DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 9, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes – November 23, 2015
3. Voucher Approval
4. Old or General Business
   a. Results of Bid Opening for Deadwood Welcome Center – Exhibit A
   b. South Dakota Governor's Conference on Tourism - Exhibit B
   c. Update on extending historic lighting costs on Highway 85 project
   d. Adopt revised Retaining Wall Program procedures – Exhibit C
5. New Matters before the Deadwood Historic District Commission
   a. COA – Case #H15058 – 21 Charles – Mike and Diane Percevich – Exhibit D
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
   a. HP Program Applications – Exhibit E
      - Mike and Diane Percevich – 21 Charles – Siding Program
      - Mike and Diane Percevich – 21 Charles – Wood Windows
      - Mike and Diane Percevich – 21 Charles – Vacant Home
      - Bernie Requsaw – 336 Williams – Retaining Wall
   b. Revolving Loan Program – Exhibit F
      - V Carolyn White – 3 Shine – Revolving Loan
      - V Carolyn White – 3 Shine – Elderly Resident Program
      - V Carolyn White – 3 Shine – Vacant Home Program
      - V Carolyn White – 3 Shine – Windows Program
      - V Carolyn White – 3 Shine – Siding Program
      - Dustin and Laura Floyd – 21 Lincoln – Loan Extension
      - William Zwingelbert – 11 Jackson – 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

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Monday, November 23, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes – November 11, 2015
3. Voucher Approval
4. Old or General Business
   a. First Gold Parking Lot Expansion project – Excavation / Archaeology – Exhibit C
5. New Matters before the Deadwood Historic District Commission
   a. COA – Case #H15057 – 3 Shine Street – V. Carolyn White – Exterior Repairs – Exhibit A
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
   a. HP Program Applications
   b. Revolving Loan Program – Exhibit B
      - Mary Baudhin .....26 Water ..... Refinance of Loan
      - Tim Berg & Kathryn Koutavas..... 1 Forest ..... Refinance of Loan
   c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.)*
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CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Monday, November 23, 2015

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

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

Present City Commission: Jim Van Den Eykel and Dave Ruth Jr. were present.

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Monday, November 23, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of November 11, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Williams to approve the minutes of Wednesday, October 28, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Berg to approve the HP Operating Account in the amount of $28,940.74. Aye – All. Motion carried.

Old or General Business:

First Gold Parking Lot Expansion Project – Excavation/Archaeology – Exhibit C

Mr. Kuchenbecker informed the Commission the Historic Preservation Office was made aware of a project to expand the parking lot at First Gold. The Zoning Administrator, Building Inspector and HP Office required plans to determine the scope of the project and if an archeological survey was necessary. The site is referred to in some historical documents as Slaughterhouse Gulch. Mr. Kuchenbecker stated on Friday, November 20, 2015, Mr. Michael Runge and he went to conduct a site visit of the proposed excavation site and observed the project area was already in progress of being excavated. Mr. Kuchenbecker informed the Commission the Building Inspector issued a stop work order due to no permit issued. Mr. Williams asked if First Gold was under the impression they could go ahead and work without a permit. Mr. Kuchenbecker stated to his knowledge, no. Ms. Floyd asked how this process would have been brought to Historic Preservation if the project had not been begun yet. Mr. Kuchenbecker stated a letter reminding them archeological work would be required. Ms. Floyd clarified if the request before the Commission would have been brought to determine if archeological work would be required for the project. Mr. Kuchenbecker confirmed. Ms. Floyd asked if there was a penalty for proceeding without a permit. Mr. Kuchenbecker stated he did not know if an excavation permit is treated the same as a building permit. The authority is under the Public Works Department. Mr. Williams asked Mr. Kuchenbecker if the office was aware of the project prior to the beginning of the excavation. Mr. Kuchenbecker stated yes and he informed the contractor that plans were needed prior to determine if archeology would be required.

It was moved by Mr. Blair to table this matter until the next meeting. Motion failed for lack of a second.

Mr. Toews asked if this was a main wagon route into Deadwood. Mr. Kuchenbecker stated that it was a main route, but not necessarily the primary route. Mr. Toews asked if the cabins were still located on the site. Mr. Kuchenbecker stated to his knowledge, there were no structures, but foundations could possibly be there. Mr. Toews asked what the probability of artifacts being located on the site. Mr. Kuchenbecker stated the site may contain foundations and artifacts but it is unknown. Mr. Berg asked if rubble had been removed from the property. Mr. Kuchenbecker stated no. Ms. Floyd asked if there was any reason we would want to say we wouldn't want the archeology done. Mr. Kuchenbecker stated it is Staff's recommendation to require at least a Stage 1 survey conducted. Ms. Floyd stated she would entertain a motion requiring archeological survey prior to the project resuming.

It was moved by Mr. Toews and seconded by Mr. Johnson to require an archeological survey prior to the project resuming. Aye- All. Motion carried.

New Matters before the Deadwood Historic District Commission

Case #**H15057** – 3 Shine Street – V Carolyn White -- Exterior Repairs – Exhibit B

Mr. Kuchenbecker informed the Commission the applicant is asking permission to reconstruct the porch, basement entry, main entry and to paint and remove bottom stucco and repair brick and mortar. ***Based upon guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Namminga the exterior repairs proposed are congruous with the historical, architectural, archaeological, or cultural aspects of the district and move to grant Certification of Appropriateness for the exterior repairs located at 3 Shine Street. Aye- All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements – Exhibit F

It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of $75,854.30, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

The delinquency report, an update on projects and an overview of the revolving loan fund was presented.

26 Water Street – Mary Baudhin – Request to Refinance Loan

It was moved by Mr. Blair and seconded by Mr. Toews to approve the request to Refinance Loan for Mary Baudhin, 26 Water Street, in the amount of $35,265.00. Aye- All. Motion carried.

1 Forest – Tim Berg & Kathryn Koutavas – Elderly Loan Program

It was moved by Mr. Berg and seconded by Mr. Johnson to approve the request to Refinance Loan for Tim Berg and Kathryn Koutavas, 1 Forest, in the amount of $2,741.01. Aye - All. Motion carried.

Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported on the following items:

- Highway 85 lighting information is being gathered by Ron Green and will be presented at the December 7, 2015 City Commission Meeting;
- The Certified Local Government Summit was a success;
- The South Dakota Tourism Conference is coming up in January 2016, the Presidents and Speakers Lobbies have been reserved for the Legislative breakfast and lunch sponsored by Historic Preservation;
- Staff requests to change Historic Preservation Commission meeting from December 23, 2015 to December 22, 2015;
- Quarterly budget discussed.

Committee Report

Mr. Blair stated it was a nice supper at the Days of '76 Chairman's Banquet;
Mr. Johnson stated he was also at the banquet of the Days of '76 Committee.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:35 p.m.
ATTEST:

_____

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

EXHIBIT A

BID TABULATION
DEADWOOD WELCOME CENTER PROJECT
December 2, 2015

BIDDER	BASE BID	UNIT PRICING					INFORMATIONAL UNIT PRICING			Security	Adden.
		Overexcavation 2150 CY	Geogrid 6500 SY	12" Stabilization Rock 2600 Ton	Waste Materials Removal 500 CY	TOTAL Unit Pricing	Thin Stone Veneer-wall-sf	Wood Railings-lf	Autumn Blaze Slate Mulch-sf		
Ainsworth-Benning Const. Inc P.O. Box 40 Spearfish SD 57783	$ 6,180,000.00	$ 15,050.00	$ 19,500.00	$ 88,400.00	$ 4,500.00	$ 127,450.00	$ 52.00	$ 51.00	$ 3.00	x	x
RCS Construction P.O. Box 9337 Rapid City SD 57709	$ 6,300,000.00	$ 19,350.00	$ 17,875.00	$ 98,800.00	$ 4,500.00	$ 140,525.00	$ 34.00	$ 32.00	$ 2.60	x	x
Heavy Constructors Inc Box 3239 Rapid City SD 57709	$ 6,591,000.00	$ 32,250.00	$ 13,975.00	$ 65,000.00	$ 25,000.00	$ 136,225.00	$ 33.50	$ 130.00	$ 2.50	x	x
Dean Kurtz Construction Co. P.O. Box 1917 Rapid City, SD 57709	$ 6,655,000.00	$ 13,975.00	$ 18,200.00	$ 85,800.00	$ 4,400.00	$ 122,375.00	$ 36.00	$ 34.50	$ 2.54	x	x
Scull Construction Service P.O. Box 7636 Rapid City SD 57709	$ 6,800,000.00	$ 10,750.00	$ 22,750.00	$ 72,800.00	$ 16,500.00	$ 122,800.00	$ 37.00	$ 87.50	$ 2.50	x	x

mjnelson

BID TABULATION

C H A M B E R L I N
A R C H I T E C T S

Project: **Deadwood Welcome Center**

Address: **501 Main St. Deadwood, SD**

Date: **November 2nd 2015**

Bidders	Addenda					Bid Sec.	Base Proposal	Unit Price				Total
	1	2	3	4	5			1	2	3	4	
Dean Kurtz Construction	x	x	x	x	x	x	**$6,655,000**	**$13,975**	**$18,200**	**$85,800**	**$4,400**	**$6,777,375**
Scull Construction	x	x	x	x	x	x	**$6,800,000**	**$10,750**	**$22,750**	**$72,800**	**$16,500**	**$6,922,800**
Heavy Constructors	x	x	x	x	x	x	**$6,591,000**	**$32,250**	**$13,975**	**$65,000**	**$25,000**	**$6,727,225**
RCS Construction	x	x	x	x	x	x	**$6,300,000**	**$19,350**	**$17,875**	**$98,800**	**$4,500**	**$6,440,525**
Ainsworth-Benning	x	x	x	x	x	x	**$6,180,000**	**$15,050**	**$19,500**	**$88,400**	**$4,500**	**$6,307,450**

EXHIBIT B

SCHEDULE

• AT A GLANCE •

TUESDAY • JANUARY 19

REGISTRATION 1-6 PM

• OPENING RECEPTION • 7-9 PM

WEDNESDAY • JANUARY 20

REGISTRATION 7 AM - 4 PM

NETWORKING LOUNGE 8 AM - 5 PM

- 7:30 – 8:00 • BREAKFAST •
- 8:00 – 8:30
- 9:00 – 9:30 • KEYNOTE • CHRISTINE CASHEN — Get What You Want With What You've Got
- 10:00 – 10:30 • NETWORKING BREAK •
- 10:30 – 11:00 RAINER JENSS — Understanding What Traveling Families Want; DANIEL CRAIN — China Ready; BARRY MOLTZ — Keep Your Friends Close and Your Competitors Closer
- 11:00 – 11:30
- Noon – 12:30 • LUNCH & DEPARTMENT OF TOURISM BRIEFING •
- 1:00 – 1:30
- 2:00 – 2:30 RAINER JENSS — Understanding What Traveling Families Want; DANIEL CRAIN — China Ready; BARRY MOLTZ — Keep Your Friends Close and Your Competitors Closer
- 3:00 – 3:30 • NETWORKING BREAK •
- 4:00 – 4:30 • KEYNOTE • BILLY RIGGS — Positively Magical Service
- 5:00
- 5:30
- 6:00 – 7:00 • ROCKING 75 YEARS WITH THE MOUNT RUSHMORE SOCIETY •
- 7:30 – 8:00

THURSDAY • JANUARY 21

REGISTRATION 7 AM - 4 PM

NETWORKING LOUNGE 8 AM - 3:30 PM

- 7:30 – 8:00 • BREAKFAST •
- 8:00 – 9:00 • KEYNOTE • DOUG LANSKY — What the Smartest Destinations Are Doing Right
- 9:30 – 10:00 • NETWORKING BREAK •
- 10:30 – 11:00 ROSS BORDEN — Using Content to Drive Website Traffic, Social Engagement and Bookings; ALISHA VALENTINE — Who Are All These Visitors?; NATIONAL PARK SERVICE — What Does It Feel Like To Be 100?
- 11:30 – 1:00 • DESTINATIONS LUNCHEON • Brand USA and Visitor Industry Alliance Updates
- 1:30 – 2:00 ROSS BORDEN — Using Content to Drive Website Traffic, Social Engagement and Bookings; ALISHA VALENTINE — Who Are All These Visitors?; NATIONAL PARK SERVICE — What Does It Feel Like To Be 100?
- 2:30 – 3:00 • NETWORKING BREAK •
- 3:30 – 4:30 • REGIONAL TOURISM REVIEWS •
- 5:30 – 7:00 • SOCIAL •
- 7:30 – 8:00 • AWARDS NIGHT GALA •

BE MONUMENTAL

2016 REGISTRATION FORM

Please complete this registration form and mail it by January 8, 2016, (registrations postmarked after January 8 will incur the late registration rate) along with your registration fee, to: South Dakota Department of Tourism, 711 E. Wells, Pierre, SD 57501-3369. Make checks payable to South Dakota Department of Tourism.

Payment must accompany registration form. Online registration, with credit card payment, is available at SouthDakotaTourismConference.com. Credit card payment is required at time of online registration. All deadlines apply to online registration. Contact the Department of Tourism with conference questions at 605-773-3301.

PLEASE PRINT OR TYPE, AND MAKE COPIES FOR EACH ADDITIONAL REGISTRATION ACCOMPANYING PAYMENT.

CONTACT NAME	
BUSINESS NAME	
MAILING ADDRESS	
CITY, STATE, ZIP CODE	
CONTACT TELEPHONE	
CONTACT E-MAIL	

☐ YES, YOU HAVE PERMISSION TO RELEASE MY CONTACT INFORMATION TO ATTENDEES/EXHIBITORS WHO REQUEST A CONFERENCE LIST.

PLEASE CHECK ALL OF YOUR REGISTRATION OPTIONS:

- ☐ **A** $75 STUDENT
- ☐ **B** $225 FULL REGISTRATION
- ☐ **C** $275 LATE REGISTRATION
- ☐ **D** $325 ON-SITE FULL REGISTRATION
- ☐ **E** $175 WEDNESDAY ONLY REGISTRATION
- ☐ **F** $175 THURSDAY ONLY REGISTRATION
- ☐ **G** COMPLIMENTARY SPONSOR REGISTRATION
- ☐ **H** $100 DESTINATIONS LUNCHEON TABLE SPONSOR
- ☐ **I** $150 RESERVED AWARDS NIGHT GALA TABLE
- ☐ **J** $50 ADDITIONAL AWARDS NIGHT GALA TICKET

PLEASE CHECK THE FOLLOWING FUNCTIONS YOU PLAN TO ATTEND:

- ☐ TUESDAY EVENING OPENING RECEPTION
- ☐ WEDNESDAY TOURISM LUNCHEON
- ☐ THURSDAY DESTINATIONS LUNCHEON
- ☐ THURSDAY AWARDS NIGHT GALA

☐ THIS IS MY FIRST TOURISM CONFERENCE

Reasonable dietary requests can be submitted in advance to the Department of Tourism.

$ _____ **TOTAL ENCLOSED**

EXHIBIT C

Retaining Wall Program
Administrative Procedures

1. **Application**
   - The Applicant/Property Owner/Owner's Representative (Owner) obtains from Historic Preservation (HP) Office, NeighborWorks or City of Deadwood Website:
     - Retaining Wall – Residential Program Application with Guidelines form
   - The Owner submits completed copies of the above form with signatures to HP Office.
   - A discussion between the Owner and the Historic Preservation Officer is recommended to clarify requirements and expectations of this program. This can greatly streamline the process.
2. **Determination of Program Eligibility**
   - The Historic Preservation Officer conducts an on-site inspection of property to determine eligibility.
   - Photographs are taken for documentation.
   - Building Inspector determines if the wall is eligible as a life safety project.
   - Historic Preservation Officer determines if the wall is eligible as historic or protecting a historic structure project.
   - The Historic Preservation Officer will prepare a written HP Staff Report for use by the Historic Preservation Commission (HPC).
3. **Historic Preservation Commission Review of Application**
   - The Retaining Wall – Residential Program Application and HP Staff Report is presented to the HPC.
   - HPC approves or denies application. If approved, the Historic Preservation Officer is requested to engage an engineering firm to develop a retaining wall design, bid documents and an opinion of probable costs.
   - The Historic Preservation Officer notifies the Owner of the HPC decision and, if Owner needs financial assistance, encourages Owner to begin financial applications with NeighborWorks.
4. **Engineering Contacted / Engaged**
   - The Historic Preservation office contacts the engineer and forwards them a copy of the staff memo.
   - The Historic Preservation Officer authorizes engineer to begin the design work for the retaining wall.
   - The Engineer, City Building Inspector, Historic Preservation Officer and any additional city staff conduct an on-site inspection of the existing retaining wall.
   - Any utility work, easements and survey requirements shall be determined and communicated between the City Departments and the Engineer.
5. **Approval of Design**
   - The Engineer forwards the completed design plans and specifications for the retaining wall to the Historic Preservation Office.
   - The Historic Preservation Officer and Building Inspector review the plans and specifications with the Owner.

- The Historic Preservation Officer provides approval of plans or communicates any changes to the Engineer.
- The Engineer makes any final changes to the design based on any information provided.

6. **Construction Cost Estimate**

- The Engineer provides an Opinion of Probable Construction Costs (cost estimate) to the Historic Preservation Office based upon final engineering plans and specifications.
- The Historic Preservation Office notifies the Owner of the cost estimate. Also this cost estimate is communicated to NeighborWorks, if Owner desires to finance their portion through NeighborWorks.

7. **Applying for Revolving Loan Funds (if needed)**

- The Owner completes and submits the Revolving Loan Fund Application to NeighborWorks.
- NeighborWorks prepares a preliminary worksheet for the Owner's potential financial responsibility for the construction cost based on the guidelines of the program. To prepare this preliminary worksheet, NeighborWorks:
  - verifies owner vs. non-owner occupied status,
  - verifies length of ownership of the resource, and
  - conducts a title search.
- The Owner makes an appointment with NeighborWorks to determine the Owner's financial eligibility for Revolving Loan Fund monies.
- NeighborWorks review credit reports, verifies income, and underwrites the loan to determine the Owner's financial eligibility. The following are examples of the documents / items required:
  - Uniform Residential Loan Application
  - Verification of Income – If the property is owner-occupied, the applicant(s) will need to submit two months paystubs. If the property is a rental, the applicant must submit a balance sheet. Copies of lease agreements and copies of the last two years tax returns.
  - Two years tax returns
  - Two months bank statements for all accounts
  - Credit report will be obtained at Owner's cost
  - Proof of ownership – A copy of the deed, the contract for deed, or the acquisition contract must be submitted.
- The completed Revolving Loan Fund Application is submitted Loan Committee for recommendation for approval or denial.
- The Owner signs a Letter of Understanding that indicates the Owner's financial responsibilities based on the guidelines of the program based on NeighborWorks calculations and the cost estimate.

8. **Historic Preservation Commission Review of Application**

- NeighborWorks presents to the HPC the Loan Committee's recommendation.
- HPC approves or denies application.

9. **Bidding the Project**

- The Engineer produces a final set of plans and specifications for the retaining wall to be publically bid through the City of Deadwood.
- The City of Deadwood sets the bid opening and advertises the project for bids.
- The City of Deadwood opens the bids and makes a recommendation

- The Historic Preservation Office provides NeighborWorks and the Owner with the recommended bid results. The Owner is asked if they want to continue with the project or withdraw.

10. Owner Financed Owner's Portion

- When a NeighborWorks Loan is **not** involved:
  - The Owner signs an Agreement for their portion of the final construction costs based upon the policies and guidelines of the program.
  - Owner is requested to provide their portion of the funds to Historic Preservation to manage and compensate the Contractor.

11. NeighborWorks Financed Owner's Portion

- When a NeighborWorks Loan **is** involved:
  - NeighborWorks prepares a final worksheet for the Owner's financial responsibility for project costs based on the project guidelines and the recommended bid. If the recommended bid is higher than the approved amount, NeighborWorks will:
    - Review credit reports, income, and underwrites the loan to determine the Owner's financial eligibility.
    - Submits revised Revolving Loan Fund Application to the Loan Committee for recommendation for approval or denial.
    - Presents to the HPC the Loan Committee's recommendation. HPC approves or denies application.
  - If the Owner desire to continue and HPC approves the loan application, the Owner must sign a new Letter of Understanding that indicates the Owner's financial responsibilities based on the guidelines of the program based on NeighborWorks calculations and the recommended bid amount.
- NeighborWorks prepares closing documents for the construction loan (i.e. mortgages and settlement statements, etc.)
- NeighborWorks prepares other necessary documents to properly secure the promissory note (i.e. assignments on contract for deed, personal guarantees, etc.
- At a closing meeting, the Owner signs all necessary loan documents.
- NeighborWorks records the mortgage and any other necessary documents.
- NeighborWorks collects from the Owner and disburses the closing costs (title search costs, recording fees, etc.)
- The Owner signs appropriate loan documents ~~a Grant Agreement~~ for the ~~Grant~~ Forgivable Portion of the retaining wall based upon the final construction costs and stating that, if the property owner violates the City of Deadwood's Minimum Maintenance Standards before the term of the ~~Grant Agreement~~Forgivable Loan, the entire ~~grant~~ forgivable loan~~portion~~ amount must be repaid in full based upon the policies and guidelines of the program.
- NeighborWorks prepares and issues a "Notice to Proceed" to the Contractor and the City of Deadwood.

12. **Project Begins**

- HPC approves the allocation of Loan Funds (Owner portion) and Grant Funds (HPC's Portion).
- The City of Deadwood awards the contract to the recommended bidder.
- The Owner enters into a contract with the recommended bidder (Contractor).

- The Contractor obtains a City of Deadwood Building Permit.
- The Historic Preservation Officer and the City Building Inspector monitor and inspect the work in progress.
- The City Building Inspector conducts inspections when:
  - demolition of the old wall is complete,
  - soil nails, shot-crete, anchors or other soil stabilization is conducted
  - wall reinforcement is installed but before new footings are poured,
  - wall reinforcement is installed but before the wall is poured or laid up,
  - concrete blocks are set, and
  - any masonry work is conducted.
- After all construction is complete, the Historic Preservation Officer and the City Building Inspector will conduct final inspections and note any punch list items if the work is not complete. When all the punch list items are completed, a last inspection will be done.

13. **~~Grant~~ Forgivable Portion and Owner's Portion Disbursement**

- The Historic Preservation Officer and City Building Inspector authorize the disbursement of the ~~grant~~ forgivable portion funds and Owner's portion funds after the Contractor satisfies the progress payment milestone or satisfies all the punch list items.
- If a loan is involved, NeighborWorks submits a voucher for the Owner's disbursement to HPC for approval.
- HPC approves the ~~grant~~ forgivable portion and Owner's portion disbursement at the HPC meeting.
- The City Finance Office issues checks for the grant portion and Owner's portion disbursement to the Historic Preservation Office.
- If a loan is NOT involved,
  - Contractor picks up checks from Historic Preservation office and if the check are to cover the final payment, the Contractor must sign a lien waiver.
  - Owner is notified that final contractor payment has been made.
- If a loan IS involved,
  - NeighborWorks picks up checks from the Historic Preservation Office.
  - Contractor picks up checks from NeighborWorks, and if the check ~~are~~ is to cover the final payment, the Contractor must sign a lien waiver.
  - Owner is notified that final contractor payment has been made.

14. **Final Loan Closure**

- NeighborWorks prepares the permanent loan documents and retains the Owner's signature.
- NeighborWorks places the account on computer.
- If loan applies to a Non-Owner Occupied property, NeighborWorks sends payment coupon books to the Owner.

15. **Continued Administration of Loans**

- If loan applies to a Non-Owner Occupied property, the Owner delivers their monthly loan payments to NeighborWorks. Checks must be payable to Deadwood Historic Preservation Commission.
- NeighborWorks records the loan payments on the computer account.

- NeighborWorks delivers checks for loan payments and loan statement to the City Finance Office.
- NeighborWorks reviews all accounts once a month.
- NeighborWorks contacts the delinquent accounts and requests payments.
- NeighborWorks prepares and presents a month loan report to HPC.

16. **Satisfaction of Loan**

- Building Inspector notifies property owner if property does not meet Minimum Maintenance Standards, and if these issues are not resolved, the Building Inspector advises the HP Loan Committee. The HP Loan Committee provides recommendation to HPC either to work with owner, or make loan immediately payable.
- After terms and conditions of the loan are completed, NeighborWorks prepares a satisfaction of mortgage for the loan funds.
- HPC signs the satisfaction of mortgage.
- NeighborWorks collects from the Owner the recording fees for the satisfaction of mortgage documents.
- NeighborWorks delivers the satisfaction of mortgage to the Register of Deeds.
- NeighborWorks closes the Owner's loan account.
- NeighborWorks forwards the loan documents to the HP Office.
- The HP Office retains the loan documents for at least seven (7) years.

EXHIBIT D

Date: 11/30/2015

Case No. H15058
Address: 21 Charles St

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 21 Charles St, a contributing structure located in South Deadwood Planning Unit in the City of Deadwood.

Applicant: Mike and Diane Percevich
Owner: Mike and Diane Percevich
Constructed: 1890

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. **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. This structure was originally located at 370 Main Street in the Fountain City Planning Unit and was moved earlier this year to its current location at 21 Charles Street and according to the South Dakota Historic Preservation Office is still considered contributing.

   2. Architectural design of the resource and proposed alterations: Relocate front entry to original location; add and replace windows with wood double hung windows as approporiate; repaint exterior, replace and/or repair siding, add privacy fence and landscape front of property.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

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

Motions available for commission action:

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

OR

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

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

FOR OFFICE USE ONLY
Case No. H15058
☐ Project Approval
☒ Certificate of Appropriateness
Date Received 11/20/15
Date of Hearing 12/9/15

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: 21 Charles Street, Deadwood, SD 57732

Historic Name of Property (if known): Fountain House

APPLICANT INFORMATION

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

Owner's Name: Lotus, LLC - Mike & Diane Percevich
Address: PO Box 651
City: Deadwood State: SD Zip: 57732
Telephone: 605-645-3210 Fax: 605-578-3047
E-mail: m.percevich@gmail.com

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

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

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

TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction	☐ New Building	☐ Addition	☐ Accessory Structure
☐ General Maintenance	☐ Re-Roofing	☒ Wood Repair	☒ Exterior Painting
	☒ Siding	☒ Windows	
☐ Other _____	! Awning	☐ Sign	☒ Fencing

Updated July 6, 2015

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: January 2016 Project Completion Date (anticipated): May 30, 2016

☒	**ALTERATION**	☒ Front	☒ Side(s)	☒ Rear
☐	**ADDITION**	☐ Front	☐ Side(s)	☐ Rear
☐	**NEW CONSTRUCTION**	☐ Residential	☐ Other _____	
☐	**ROOF**	☐ New	☐ Re-roofing	
		☐ Front	☐ Side(s)	☐ Rear
☐	**GARAGE**	☐ New	☐ Rehabilitation	
		☐ Front	☐ Side(s)	☐ Rear
☒	**FENCE/GATE**	☐ New	☐ Replacement	
		☐ Front	☐ Side(s)	☐ Rear
	Material Wood	Style/type Cedar	Dimensions 6'x25'	
☒	**WINDOWS** ☐ **STORM WINDOWS**	☒ **DOORS**	☐ **STORM DOORS**	
		☒ Restoration	☒ Replacement	☒ New
		☐ Front	☐ Side(s)	☐ Rear
	Material Wood	Style/type Match existing - arched		
	SIGN/AWNING	New	☐ Restoration	☐ Replacement
	Material _____	Style/type _____	Dimensions _____	
☒	**OTHER** – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

Relocated front entry to apparant original location (see photo). Add 3 arched windows (see plan/photo), replace 3 square windows with arched and place arched window in current front door location. Move rear entry to existing window location, remove one existing window (see plan-master closet), repaint entire exterior, landscape front of property, add privacy fence to rear-adjacent to Russo property. Replace, repair siding as necessary - entire - south side - most of east side.

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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

11-20-15

SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE

APPLICATION DEADLINE

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

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

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

Original
Door Frame
Discovered
Under
Sheetrock-
Front
Entry?

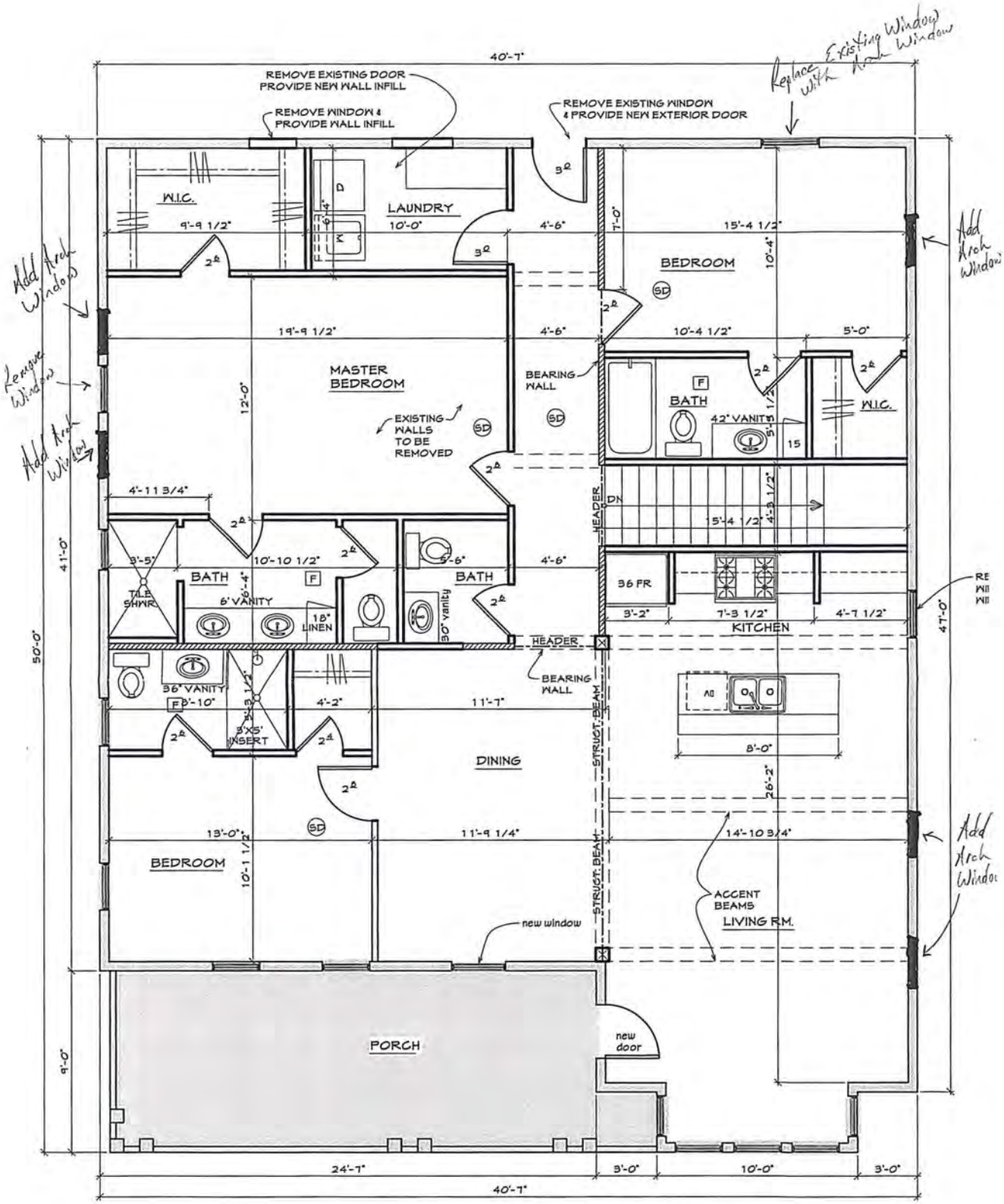
40'-7"
REMOVE EXISTING DOOR
PROVIDE NEW WALL INFILL
REMOVE WINDOW &
PROVIDE WALL INFILL
REMOVE EXISTING WINDOW
& PROVIDE NEW EXTERIOR DOOR
Replace Existing Window with Arch Window
Add Arch Windows
Remove Window
Add Arch Window
Add Arch Window
W.I.C.
9'-9 1/2"
LAUNDRY
10'-0"
4'-6"
7'-0"
15'-4 1/2"
BEDROOM
10'-4"
19'-9 1/2"
4'-6"
10'-4 1/2"
5'-0"
MASTER
BEDROOM
12'-0"
BEARING
WALL
BATH
42" VANITY
W.I.C.
EXISTING
WALLS
TO BE
REMOVED
4'-11 3/4"
HEADER
DN
15'-4 1/2"
41'-0"
3'-5"
10'-10 1/2"
5'-6"
4'-6"
BATH
BATH
TILE
SHWR.
6' VANITY
18"
LINEN
30" vanity
36 FR
3'-2"
7'-3 1/2"
4'-7 1/2"
KITCHEN
50'-0"
47'-0"
HEADER
BEARING
WALL
36" VANITY
3'-10"
4'-2"
11'-7"
3'X5'
INSERT
STRUCT. BEAM
8'-0"
DINING
26'-2"
13'-0"
11'-9 1/4"
14'-10 3/4"
BEDROOM
10'-11 1/2"
STRUCT. BEAM
ACCENT
BEAMS
LIVING R.M.
new window
Add Arch Window
PORCH
new
door
9'-0"
24'-7"
3'-0"
10'-0"
3'-0"
40'-7"

EXHIBIT E

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

1876 DEADWOOD HISTORIC PRESERVATION

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

MEMORANDUM

Date: December 4, 2015
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.

- Mike & Diane Percevich ..... 21 Charles. ..... Siding Program
  Staff has determined 21 Charles meets the criteria for acceptance into the Historic Preservation Siding Program and will coordinate with the applicant during the project approval.

- Mike & Diane Percevich ..... 21 Charles. ..... Wood Windows and Doors Program
  Staff has determined 21 Charles meets the criteria for acceptance into the Historic Preservation Windows Program and will coordinate with the applicant during the project approval.

- Mike & Diane Percevich ..... 21 Charles. ..... Vacant Home Program
  The Loan Committee discussed and determined 21 Charles meets the criteria for acceptance into the Historic Preservation Vacant Home Program and will coordinate with the applicant during the project approval.

- Bernie Requsaw .....336 Williams ...Retaining Wall Program
  Staff has determined 336 Williams meets the criteria for acceptance into the Historic Preservation Retaining Wall Program; furthermore, it has been determined eligible for as a life/safety matter by the Building Inspector.

Residential Revolving Loan Fund Application

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

1. Address of Property: Fountain House

21 Charles Street, Deadwood, SD 57732

2. Applicant's name & mailing address:

Lotus, LLC - Mike & Diane Percevich

PO Box 651

Deadwood, SD 57732

Telephone: (605) 645 - 3210

E-mail m.percevich@gmail.com

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

Same.

Telephone: (_____) _____-_____

E-mail _____

3. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document if exterior work is to be performed.

4. Certification

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

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

Applicant's signature: _____ **Date submitted:** 11/20/15

Owner's signature: _____ **Date submitted:** 11/20/15

Please return the completed application to:

NeighborWorks – Dakota Home Services
108 Sherman Street
Deadwood, SD 57732 605-578-1401

Adopted 07/08/15

Vacant Home Program Application

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

1. Address of Property: Fountain House

21 Charles Street, Deadwood, SD 57732

2. Applicant's name & mailing address:

Lotus, LLC - Mike & Diane Percevich

PO Box 651

Deadwood, SD 57732

Telephone: (605) 645 - 3210

E-mail m.percevich@gmail.com

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

Same.

Telephone: (_____) _____-_____

E-mail _____

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document if exterior work is to be performed.

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 contactors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

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

Applicant's signature: _____ **Date submitted:** 11/20/15

Owner's signature: _____ **Date submitted:** 11/20/15

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

Adopted 06/24/15

Wood Windows and Doors Application

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

1. Address of Property: Fountain House

21 Charles Street, Deadwood, SD 57732

2. Applicant's name & mailing address:

Lotus, LLC - Mike & Diane Percevich

PO Box 651

Deadwood, SD 57732

Telephone: (605) 645 - 3210

E-mail m.percevich@gmail.com

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

Same.

Telephone: (_____) _____-_____

E-mail _____

For Office Use Only:

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 11/24/15 Initials: BF

Lot $60,000 Structure not Listed

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 contactors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

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

Applicant's signature: _____ **Date submitted:** 11/20/15

Owner's signature: _____ **Date submitted:** 11/20/15

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

Siding Program Application

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

1. Address of Property: Fountain House

21 Charles Street, Deadwood, SD 57732

2. Applicant's name & mailing address:

Lotus, LLC - Mike & Diane Percevich

PO Box 651

Deadwood, SD 57732

Telephone: (605) 645 - 3210

E-mail m.percevich@gmail.com

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

Same.

Telephone: (_____) _____-_____

E-mail _____

For Office Use Only:

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 11/24/15 Initials: BF

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document. Lot $60,000/structure not listed

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 contactors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

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

Applicant's signature: _____ **Date submitted:** 11/20/15

Owner's signature: _____ **Date submitted:** 11/20/15

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

Adopted 05/27/15

Rev. 11-24-15
HP 12-09-15 JL

Retaining Wall - Residential Application

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

1. Address of Property:

336 Williams St. Dwd.

2. Applicant's name & mailing address:

Bernie Reausaw
407 Glendale Dr.
Lead, SD 57754

Telephone: (605) 584-2667

E-mail cohages@rushmore.com

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

Telephone: (_____) _____-_____

E-mail _____

For Office Use Only:

☐ Owner Occupied
☒ Non-owner Occupied
Verified through the Lawrence County Office of Equalization
Date: 11/24/15 Initials: JL

$ 88,030 assessed value

4. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contactors 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: Bernie Reausaw **Date submitted:** 11 / 11 / 2015

Owner's signature: Bernie Reausaw **Date submitted:** 11 / 11 / 2015

Please return the completed application to:

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

Adopted 05/27/15

Deadwood Historic Preservation Commission
Retaining Wall Program
Statement of Eligibility

Address of Property: 336 Williams Street

Owner of property:

Name: Bernie Reausaw

Address: 407 Glendale Drive

Lead, SD 57754

Telephone: (2667) 584 - 2667 Cell: (____) ____ - _____

E-mail: cottages@rushmore.com

The retaining wall(s) associated with the above address meets the following criteria:

☑ The retaining wall is within the Deadwood city limits

☑ The retaining wall is part of a residential property. Retaining walls on commercial properties are not eligible for the program.

The retaining wall(s) meets one or more of the following:

☑ **Historic Wall**: The retaining wall must be determined a historic, or contributing feature in the Deadwood National Historic Landmark District.

Signature of the Historic Preservation Officer — Date: 12/4/2015

☑ **Threat to Historic Property**: The physical condition of the retaining wall must threaten the historic integrity of a historic or contributing building or structure in the Deadwood National Historic Landmark District. Determination of a retaining wall's threat to a historic or contributing building or property will be done by observation of the Building Inspector with consultation from the Historic Preservation Officer.

Signature of the Historic Preservation Officer — Date: 12/04/2015

Signature of the Building Inspector — Date: 12-4-15

☑ **Life – Safety**: The physical condition of a retaining wall must threaten individual life safety. Determination of a retaining wall's threat to individual life safety is based on the observations of the Building Inspector using the International Building Code as a reference when necessary.

Signature of the Building Inspector — Date: 12-4-15

The City of Deadwood's Historic Preservation Officer and Building Inspector determine a retaining wall's eligibility. All eligible applications are subject to the review of the Deadwood Historic Preservation Commission.