DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 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 – September 9, 2015
3. Voucher Approval
4. Old or General Business
   a. St. Ambrose Catholic Church Request – Jerry Apa
   b. Governor's Conference on Tourism – Deadwood Chamber of Commerce
5. New Matters before the Deadwood Historic District Commission
   a. COA -- Case #15045 – 136 Sherman Street – Remove Window and Frame In – Exhibit A
6. New Matters before the Deadwood Historic Preservation Commission
   a. PA – Case #15046 – 512 Cliff – Tracy Lewis – Rebuild Addition, Re-shingle, Replace Windows, Replace Lap Siding, and Rebuild Front Porch – Exhibit B
   b. PA – Case #15047 – 46 Denver – Chris & Margaret Bloom – Repair/Replace Windows, Siding, Reconstruct Porch – Exhibit C
7. Revolving Loan Fund & HP Programs Update
   a. HP Program Applications – Exhibit D
      - Bernie Requsaw.....299 Williams..... Siding Program
      - Chris & Margaret Bloom .....46 Denver.....Windows Program
      - Chris & Margaret Bloom .....46 Denver .....Siding Program
      - Chris & Margaret Bloom .....46 Denver .....Vacant Home
      - Veronica (V.) Carolyn White.....3 Shine..... Siding Program
      - Veronica (V.) Carolyn White.....3 Shine..... Wood Windows and Doors
      - Veronica (V.) Carolyn White.....3 Shine..... Elderly Residents Program
      - Veronica (V.) Carolyn White.....3 Shine..... Retaining Wall
      - Veronica (V.) Carolyn White.....3 Shine..... Vacant Home Program

   b. Revolving Loan Program – Exhibit E
      - Dennis Sabo ..... 152 Charles ..... Siding Extension
   c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.)*
9. Staff Report (*Items considered but no action will be taken at this time.)*
10. Committee Reports (*Items will be considered but no action will be taken at this time.)*
11. Other Business
12. Adjournment

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 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 – August 26, 2015
3. Voucher Approval
4. Old or General Business
   a. Introduction of new Administrative Assistant
   b. Discussion on proposed banner ordinance – HPC – Exhibit A
5. New Matters before the Deadwood Historic District Commission
   a. COA -- Case #15040 – 637 Main – Harley Kirwan – Replace Bay Window – Exhibit B
   b. COA – Case #15044 – 36 Water Street – Replace Exterior Doors – Exhibit C
6. New Matters before the Deadwood Historic Preservation Commission
   a. PA – Case #15041 – 4 Lincoln – Kracht Family Trust – Replace Basement Windows – Exhibit D
   b. PA – Case #15042 – 51 Pleasant – Kenneth & Nancy Motzko – Siding/Windows/Retaining Wall–Exhibit E
   c. PA – Case #15043 – 33 ½ Jackson – Tom and Dori Julius – Siding/Windows, Exhibit F
7. Revolving Loan Fund & HP Programs Update
   a. HP Program Applications – Exhibit G
      - Kenneth & Nancy Motzko..... .. 51 Pleasant ..... . Siding Program
      - Kenneth & Nancy Motzko..... .. 51 Pleasant ..... . Wood Windows Program
      - Kenneth & Nancy Motzko..... .. 51 Pleasant ..... . Retaining Wall Program
      - Kracht Family Trust .....4 Lincoln ..... Wood Windows Program
      - Harley Kirwan .....637 Main ..... Wood Windows Program
   b. Revolving Loan Program – Exhibit H
      - Richard Morgan .....2 Dudley .....Retaining Wall Extension
      - Dustin Floyd .....21 Lincoln ..... Windows Extension
   c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.)*
9. Staff Report (*Items considered but no action will be taken at this time.)*
10. Committee Reports (*Items will be considered but no action will be taken at this time.)*
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CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, September 9, 2015

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

Absent: Lynn Namminga and Ms. Terri Williams, City Attorney, were absent.

Present City Commission: Dave Ruth Jr. was present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services, Mike Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services and Bonny Fitch, 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, September 9, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of August 26, 2015 HPC Minutes:

It was moved by Mr. Toews and seconded by Mr. Williams to approve the minutes of Wednesday, August 26, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Operating Account in the amount of $120,363.59. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Berg to approve the HP Bonded Account in the amount of $29,565.00 Aye – All. Motion carried.

Old or General Business:

Introduction of New Administrative Assistant -- HP

Mr. Kuchenbecker introduced and welcomed Jerity Krambeck to the Historic Preservation Commission. Jerity is the new Administrative Assistant hired to replace Kate Storhaug. Jerity started employment on September 9, 2015.

Discussion on Proposed Banner Ordinance – Exhibit A -- HP

Mr. Kuchenbecker presented a copy of the current Banner Ordinance along with proposed changes to the ordinance. The ordinance is being discussed with other departments as well as community organizations. There are two proposed change options. Option one is to reduce the size of the banners and option two would prohibit banners. The Deadwood City Commission will have this in front of them in the near future. This is not an ordinance with which HPC has authority. We can discuss the options but no action can be taken. Chair Floyd stated that from a Historic Preservation standpoint we have not had a lot of input in this process because the banners are removable items that do not do any damage to the historic features. Mr. Williams stated there should be historic banners and he wished all of the paintings on the buildings could be restored. Mr. Ruth stated the main reason the ordinance is being discussed has to do with the fees being charged. Mr. Blair stated we need to be in charge of a core historic district and the Historic Preservation Commission would have control of the architecture and outside of buildings to include banners. It is the responsibility of the Historic Preservation Commission to insure the integrity of what historic preservation is about. Mr. Blair stated signage should belong to HPC in the core historic district not Planning and Zoning. Mr. Berg stated he does not put banners on his building because it takes away from the architecture. Mr. Johnson stated what about the businesses coming from out of town. What would they do or what can they do if they couldn't put up banners to advertise their business. No action was taken, but as citizens of Deadwood they could voice their individual opinions to the City Commissioners.

New Matters before the Deadwood Historic District Commission

Case #**H15040** – 637 Main – Harley Kirwan – Replace Bay Window – Exhibit B

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace the current front windows on the second floor of the structure. The changes do damage and destroy the historic integrity of the resource and has an adverse effect on the historic character of the structure. Mr. Kuchenbecker is recommending approval of the bay window on the left and rejecting the request for the window on the right. ***Based upon guidance found in***

DCO 17.68.050, it was moved by Mr. Toews and seconded by Mr. Blair the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness for the left double hung bay window only on the second floor of the structure located at 637 Main. Aye- All. Motion carried.

Case #H15044 – 36 Water Street – Jim & Rhonda Van Den Eykel – Replace Doors – Exhibit C

Mr. Kuchenbecker informed the Commission the applicant wishes to replace two hollow core front doors and one side door with two (2) 32" and one (1) 35" insulated energy efficient, safe and secure pre hung doors. Furthermore, the applicant did not desire to participate in the Wood Windows and Doors program. ***Based upon guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Toews the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness for the doors located at 36 Water Street. Aye- All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Case #H15041 – 4 Lincoln Avenue – Kracht Family Trust – Windows – Exhibit D

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace the basement windows on the structure. Due to drainage issues the windows have deteriorated and need replacement. The applicant also will address some of the drainage issues around the property. ***Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Williams this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval for 4 Lincoln Avenue. Aye- All. Motion carried.***

Case #H15042 – 51 Pleasant Street – Ken & Nancy Motzko – Siding/Windows/Retaining Wall – Exhibit E

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace the siding with appropriate lap siding, repair/replace windows and reconstruct the retaining wall as submitted. ***Based upon all evidence presented, it was moved by Mr. Johnson and seconded by Mr. Blair this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval for 51 Pleasant Street. Aye- All. Motion carried.***

Case #H15043 – 33 ½ Jackson – Tom & Dori Julius – Siding/Windows – Exhibit F

Mr. Kuchenbecker informed the Commission the applicant requests permission to rework all windows and storm windows and paint; replace front door and repair and paint two other entry doors; refurbish current siding and replace where necessary; repair front steps and update electrical as needed. Chair Floyd asked if the applicant is painting using the existing colors. Mr. Kuchenbecker stated the plans are to compliment the neighbor. ***Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Williams this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval for 33 ½ Jackson. Aye- All. Motion carried.***

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications – Exhibit G

Mr. Kuchenbecker presented the Commission with applications received for Historic Preservation programs. These can be approved as consent and approve all at once or make separate motions on each one. Ken and Nancy Motzko, 51 Pleasant, Siding Program/Wood Windows and Doors Program/Retaining Wall Program; Kracht Family Trust, 4 Lincoln, Wood Windows and Doors Program; Harley Kirwan, 637 Main, Wood Windows and Doors Program. Staff reviewed applications and recommended entering all applicants except Harley Kirwan, 637 Main, because it does not qualify, into the Historic Preservation Programs. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Historic Preservation Program Applications except for Harley Kirwan, 637 Main as presented. Aye - All. Motion carried.***

It was moved by Mr. Toews and seconded by Mr. Blair to deny the Historic Preservation Program Application for Harley Kirwan, 637 Main as presented. Aye - All. Motion carried.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements – Exhibit G

It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of $8,749.61, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Berg to approve HP Grant Fund disbursement in the amount of $3,185.00, based on information as presented by Ms. Joy McCraken, Executive Director 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.

Richard Morgan – 2 Dudley – Retaining Wall Extension

It was moved by Mr. Blair and seconded by Mr. Johnson to grant an extension on the Retaining Wall Loan for 2 Dudley. Aye - All. Motion carried.

Dustin Floyd – 21 Lincoln, Windows Program Extension

Chair Floyd recused herself from the meeting as she is related to the applicant. Mr. Johnson directed the meeting.

It was moved by Mr. Toews and seconded by Mr. Berg to grant the Windows Program extension for 21 Lincoln. Aye – All. Motion Carried.

Chair Floyd returned to meeting.

Retaining Wall Program/Disbursements:

It was moved by Mr. Blair and seconded by Mr. Williams to approve HP Retaining Wall Grant Fund disbursement in the amount of $22,638.17, based on information as presented by Ms. Joy McCraken, Executive Director of NeighborWorks-Dakota Home Services. Aye-All. Motion carried.

Items from Citizens not on Agenda

None presented.

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

Mr. Kuchenbecker reported on the following items:

- "Pap" Madison Cabin dedication is September 18, 2015. Please let Bonny know if you wish to attend;
- The SHPO Budget meeting and presentation is Friday, September 11, 2015;
- Invitation for the Great Sioux Horse effigy is October 11, 2015;
- Certified Local Government Conference is being held in Deadwood November 11-13, 2015 and we are hosting the event;
- We have received applications for programs at 3 Shine Street. A letter of violation was sent out. We are working with probate to help keep the project moving forward;
- There is a developer wanting to take on the rehabilitation at 227 Williams;
- The Retaining Wall at 84 Van Buren is close to going out for bid. We are having trouble getting contractors to bid on projects. Mt. Moriah Drainage is an example. We only received one bid and it was above the engineers estimated cost. Even residential home owners are having difficulties finding contractors;
- The office has received pictures of the soda fountain that is being restored. It is looking very good. The new owners of Goldbergs are interested in putting it in their building which is the original location of the soda fountain.

Committee Reports

- Mr. Blair attended the Chamber Meeting and they reviewed the TSP Revitalization Program. Bill Berry Family planted bushes on Burlington and Hwy 85 years ago and they have been destroyed by the construction. Is DOT making plans to replace the historic greenery. They need to try and save some of the plants.
- Mr. Toews stated there are changes being made to the program documents. The Demo by Neglect Committee is waiting on direction.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:53 p.m.
ATTEST:

_____

Laura Floyd
Chairman, Historic Preservation Commission
Bonny Fitch, Historic Preservation Office/Recording Secretary

EXHIBIT A

Date: 9/17/2015

Case No. H15045
Address: 136 Sherman Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work on the rear building located at 136 Sherman Street, a contributing structure located in the South Deadwood Historic Overlay Zone in the City of Deadwood.

Applicant: Lori Ksenych
Owner: Lori Ksenych
Constructed: 1936

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: The primary building located at 136 Sherman Street is a contributing resource in the Deadwood National Historic Landmark District. This structure was built as the Pioneer Transfer Building in 1936 for a trucking terminal. The facility was a natural out-growth of the horse drawn wagon transfer facilities which once occupied may of the lots adjoining the adjacent rail yards. The building at the rear of the primary resource is a cinderblock construction is a non-contributing building due to its construction outside the period of significance. (circa 1950-1960s).

2. Proposed alterations: The applicant is asking permission to remove a window and frame on the east side of the building to install an air-exchange unit including duct work and frame the remaining portion of the window with wood and paint to match the building.

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 historic building associated with this property 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. H15045
☐ Project Approval
☑ Certificate of Appropriateness
Date Received 9/8/15
Date of Hearing 9/23/15

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: 136 Sherman ST Deadwood

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Lora Kseniych
Address: PO Box 501
City: Deadwood State: SD Zip: 57732
Telephone: 605 881-8351 Fax: _____
E-mail: _____

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: 9/28/15 Project Completion Date (anticipated): 10/14/15

☐ **ALTERATION** ☐ Front ☑ Side(s) ☐ Rear

☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear

☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____

☐ **ROOF** ☐ New ☐ Re-roofing
☐ Front ☐ Side(s) ☐ Rear

☐ **GARAGE** ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear

☐ **FENCE/GATE** ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear
Material _____ Style/type _____ Dimensions _____

☑ **WINDOWS** ☐ **STORM WINDOWS** ☐ **DOORS** ☐ **STORM DOORS**
☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear
Material _____ Style/type remove For Air make up

☐ **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.

remove window Frame in Duct work and sheet with wood and paint To match building

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.

Lore Ksenych 9-4-15		Lore, Ksenych Todd	
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.

NOTES:

1. DUCT SUPPORT, ROOF & WALL FLASHING NOT PROVIDED BY GLOBAL FINISHING.

2. INCLUDED, BUT NOT SHOWN:
(1) AMU CONTROL PANEL, 220 VOLT

CUSTOMER APPROVAL of DRAWINGS

Signed drawing(s) is a statement that the dimensions, design and application have been reviewed and are approved for fabrication.

- ☐ Approved as submitted
- ☐ Approved as noted
- ☐ Disapproved - Please resubmit

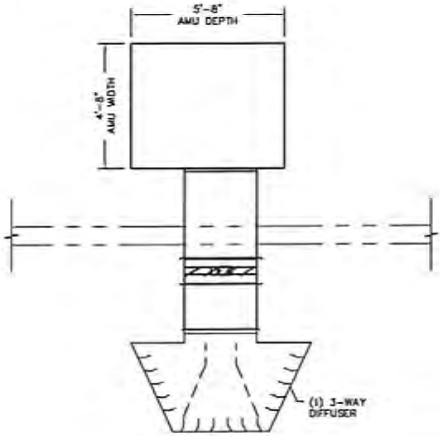
NOTE: MANUFACTURE OF EQUIPMENT WILL BE SCHEDULED AFTER RECEIPT OF APPROVED DRAWINGS.

CUSTOMER MUST FURNISH THE FOLLOWING INFORMATION:
Gas Pressure: _____ Gas Volume: _____
Voltage: _____ Phase: _____
Roof Pitch (if venting duct): _____
NOTE: GFS WILL NOT BE RESPONSIBLE FOR BACK CHARGES RELATED TO THE ABOVE ITEMS WHEN PROVIDED WITH INCORRECT INFORMATION.

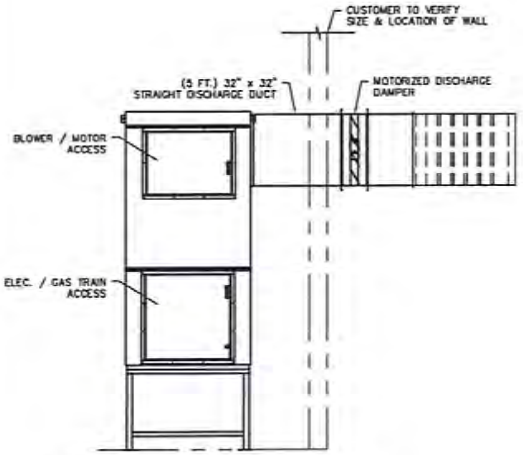
AUTHORIZED SIGNATURE: _____

AIR MAKE-UP UNIT	
MODEL #	TA-120
ARRANGEMENT	VRH
LOCATION	OUTDOOR
HEAT SOURCE	DIRECT FIRED
BTUS/HOUR	1,540,000
TEMP. RISE	100° F
GAS PRESSURE	14" TO 5#
GAS TYPE	NATURAL GAS
CFM	14,000
DUCT ESP	1/4"
HORSEPOWER	10
VOLTAGE	230
PHASE	3
MOTOR	OOP
GAS INLET SIZE	
VFD REQUIRED	NO
UNIT WEIGHT	TBD
QUANTITY	1

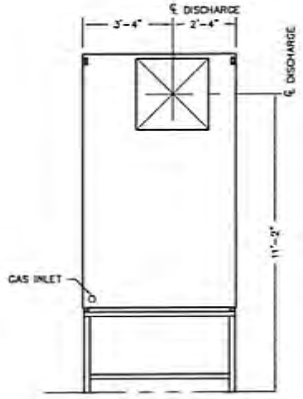
ELECTRICAL INFO	
OPERATING VOLTAGE 230 VOLT 1PH 3 WIRE	
FULL LOAD AMPS	59.5
LARGEST MOTOR HP	10
TOTAL HP	10
LIGHTING VOLTAGE	N/A
63 MIN AMP SERVICE REQ.	



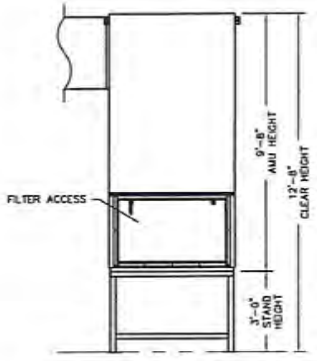
PLAN VIEW



LEFT HAND SIDE ELEVATION



FRONT ELEVATION



RIGHT HAND SIDE ELEVATION

GLOBAL FINISHING SOLUTIONS

CONCEPT REVISION

REV.1	DATE:	BY:	REV.5	DATE:	BY:
REV.2	DATE:	BY:	REV.6	DATE:	BY:
REV.3	DATE:	BY:	REV.7	DATE:	BY:
REV.4	DATE:	BY:	REV.8	DATE:	BY:

DESCRIPTION: TA-120-NG-VRH AIR MAKE-UP UNIT
SCALE: 1/2" = 1'-0"
DRAWN BY: BW
DATE: 8/27/2015
REVIEWED BY: DATE
CUSTOMER: SPRAY EQUIPMENT fx CUSTOM FABRICATORS INC.
SUBMITTAL SET
REVISION

ORDER / SERIAL NUMBER
U58323A-01

SHEET
1 of 1

GLOBAL FINISHING SOLUTIONS, LLC
12211 NORWAY ROAD
OSSEO, WI 54758 USA
PHONE: 800-869-0778 OR 800-826-5872

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Window To be removed

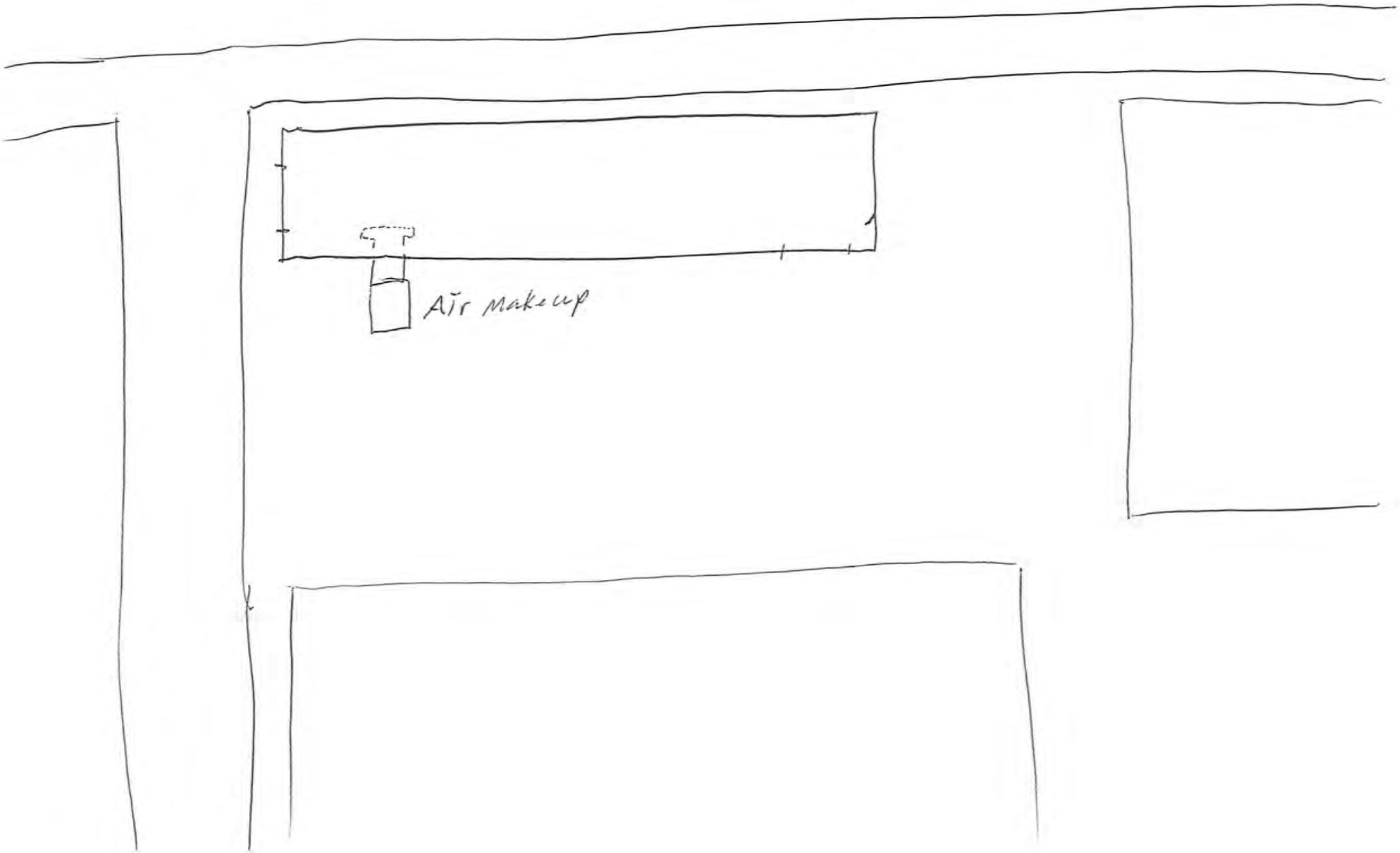
Air makeup

EXHIBIT B

Date: 9/17/2015

Case No. H15046
Address: 512 Cliff Street

Staff Report

The applicant has submitted an application for Project Approval for work at 512 Cliff Street, a contributing structure located in Pluma Planning Unit in the City of Deadwood.

Applicant: Tracy Lewis
Owner: Tracy Lewis
Constructed: 1940

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 growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood—as elsewhere in the United States—residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Moderne or Minimal Traditional styles.

2. Proposed alterations: The applicant is asking permission to rebuild the deteriorated side addition, re-shingle the roof with asphalt shingles, repair and/or replace windows, remove inappropriate siding and replace with a narrow reveal, horizontal lap siding, and rebuild front porch.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The applicant has worked closely with this office and the building official to ensure the work meets the guidelines of the programs in which they have been entered into by the Historic Preservation Commission. As proposed the work and changes 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 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. 415046
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 9/9/15
Date of Hearing 9/23/15

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: 512 Cliff St. Deadwood S.D

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Tracy Lewis
Address: 512 Cliff St.
City: Deadwood State: S.D Zip: 57732
Telephone: 645 0363 Fax: _____
E-mail: _____

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

Contractor's Name: Henry Gardner
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: ASAP Project Completion Date (anticipated): 9-30-16

- [x] **ALTERATION** ☐ Front [x] Side(s) ☐ Rear
- [x] **ADDITION** ☐ Front [x] Side(s) ☐ Rear
- ☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____
- [x] **ROOF** ☐ New [x] Re-roofing
  ☐ Front ☐ Side(s) ☐ Rear Asphalt Shingles
- ☐ **GARAGE** ☐ New ☐ Rehabilitation
  ☐ Front ☐ Side(s) ☐ Rear
- ☐ **FENCE/GATE** ☐ New ☐ Replacement
  ☐ Front ☐ Side(s) ☐ Rear
  Material _____ Style/type _____ Dimensions _____
- [x] **WINDOWS** [x] **STORM WINDOWS** [x] **DOORS** ☐ **STORM DOORS**
  [x] Restoration [x] Replacement ☐ New
  [x] Front [x] Side(s) ☐ Rear
  Material Wood Style/type Dbl-Hung
- ☐ **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.

rebuild Addition, reshingel roof, replace Windows
replace Lap siding, rebuild front Porch

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.

Tracy Lewis 9-9-15			
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.

Criteria Checklist for
Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. ***Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.***

ALL WORK:

- ☐ Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

- ☐ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- ☐ Exterior material description.
- ☐ Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- ☐ Photograph of existing conditions from all elevations.
- ☐ Color samples and placement on the structure.
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☐ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- ☐ Material list including door and window styles, colors and texture samples.
- ☐ Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- ☐ Color photographs of proposed site and structures within vicinity of new building.

EXHIBIT C

Date: 9/17/2015

Case No. H15047
Address: 46 Denver Ave

Staff Report

The applicant has submitted an application for Project Approval for work at 46 Denver Ave, a contributing structure located in City Creek Planning Unit in the City of Deadwood.

Applicant: Chris Bloom
Owner: Chris Bloom
Constructed: 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. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1030s. This house displays architectural elements which were popular during the latter period. In Deadwood - as elsewhere in the United States – residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations: The applicant desires to reconstruct the front porch from an enclosed porch to the open porch evident in the 1972 photo below. Furthermore, the applicant desires to rpair the existing windows, install new wooden storm windows and replace the inappropriate window on the early addition of the resource. The applicant also desires to remove the inappropriate asphalt siding and repair (or replace the siding if necessary) back to a narrow reveal, horizontal lap siding. (Condition of original siding unknown until existing siding is removed.)

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The applicant is excited to rehabilitate this resource and has met with this office twice to date. 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. H15047
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 9/16/15
Date of Hearing 9/23/15

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: 46 Denver Ave

Historic Name of Property (if known): Fred Zipp house

APPLICANT INFORMATION

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

Owner's Name: Chris/Margaret Bloom
Address: 6050 Antler Drive
City: Casper State: WY Zip: 82601
Telephone: 307/277-9198 Fax: 307/235-6581
E-mail: JKohauling@yahoo.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 foundation & electric	☐ Awning	☐ Sign	☐ Fencing

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: 10/2015 Project Completion Date (anticipated): 10/2016

- ☐ **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 _____ Style/type _____ Dimensions _____
- ☒ **WINDOWS** ☒ **STORM WINDOWS** ☒ **DOORS** ☒ **STORM DOORS**
  ☒ Restoration ☒ Replacement ☐ New
  ☐ Front ☐ Side(s) ☐ Rear
  Material Wood Style/type _____
- ☑ **SIGN/AWNING** ☐ New ☒ Restoration ☐ Replacement
  Material Wood lap 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.

~~House to be lifted via jacks and foundation built up 8-12 inches at middle and front of house.~~

- reconstruct front porch to 1972 photo

~~Outdated two phase electrical and panel to be brought up to code.~~

- Repair existing windows, remove & replace window
- Remove inappropriate asphalt siding repair or replace with narrow reveal, horizontal lap siding

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.

Margaret Sloan 9/17/15

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.

EXHIBIT D

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

DEADWOOD 1876
HISTORIC PRESERVATION

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

MEMORANDUM

Date: September 18, 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.

- Bernie Requsaw ..... 299 Williams Street .....Siding Program
  Staff has determined the resource at 299 Williams meets the criteria for acceptance into the Historic Preservation Siding Program. The applicant will coordinate with this office for the siding project.

The contributing resource at 46 Denver Street has been vacant for a few years and on the market. It is now under new ownership and the applicants desire to rehabilitate not only interior but the exterior of this resource back to its original configuration. Staff has met with the applicants a few times over the past few weeks to determine the scope of work and programs available.

- Chris & Margaret Bloom ..... 46 Denver Street.....Wood Windows Program
  Staff has determined 46 Denver meets the criteria for acceptance into the Historic Preservation Wood Windows Program and will coordinate with the applicant during the project.

- Chris & Margaret Bloom ..... 46 Denver Street.....Siding Program
  Staff has determined 46 Denver meets the criteria for acceptance into the Historic Preservation Siding Program and will coordinate with the applicant during the project.

- Chris & Margaret Bloom ..... 46 Denver Street.....Vacant Home Program
  Staff has determined 46 Denver meets the criteria for acceptance into the Historic Preservation Vacant Home Program.

The probate of Stephen White was issued a Notice of Violations for minimum maintenance from the City of Deadwood under the 2012 International Property Maintenance Code and DCO 15.01 for the historic resource at 3 Shine Street. It is anticipated the ownership of the property will be transferred to Veronica (V.) Carolyn White. She is the applicant for the following programs and has engaged the services of an architect and a structural engineer to assist in the development of a full scope of work to abate the violations and rehabilitate the resource.

- Veronica (V.) Carolyn White.....3 Shine Street.....Siding Program
  Staff has determined 3 Shine meets the criteria for acceptance into the Historic Preservation Siding Program (masonry/brick exterior) and will coordinate with the applicant during the project approval.

- Veronica (V.) Carolyn White.....3 Shine Street..... Wood Windows and Doors
  Staff has determined 3 Shine meets the criteria for acceptance into the Historic Preservation Windows Program and will coordinate with the applicant during the project approval.

- Veronica (V.) Carolyn White.....3 Shine Street.....Elderly Residents Program
  Staff has determined the applicant meets the criteria for acceptance into the Historic Preservation Elderly Resident Program.

- Veronica (V.) Carolyn White.....3 Shine Street..... Retaining Wall
  Staff has determined 3 Shine meets the criteria for acceptance into the Historic Preservation Retaining Wall Program.

- Veronica (V.) Carolyn White.....3 Shine Street..... Vacant Home Program
  Staff has determined 3 Shine meets the criteria for acceptance into the Historic Preservation Vacant Home Program.

Siding Program Application

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

1. Address of Property:

299 Williams, Deadwood, SD

2. Applicant's name & mailing address:

Bernie Beausaw
407 Glendale Dr.
Lead, SD 57754

Telephone: (605) 584-2667

E-mail cottages@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: 9/15/15 Initials: [signature]

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 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: [signature] **Date submitted:** 9/3/2015

Owner's signature: [signature] **Date submitted:** __/__/__

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

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

rcvd 9-3-15
TM

Adopted 05/27/15

Wood Windows and Doors Application

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

1. Address of Property:
   416 Denver Ave

2. Applicant's name & mailing address:
   Margaret Bloom
   650 Antler Dr
   Casper. WY 82601

   Telephone: (307) 277-9198

   E-mail dk.hauling@yahoo.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: 9/17/15 Initials: BF

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: Margaret Bloom **Date submitted:** 9/17/15

Owner's signature: _____ **Date submitted:** ___/___/___

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 of Existing Window(s)	Installation of New Wood Storm and Screen Window(s)	Replacement of Existing Window(s)	Repair Existing Primary Door	Other Exterior Wood Door(s)	Replacement of Existing Wood Door(s)
Front View	2	2		1		
Right Side View	2	2				
Left Side View	2	2			1	
Rear View						
Total Windows	6	6			1	
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant of $200 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows **OR** qualified for restoration are eligible for a forgivable loan or grant of $250 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant of $100 per window if existing window is beyond repair. For the removal of inappropriate window(s) and installing an appropriate qualified window(s) are eligible for a forgivable loan or grant of $400 per window.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of $400 **OR** for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of $600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of $200 per door **OR** for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of $300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of $100 per door if existing door is beyond repair.

The forgivable loan or grant is available up to $10,000.00 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

Adopted 05/27/15

Siding Program Application

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

1. Address of Property:
46 Denver Ave

2. Applicant's name & mailing address:
Margaret Bloom
650 Antler Dr
Casper WY 82601

Telephone: (307) 277-9198

E-mail dk.hauling@yahoo.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: __/__/__ Initials: _____

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 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: Margaret Bloom **Date submitted:** 9/17/15

Owner's signature: _____ **Date submitted:** __/__/__

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

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

Adopted 05/27/15

Vacant Home Program Application

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

1. Address of Property:

46 Denver Ave.

2. Applicant's name & mailing address:

Chris/Margaret Bloom
650 Antler Drive
Casper, WY 82601

Telephone: (307) 277-9198

E-mail dk.haulinga@yahoo.com

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

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.

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Applicant's signature: Margaret Bloom **Date submitted:** 9/17/15

Owner's signature: Margaret Bloom **Date submitted:** 9/17/15

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

Residential Revolving Loan Fund Application

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

1. Address of Property:

46 Denver Ave.

2. Applicant's name & mailing address:

Chris / Margaret Bloom
650 Antler Drive
Casper, WY 82601

Telephone: (307) 277-9198

E-mail dk.hauling@yahoo.com

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

Telephone: (_____) ____-____

E-mail _____

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Applicant's signature: Margaret Bloom **Date submitted:** 09/17/15

Owner's signature: Margaret Bloom **Date submitted:** 9/17/15

Please return the completed application to:

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

Adopted 07/08/15

Siding Program Application

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

1. Address of Property:
#3 Shine

2. Applicant's name & mailing address:
Veronica (V.) Carolyn White
7001 Rd 43
Torrington, Wy 82240
Telephone: (307) 534-5705
E-mail verowhite543@yahoo.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: 9/15/15 Initials: JH

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

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Applicant's signature: V Carolyn White **Date submitted:** 9/1/2015

Owner's signature: _____ **Date submitted:** __/__/__

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

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

Adopted 05/27/15

Wood Windows and Doors Application

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

1. Address of Property:
#3 Shine

2. Applicant's name & mailing address:
Veronica (V.) Carolyn White
7001 Rd 43
Torrington, Wy 82240
Telephone: (307) 534-5705
E-mail vero white r 43@Yahoo.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: 9/15/15 Initials: CJW

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.

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Applicant's signature: V Carolyn White **Date submitted:** 9/1/2015

Owner's signature: _____ **Date submitted:** ___/___/___

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

Elderly Residents Program Application

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

1. Address of Property:
#3 Shine

2. Applicant's name & mailing address:
Veronica (V.) Carolyn White
7001 Rd 43
Torrington, WY 82240

Telephone: (307) 534-5705

E-mail VeroWhite1943@Yahoo.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: 9/15/15 Initials: [signature]

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 perfomed.

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Applicant's signature: V Carolyn White **Date submitted:** 9/1/2015

Owner's signature: _____ **Date submitted:** __/__/__

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

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

Adopted 06/10/15

Retaining Wall - Residential Application

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

1. Address of Property:

#3 Shine

2. Applicant's name & mailing address:

Veronica (V.) Carolyn White
7001 Rd 43
Torrington, Wy 82240

Telephone: (307) 534-5705

E-mail verowhiter43@Yahoo.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: 9/15/15 Initials: JM

4. Certification

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Applicant's signature: V Carolyn White **Date submitted:** 9/1/2015

Owner's signature: _____ **Date submitted:** __/__/__

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

Vacant Home Program Application

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

1. Address of Property:
#3 Shire

2. Applicant's name & mailing address:
Veronica (V.) Carolyn White
7001 Rd 43
Torrington, Wy 82240
Telephone: (307) 534-5705
E-mail verowhiter43@yahoo.com

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Telephone: (_____) _____-_____
E-mail _____

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Applicant's signature: V Carolyn White **Date submitted:** 9/1/2015

Owner's signature: _____ **Date submitted:** ___/___/___

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

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

Adopted 06/24/15

Residential Revolving Loan Fund Application

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

1. Address of Property:
#3 Shine

2. Applicant's name & mailing address:
Veronica (V.) Carolyn White
7001 Rd 43
Torrington, Wy 82240

Telephone: (307) 534-5705

E-mail verowhite1943@yahoo.com

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

Telephone: (_____) _____-_____

E-mail _____

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Applicant's signature: V Carolyn White **Date submitted:** 9/1/2015

Owner's signature: _____ **Date submitted:** ___/___/___

Please return the completed application to:

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

Adopted 07/08/15

EXHIBIT E

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

NeighborWorks®
DAKOTA HOME RESOURCES

316 VILLA DRIVE
BOX ELDER, SD 57719
605-923-6007

9/17/2015

Historic Preservation
Deadwood City Hall
102 Sherman Street
Deadwood, SD 57732

HP Commission Agenda for 9/23/15

Historic Preservation Commission,

Please review the following requests for approval:

1) Dennis Sabo- 152 Charles – extension

Sincerely,

Mike Walker
Lending Director

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER, AND EMPLOYER

EQUAL HOUSING OPPORTUNITY
EQUAL HOUSING LENDER

NeighborWorks®
CHARTERED MEMBER

To be submitted to Historic Preservation Commission 9/23/2015

Loan Extension Request
#CHPSIDSAB

DATE: 09/17/2015

APPLICANT: Dennis & Brenda Sabo

PROPERTY ADDRESS: 152 Charles St

LOAN AMOUNT: $10,000 (Matured 07/31/2015)

INTEREST RATE: 0%

PAYMENT AMOUNT: $0

PURPOSE: Siding

SECURITY: 2nd mortgage

OTHER HP LOANS:

Loan #	Balance	Rate	Term	Payment	Maturity
CHPWINSAB	$0/$3,000	Withdrawn/Cancelled Windows loan			
CHPRLFSAB	$9,914.52/$10,000	Rolling from Construction to Perm			

UNDERWRITER'S REVIEW:
The borrower has drawn $3,904.76 of the $10,000 maximum loan amount.

UNDERWRITER'S RECOMMENDATION:
The borrower has requested an extension of the maturity date from 7/31/2015 to 11/30/2015 to allow additional time to complete the siding. The Loan Committee has reviewed the borrowers, scope of work, timeline and budget for the project completion prior to recommending this extension. The borrower personally appeared before the Loan Committee to discuss his timeline. In addition the borrower is rolling his RLF loan from a construction loan to a permanent loan and will begin making payments. Furthermore, he has withdrawn/cancelled his Windows loan and is applying under the new Windows program.

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