

ARCHITECT:

CHECKED BY:

DATE: 7/12/2016

SHEET  
2 OF 2

DRAWING  
NUMBER

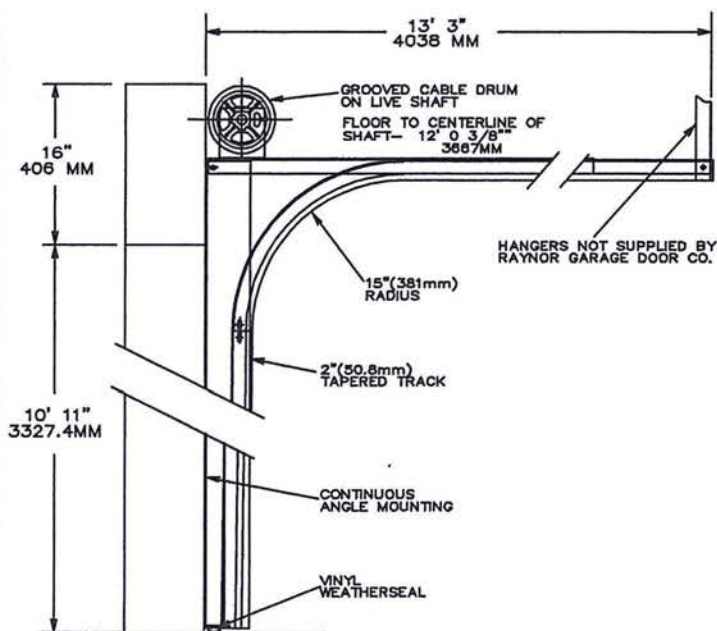
1087873 F

DOOR TAG

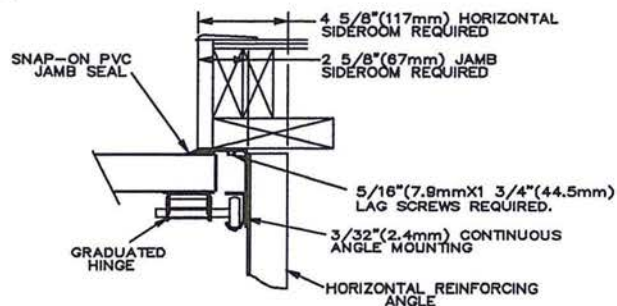
RAYNOR ORDER NUMBER	QTY	OPENING		ACTUAL		MODEL	JAMB			MOUNTING		LOCK
		WIDTH	HEIGHT	WIDTH	HEIGHT		W	S	M	ANGLE	BRKT	
	4	10' 0"	10' 11"	10' 2"	10' 11 3/4"	AVO	X			X		2IL
		3048MM	3327.4MM	3098.8 MM	3346.45MM							

RAYNOR

PROPOSAL  
DRAWING



SECTION THRU OPENING



JAMB DETAIL



ALL SPRING MOUNTING PADS MUST BE FLUSH WITH JAMBS. FIELD CHECK AND VERIFY ALL DETAILS AND DIMENSIONS. JAMBS, HEADER, JAMB EXTENSIONS AND PADS (AS SHOWN) BY OTHER THAN DOOR CONTRACTOR. THIS DRAWING WAS AS COMPLETE AND FACTUAL AS POSSIBLE AT THE TIME IS WAS PRINTED. WE DO HOWEVER, RESERVE THE RIGHT TO MAKE PRODUCT CHANGES IN SPECIFICATIONS AND AVAILABILITY WITHOUT NOTICE.

DRAWING(S) MUST BE APPROVED AND RETURNED TO DOOR DISTRIBUTOR AND FORWARDED TO RAYNOR GARAGE DOORS BEFORE ORDER WILL BE ENTERED INTO PRODUCTION.  
SHOP DRAWING FAX NUMBER 800/835-5463.

JOB NAME: TiniZZles Deadwood

LOCATION:

DISTRIBUTOR: BLACK HILLS OH DOORS LLC

CONTRACTOR:

ARCHITECT:

CHECKED BY:

DATE: 7/7/2016

SHEET  
1 OF 2

DRAWING  
NUMBER

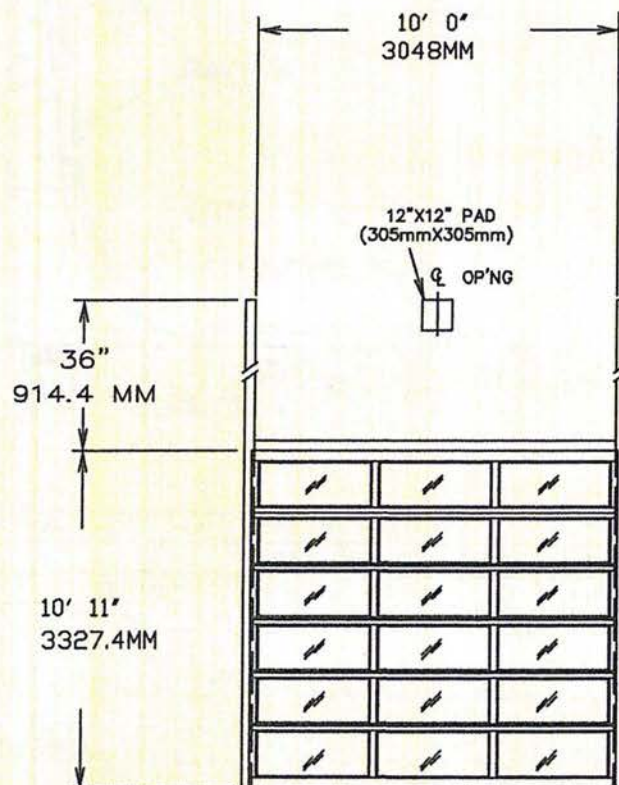
1087873 D

RAYNOR ORDER NUMBER	QTY	OPENING		ACTUAL		MODEL	JAMB			MOUNTING	LOCK
		WIDTH	HEIGHT	WIDTH	HEIGHT		W	S	M	ANGLE BRKT	
	4	10' 0"	10' 11"	10'2"	10' 11 3/4"	AVO	X			X	2IL
		3048MM	3327.4MM	3098.8 MM	3346.45MM						

DOOR TAG

RAYNOR

PROPOSAL  
DRAWING



- Doors shall be commercial sectional Alumaview series as manufactured by Raynor Garage Doors.
- Sections - shall be 2 inches (51mm) thick, 6063-T6 aluminum stiles and rails joined together with screws. Aluminum panels .050 inch (1.3mm) thick or glazing (when specified) filling spaces between stiles and rails. Intermediate rails height to be 3 13/16 inches (97mm), end stiles minimum 3 3/8 inches (88mm) wide, center stiles 3 5/8 inches (92mm) wide, top rail height minimum 3 1/4 inches (83mm) and bottom rail height 5 1/4 inches (133mm). Aluminum frame and filler panels to have a clear anodize finish (unless noted). Bottom of door to have a flexible U-shape vinyl seal retained in an aluminum rail.
- Interior Locking - spring loaded slide bolt engages slot in track. Operable from inside only and can be mounted either side.
- Glazing - 1/8 inch (3.2mm) clear insulated tempered glass. (Nominal 1/2" Thick)
- Tracks - shall be 2 inches (50.8mm), hot-dipped galvanized steel per ASTM A653, fully adjustable for adequate sealing of door to jamb. Horizontal track to be reinforced with a continuous painted steel angle.  
Angle Mounting - Angle mount to be galvanized steel.  
Hardware - hinges and brackets shall be galvanized steel.  
Counterbalance - to be torsion springs consisting of heavy-duty oil-tempered wire on a continuous ball-bearing cross-header shaft. Provided with aircraft-type, galvanized steel lifting cables with minimum factor of 5.
- Head seal and jamb seal required.
- Armorbrite finish is required. Specify RAL# prior to ordering.











Date: 7/20/2016

Case No. H16033  
Address: 56 TAYLOR AVE

## Staff Report

The applicant has submitted an application for Project Approval for work at 56 TAYLOR AVE, a non-contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: DEBRA KAHLER  
Owner: DEBRA KAHLER  
Constructed: 1955

### 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 large, modern-style house that is currently being used as a triplex. Because this building was less than fifty years old at the time of the survey, it did not contribute to the Deadwood National Historic Landmark District.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace the windows on the structure.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Under the 1993 Architectural Survey is non-contributing resource due to its age; however, the 2008 Architectural Survey lists the house as a contributing structure if the period of significance was changed for the National Register Historic District as well as for its modern architectural style. The proposed new windows in this resource will assist the homeowner with the noise caused by the HVAC units installed on the new addition of the Deadwood Recreation Center.

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>H16033</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>7/8/16</u>
Date of Hearing	<u>7/27/16</u>

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

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>56-54 Taylor Ave</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>Debra Kahler</u>
Address: <u>56 Taylor Ave.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605 722-5655</u> Fax: _____
E-mail: <u>debra.kahler@gmail.com</u>

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

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

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

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



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

DESCRIPTION OF ACTIVITY
-------------------------

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

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

repair/replace windows

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

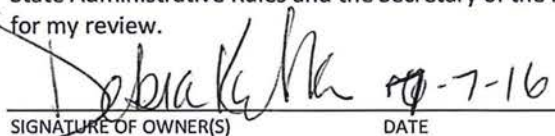
\_\_\_\_\_

### 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.

 07-7-16  
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.



# EXHIBIT F

Date: 7/20/2016

Case No. H16035  
Address: 14 VAN BUREN AVE

## Staff Report

The applicant has submitted an application for Project Approval for work at 14 VAN BUREN AVE, a CONTRIBUTING structure located in INGLESIDE Planning Unit in the City of Deadwood.

Applicant: THOMAS OR JANET MCNARY  
Owner: THOMAS MCKNARY  
Constructed: 1915

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

**1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.

**2. Architectural design of the resource and proposed alterations:** The applicant requests permission to install new wood windows and doors.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** The applicant was previously approved for this project under an earlier project approval but did not proceed. He is coming under the new program and his project approval has technically expired.

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>416035</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>7/18/16</u>
Date of Hearing	<u>7/27/16</u>

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

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>14 Van Buren Deadwood, SD</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>Thomas McNary</u>
Address: <u>14 Van Buren</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605.999.1759</u> Fax: _____
E-mail: <u>tmcnary5@gmail.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: _____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input checked="" type="checkbox"/> Other <u>Doors</u>	<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 checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input checked="" type="checkbox"/> STORM DOORS
	<input checked="" type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material <u>Wood windows</u> Style/type <u>doors</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
<p>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.</p> <p>Failure to supply adequate documentation could result in delays in processing and denial of the request.</p> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 5px;"></div>



### 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.

Tom McHenry 7/18/16  
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.

Date: 7/20/2016

Case No. H16036  
Address: 890 MAIN STREET

## Staff Report

The applicant has submitted an application for Project Approval for work at 890 MAIN STREET, a contributing structure located in Upper Main Street Planning Unit in the City of Deadwood.

Applicant: VALERIE TOMLIN  
Owner: VALERIE TOMLIN  
Constructed: circa 1895

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

**1. Historic significance of the resource:** This 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:** The applicant is requesting permission to repair or replace the front porch on the structure.

**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Staff has met with the applicant and the stairs and railing need to be repaired or replaced on the front porch. Staff will continue to work with the applicant to ensure the project meets the guidelines of the programs.

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.	416036
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	7/19/16
Date of Hearing	7/27/16

## 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: <u>890 Main Street</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>Charles (Dan) Roché</u> <u>Valerie Tomlin</u>
Address: <u>890 Main</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>661-917-9140</u> Fax: _____
E-mail: <u>valerie.tomlin@gmail.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: _____

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 type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	



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


DESCRIPTION OF ACTIVITY
<p>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.</p> <p>Failure to supply adequate documentation could result in delays in processing and denial of the request.</p> <div style="font-family: cursive; font-size: 1.2em; margin-top: 10px;"> <u>Repair or replace front porch</u> </div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 15px; margin-top: 5px;"></div>

### 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.

 7/20/16  
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.



Date: 7/20/2016

Case No. H16037

Address: 124 CHARLES ST

## Staff Report

The applicant has submitted an application for Project Approval for work at 124 CHARLES ST, a non-contributing structure located in Cleveland Historic Overly Zone Planning Unit in the City of Deadwood.

Applicant: JIM AND SUSAN TRUCANO

Owner: JIM & SUSAN TRUCANO

Constructed: circa 1895

## CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

### General Factors:

**1. Historic significance of the resource:** The front of this house has been altered with modern windows and an enclosed vestibule. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time. However, the 1993 survey indicates the structure could be eligible in the future.

**2. Architectural design of the resource and proposed alterations:** The applicant requests permission to replace existing siding on front corner of house and rear addition with Smart Side siding, with 4 ½ inch face; replace two existing front entry doors with ReliaBilt metal pre-hung doors and add front entry porch to specifications; repair rear deck foundation where damage necessitated a temporary support post and replace existing railing with new; replace existing, non-original windows with pre-hung, double hung wood windows from Jenn Weld to fit original window openings of an acceptable style and make; repair masonry as needed to original specifications.

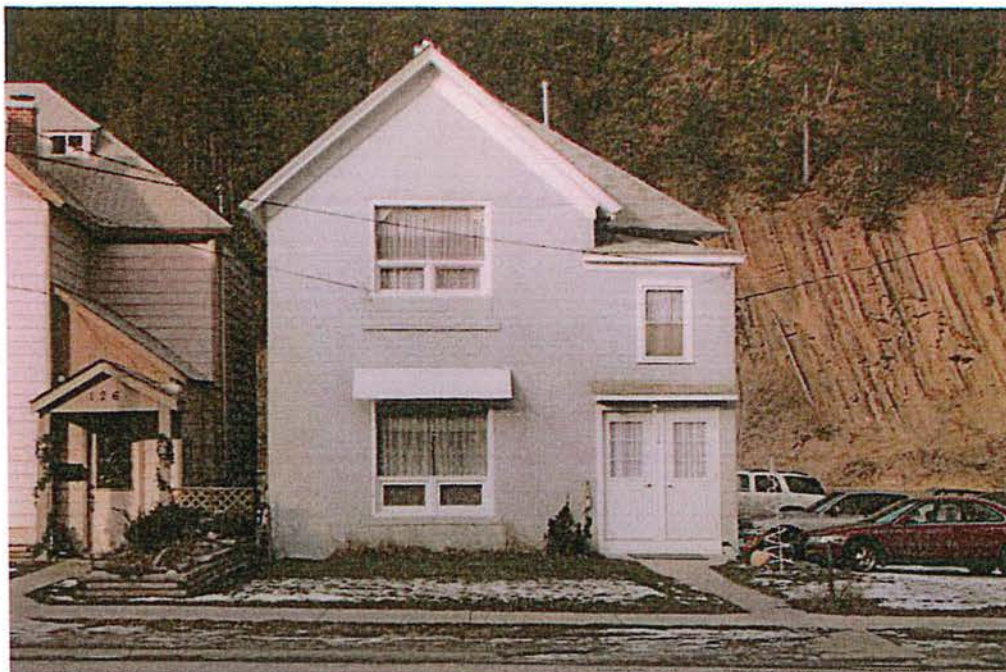
**Attachments:** No

**Plans:** No

**Photos:** Yes

**Staff Opinion:** Staff has met with the applicant several times. The applicant desires to reverse inappropriate alterations which have changed the architectural features of this resource. Staff will continue to work with the applicant to ensure the project meets the guidelines of the programs.

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

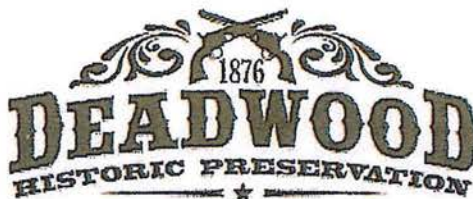
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project 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>H16037</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>7/20/16</u>
Date of Hearing	<u>7/27/16</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: 124 Charles Street, Deadwood, SD 57732

Historic Name of Property (if known): \_\_\_\_\_

### APPLICANT INFORMATION

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

Owner's Name: James & Susan Trucano

Address: 124 Charles Street

City: Deadwood State: SD Zip: 57732

Telephone: 712-301-2300 Fax: \_\_\_\_\_

E-mail: jim@jimtrucano.com

Architect's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Contractor's Name: TBD

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

Agent's Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

### TYPE OF IMPROVEMENT

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building      | <input 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 checked="" type="checkbox"/> Siding | <input checked="" type="checkbox"/> Windows |   |
| <input type="checkbox"/> Other _____                                | <input type="checkbox"/> Awning            | <input type="checkbox"/> Sign               | <input type="checkbox"/> Fencing                      |

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

DESCRIPTION OF ACTIVITY
-------------------------

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

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

Please see attached addendum for specifics of proposed projects and scope of work. \_\_\_\_\_

---

---

---

---

---

---

---

---



### 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

 7/17/16  
SIGNATURE OF OWNER(S) DATE

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

 7/17/16  
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 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.

Addendum to Application for Project Approval

City of Deadwood Historic Preservation

Submitted by: James and Susan Trucano, 124 Charles Street, Deadwood, SD

Date: July 17, 2016

Scope and nature of work described:

Replace existing siding on front corner of house and rear addition with Smart Side siding. Siding to be installed with no more than a 4 ½ inch face.

Replace two existing front entry doors with ReliaBilt metal pre-hung doors. Add front entry porch to specifications.

Repair rear deck foundation where damage necessitated a temporary support post. Replace existing railing with new.

Replace existing, non-original windows with pre-hung, double hung wood windows from Jenn Weld to fit original window openings of an acceptable style and make.

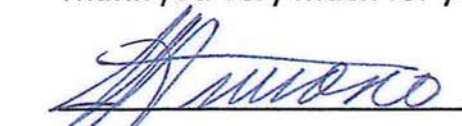

Repair masonry as needed to original specifications.

Paint house with paint and colors as approved.

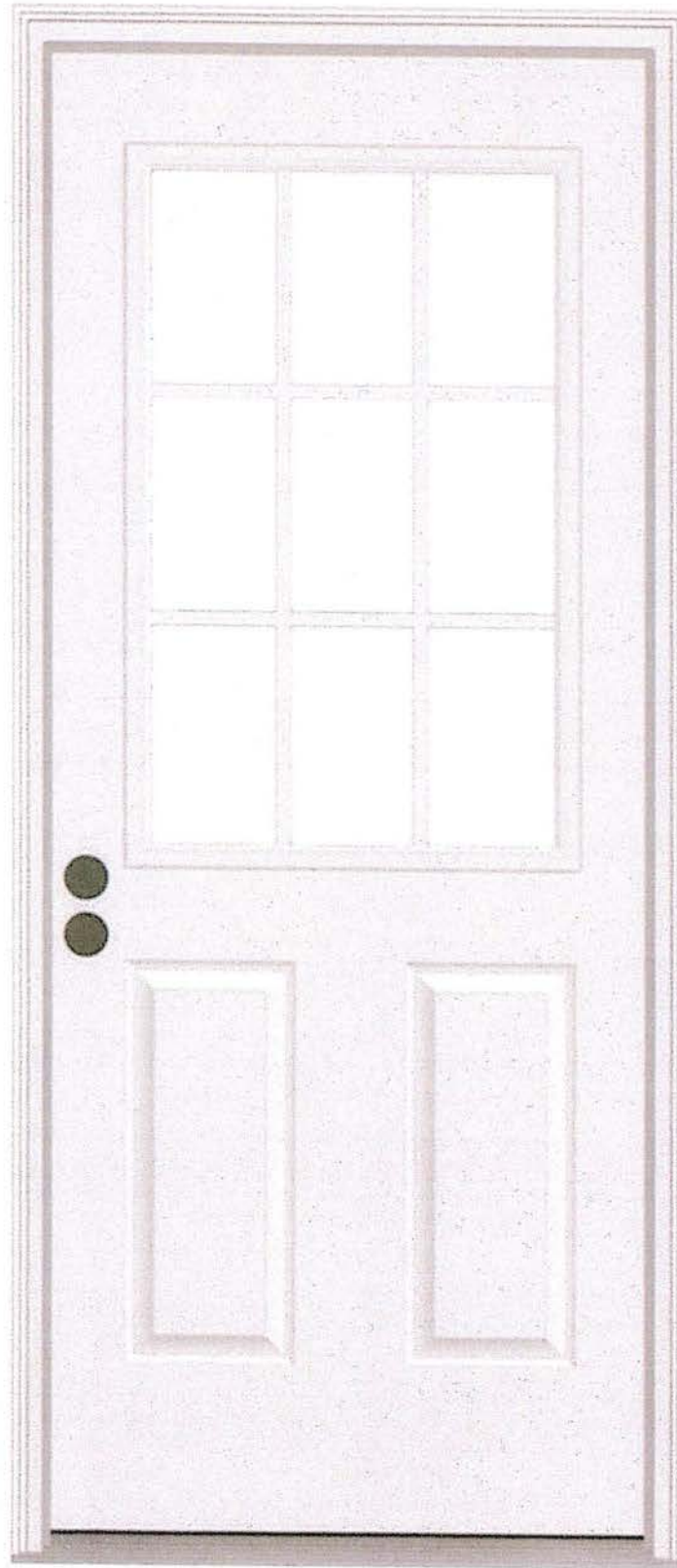
Due to cost the repairs and modifications to take place over a 24 month period with tentative completion set on or before "the snow flies" in 2017.

Questions or clarifications can be directed to Jim at [jim@jimtrucano.com](mailto:jim@jimtrucano.com) or 712-301-2300.

Thank you very much for your consideration.

  
Jim Trucano  
Susan Trucano





Lowe's - Rehabitt 2 panel insulating core 32x80

# SITELINE WOOD DOUBLE-HUNG WINDOW



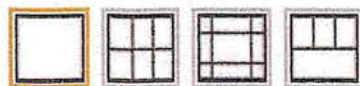
**Price Range: \$\$**

MODEL



EXTERIOR

GRILLE DESIGNS



NO GRILLE

COLOR OPTIONS

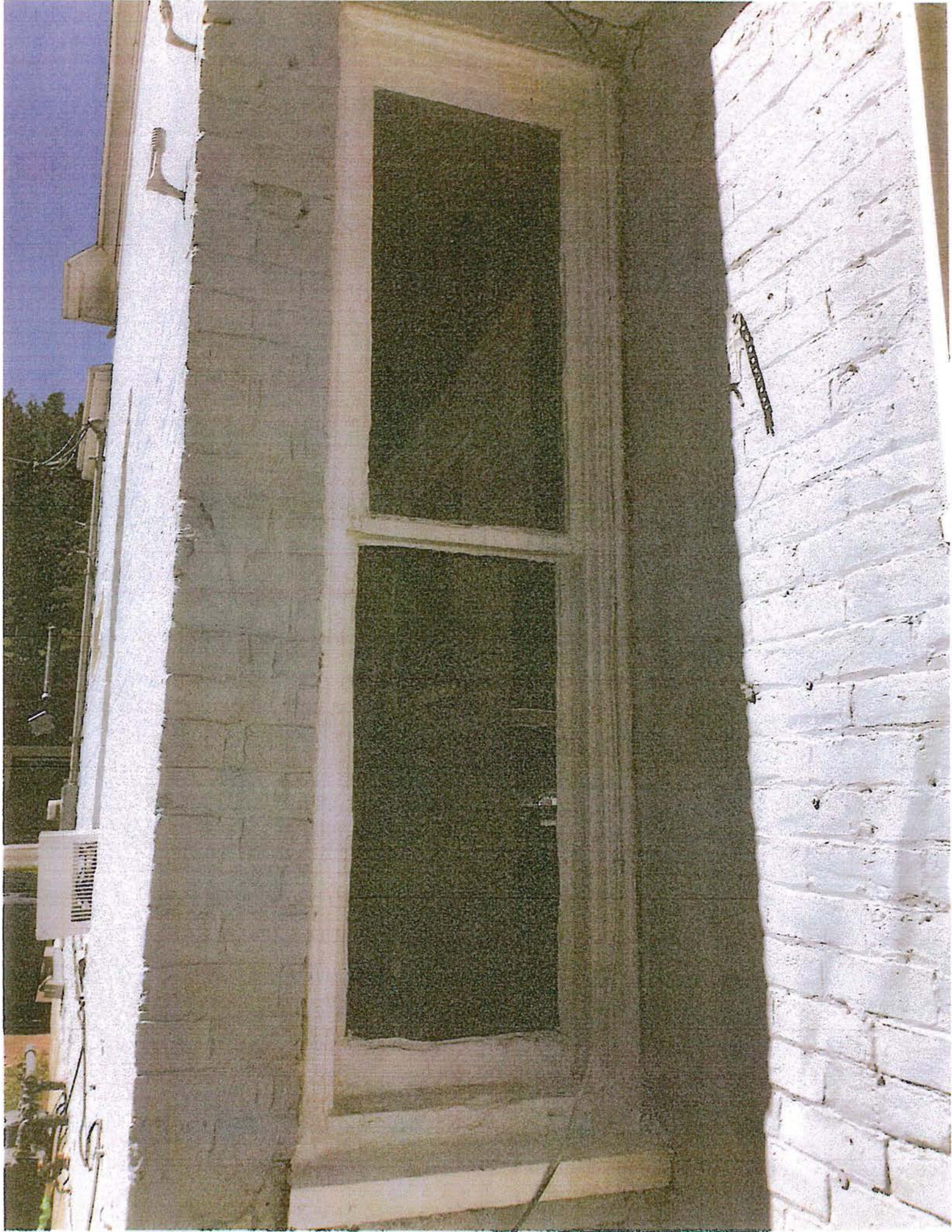


BRILLIANT WHITE

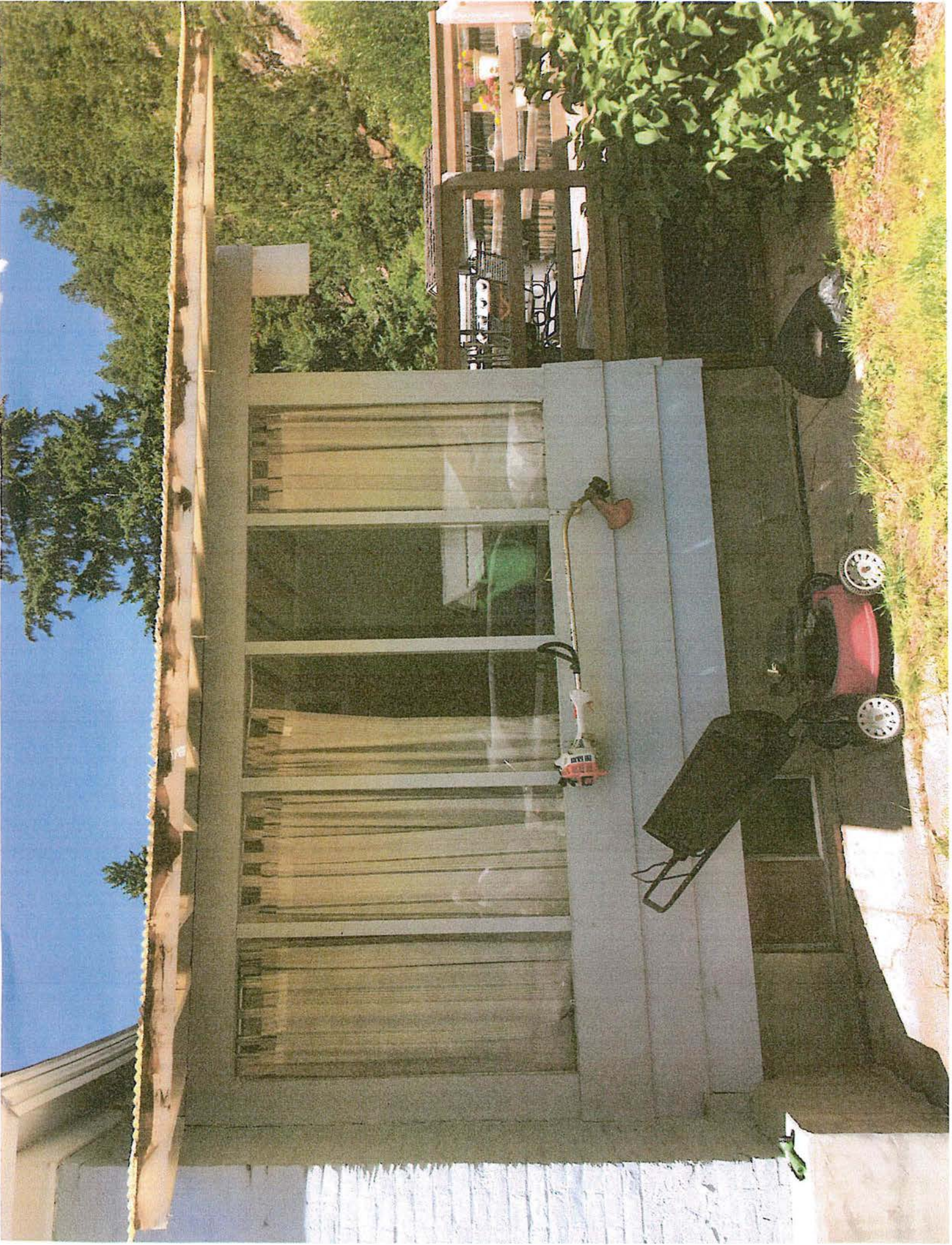




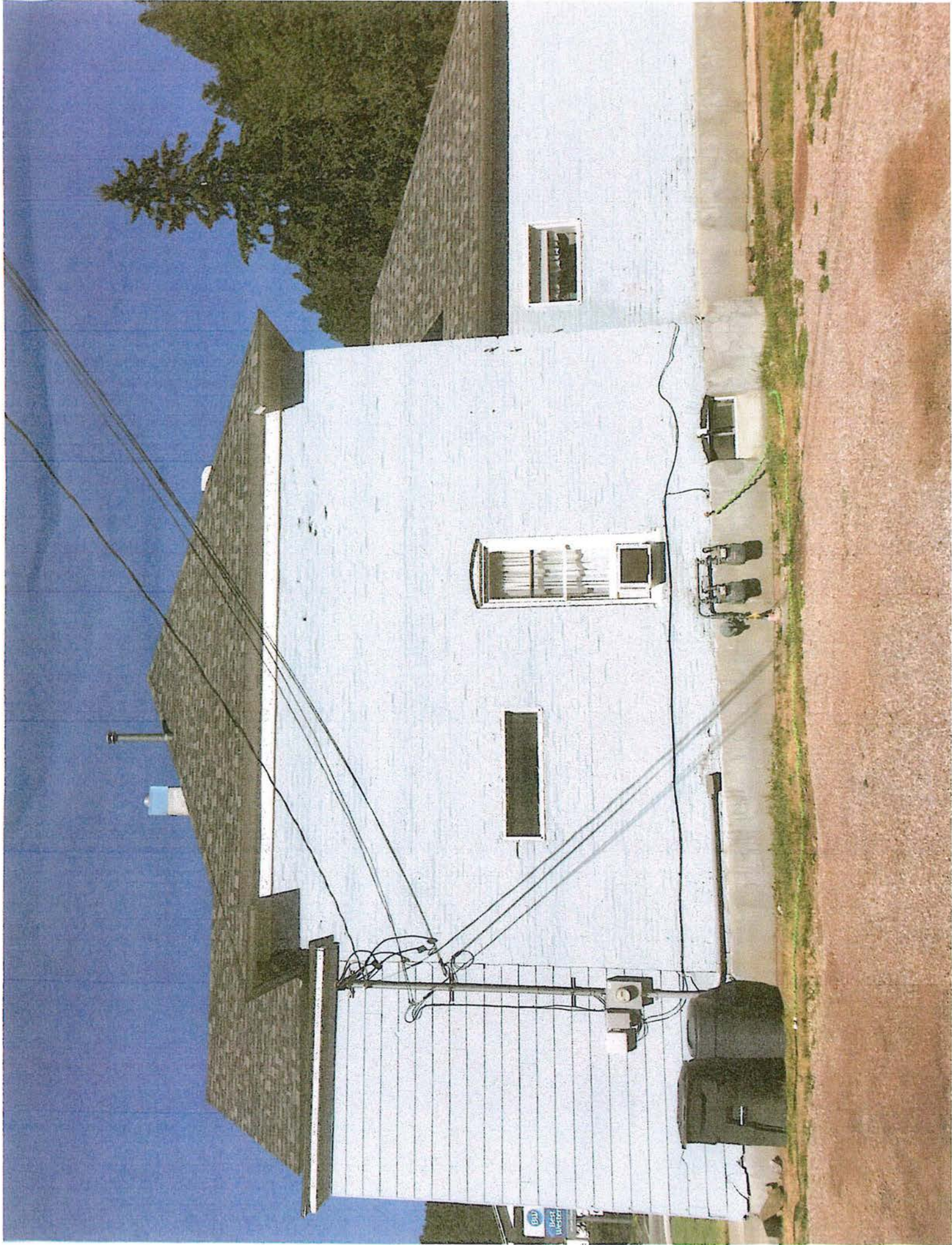




















## MEMORANDUM

---

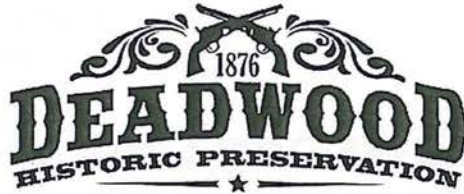
**Date:** July 22, 2016  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

---

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

- Debra Kahler..... 56 Taylor..... Windows/Doors Program  
*The project does not meet the criteria for the Wood Windows and Doors Program under the 1993 Architectural Survey due to its age and being a non-contributing structure; however, the 2008 Architectural Survey lists the house as a contributing structure if the period of significance was changed for the National Register Historic District as well as its architectural style. Furthermore, new windows in this resource would assist the homeowner with the noise caused by the HVAC units installed on the new addition of the Deadwood Recreation Center. Staff recommends acceptance into the program due to these justifiable reasons. Staff will continue to coordinate with the applicant and contractor during the proposed project.*
- Charles Roche and Valerie Tomlin...890 Main Street.....Elderly Resident Program  
*Staff has determined the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant and contractor during the proposed project.*
- Tom McNary ..... 14 Van Buren..... Windows/Doors Program  
*The applicant was accepted into the program in 2015 but never started the project. The applicant is re-applying under the new program. Staff has determined the project meets the criteria for the Wood Windows and Doors Program and will coordinate with the applicant and contractor during the proposed project.*





## Wood Windows and Doors Application

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

1. Address of Property:

56-54 Taylor Ave

2. Applicant/Owner name & mailing address:

Same  
Debra Kahler  
56 Taylor

Telephone: (605) 580-1406 722-5655

E-mail debrakahler@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ ?

Estimated Total Cost for Entire Project:

\$ ?

**For Office Use Only:**

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date:   /  /   Initials:   

Assessed Valuation \$                     

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

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: Debra Kahler

Date submitted: 6/16/16

Owner's signature:                                     

Date submitted:   /  /  

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



## Wood Windows and Doors Application

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

1. Address of Property:

14 Van Buren Deadwood, SD

2. Applicant/Owner name & mailing address:

Tom McNary

14 Van Buren

DEADWOOD, SD 57732

Telephone: (605) 999-1759

E-mail tmcnary5@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

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

Estimated Total Cost for Entire Project:

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

**For Office Use Only:**

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

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

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

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

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: Tom McNary

Date submitted: 7/18/2016

Owner's signature: Tom McNary

Date submitted: 7/18/2016

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	4	3		1		1
Right Side View	13	1			1	
Left Side View	1	3	2			
Rear View	2	5	1	1		
Total Windows	20	12	3	2	1	1
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

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

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

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



## Elderly Residents Program Application

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

*stairs-front porch*

1. Address of Property:

890 Main Street

2. Applicant/Owner name & mailing address:

Charles (Dan) Roche  
& Valerie Tomlin

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10k

Estimated Total Cost for Entire Project:

\$ 10k ?

Telephone: (661) 917 - 9140

E-mail valerie.tomlin@gmail.com

What year were you born? 1948 (Dan)  
1952 (Valerie)

### For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date:    /   /    Initials:    

Assessed Valuation \$                     

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

5. Certification

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

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

Applicant's signature: Valerie Tomlin

Date submitted: 7/18/16

Owner's signature: Valerie Tomlin

Date submitted: 7/19/16

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

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

Revised 4/13/16