

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 12, 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 Minutes
  - a. HPC Meeting Minutes – July 22, 2015
3. Voucher Approval
4. Old or General Business
  - a. Outside of Deadwood Grant - Extension Request - McGillicuddy House
  - b. Outside of Deadwood Grant - Extension Request - "Pap" Madison Cabin
  - c. Purchase Downtown Walking Tour Brochures – HP Office
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications
    - Lee Thompson .....47 Forest .....Siding Program
    - Lee Thompson .....47 Forest .....Windows Program
    - Mathew & Francy Pike .....35 Lincoln .....Siding Program
  - b. Revolving Loan Program
    - Set "Market Rate" for Commercial and Residential Loans
    - Shelley Corbitt – 35 Jackson –Extension
    - Lynette Kirkeby – 111 Williams – Extension
    - Estate of Mary Ellen Casey (Paul Casey) – 61 Forest – Forgive
    - Robert Weber – 30 Jefferson – Extension
    - Shirlene Joseph – 771 Mait – Increase Loan and Extension Request
    - Robin Gorder – 3 Rodenhaus – Refinance
    - Erin Little & David Folger – 15 Denver – 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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, July 22, 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 Minutes
  - a. HPC Meeting Minutes – July 8, 2015
3. Voucher Approval
4. Old or General Business
  - a. Fire Sprinkler Update – HP Office – City Hall Basement
  - b. CoA – Case#H15032 – 136 Sherman St – Pioneer Transfer & Storage – Exhaust Fan Alterations
5. New Matters before the Deadwood Historic District Commission
  - a. COA – Case#H15037 – 643-647 Main Street – Carol Tellinghuisen
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – Case#H15036 – 340 Williams – Charles Williamson – Windows
  - b. PA – Case#H15038 – 41 Jackson – James Wilson -- Siding
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications
    - Charles Williamson ..... 340 Williams..... Elderly Resident Program
    - Charles Williamson ..... 340 Williams..... Windows Program
    - Greg Vecchi.....19 Centennial.....Retaining Wall Program
    - Greg Vecchi.....19 Centennial.....Siding Program
  - b. Revolving loan Fund Disbursements
    - Wayne and Cindy Morris ..... 390 Main
  - b. 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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*\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*



**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**

**Wednesday, July 22, 2015**

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

**Absent:** Lyman Toews, Dale Berg and Ms. Terri Williams, City Attorney, were absent.

**Present City Commission:** Mayor Charles Turbiville, Jim Van Den Eykel and Dave Ruth Jr. were present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer and Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services were all present.

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

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, July 22, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of July 8, 2015 HPC Minutes:**

*It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the minutes of Wednesday, July 8, 2015 as presented. Aye – All. Motion carried.*

**Voucher Approval:**

**Operating Account**

*It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$217,852.15. Aye – All. Motion carried.*

**Bonded Account**

*It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Bonded Account in the amount of \$81,399.18. Aye – All. Motion carried.*

**Old or General Business:**

**Fire Sprinkler Update – HP office – City Hall Basement**

Mr. Michael Runge, City Archivist, informed the Commission the sprinkler system was replaced in the basement of the City Hall. He passed around sections of the old pipe installed in 1992 to show the rust and debris filled pipes substantiating the need for the pipe replacements. Mr. Runge thanked the Commission for supporting the efforts to protect and extend the life of the Archives housed in the City Hall basement. ***No action required.***

**Case#H15032 136 Sherman Street – Pioneer Transfer & Storage – Exhaust Fan Alterations**

Mr. Kuchenbecker recapped the Commission on the Certificate of Appropriateness submitted by the applicant requesting permission to install 36" diameter exhaust fan made out of galvanized steel protruding out and up the front of garage building to be painted the same color as the existing structure. Though it was staff's opinion the resource was non-contributing and found exhaust paint was easily reversible making the project congruous with the historical, architectural, archaeological or cultural aspects of the district, he reminded the Commission discussion was continued from the previous Historic Preservation Commission meeting pending information from the City Building Inspector. Mr. Kuchenbecker stated his office spoke with both the Public Works Director and Building Inspector pertaining to EPA concerns for possible hazardous fumes and noise level and the potential impact it would have on area residents. He added the Building Inspector has requested from the owner cut sheets on the exhaust fans, but to Mr. Kuchenbecker's knowledge did not know if they were received. He noted his understanding were the fans are not plugged in and have not yet been turned on. As a historic preservation point, he added there are exhaust fans on several structures such as restaurants and casinos throughout Deadwood and pointed out, though important, did not have an impact on the decision by the Historic Preservation Commission.

Mr. Namminga asked which building it was and when it was built.

Mr. Kuchenbecker stated it was the cinderblock building located along Water Street which was built around 1950.

City Commissioner Jim Van Den Eykel noted he has not yet gotten answers to his previously stated questions.

Chair Floyd noted the concerns, though valid for area residents, are not part of the criteria the Historic Preservation Commission would base their decision upon. She reiterated the Commission's concern is addressing the esthetics of the applicant's request; however she added there may be other ordinances or codes that may need to be addressed or reviewed by the appropriate City Department. (*Staff report and application attached as Exhibit A*) ***It***

HPC Meeting

Wednesday, July 22, 2015



***was moved by Mr. Blair and seconded by Mr. Johnson this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness as submitted for 136 Sherman Street. Aye- All. Motion carried.***

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

##### **Case#H15037 – 643, 645, 647 Main Street – Carol Tellinghuisen**

Mr. Kuchenbecker informed the Commission the applicant requests permission to remove awnings on all three structures at 643, 645, 647 Main Street, contributing structures in the City of Deadwood. He added the purpose was to uncover and showcase the stain glass windows hidden under the awnings. *(Staff report and application attached as Exhibit B)* ***Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Johnson this project is incongruous with the historical, architectural, archaeological or cultural aspects of the district and move to deny Certification of Appropriateness as submitted for 610 Main Street. Aye- All. Motion carried.***

Mr. Namminga expressed concern of the deterioration or damage to the stain glass windows that may occur if precautionary measures are not taken to sustain and protect them.

Mr. Kuchenbecker stated he will speak with Ms. Tellinghusien regarding the matter and suggest options.

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

##### **Case #H15036 – 340 Williams – Charles Williamson – Windows**

Mr. Kuchenbecker informed the Commission the applicant requests permission to repair and replace windows as submitted in the Project Approval signed July 9, 2015 *(Staff report and applications attached as Exhibit C)* ***Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Johnson 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 340 Williams. Aye- All. Motion carried.***

##### **Case #H15038 – 41 Jackson – James Wilson – Siding**

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace the deteriorating stucco siding with Diamond Kote Siding as submitted in the Project Approval signed July 14, 2015 *(Staff report and applications attached as Exhibit D)* ***Based upon all evidence presented, it was moved by Mr. Namminga 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 41 Jackson. Aye- All. Motion carried.***

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

##### **Historic Preservation Program Applications**

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. Charles Williamson, 340 Williams, Elderly Resident Program and Windows Program; Greg Vecchi, 19 Centennial, Retaining Wall Program and Siding Program. *(Memorandum attached as Exhibit E)*

Staff reviewed applications and recommended entering all applicants into the Historic Preservation Programs. ***It was moved by Mr. Johnson and seconded by Mr. Blair to approve the Historic Preservation Program Applications 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**

***It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$4,000.00, based on information as presented by Mr. Kuchenbecker on behalf of Ms. Joy McCracken, 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.

##### **Wayne Morris – 390 Main**

***It was moved by Mr. Johnson and seconded by Mr. Williams to enter into the Wood Windows & Doors Program, Wayne and Cindy Morris for 390 Main Street. Aye - All. Motion carried.***



***It was moved by Mr. Blair and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of \$7,200.00, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.*** (The NeighborWorks packet is attached hereto as exhibit F and incorporated herein by this reference.)

Retaining Wall Program/Disbursements:

No applications were addressed at this meeting.

**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:

- Wayfinding Phase I: Vehicular bid opening came in at \$197,000; as it was within budget, bid was awarded by City Commission on Monday, July 20, 2015. Lowest bid for the Wayfinding Phase II: Main Street Archway was around \$70k by Ace Signs out of Arkansas and is anticipated to be awarded on Monday, August 3, 2015;
- Bid opening for Retaining Wall project at 10 Harrison resulted in one bid from CAI2 with \$165k for base bid and \$12,500 for alternate number 1 with bid to be awarded on August 3, 2015;
- Nearing completion of Engineering Phase for 50 Van Buren and 84 Van Buren;
- St Ambrose Phase IV has been moving along quite well;
- Rodeo Grounds Project came in on schedule and started flipping burgers as well as serving cold beers for the start of the Days of '76 Rodeo Celebration;
- Library Windows project is still moving along;
- Retaining Wall at 376 Main Street has been completed;
- Today received three interpretive panels to replace the ones up at the Feirich's Mine at Whistler Gulch; they will be installed shortly with cooperation from the property owner and BLM;
- Fountain House Interpretive panel was received and has been billed back to Optima LLC; panel will be placed in front of the Fountain House once renovations and highway work are complete;
- Archeology Camp has gone well, however, over the weekend a mountain lion was sighted on the site causing the group to be relocated. Mr. Kuchenbecker gave a Main Street tour to the Archeology Camp this morning;
- The Days of '76 Rodeo starts tonight.

**Committee Reports**

- Mr. Blair went to 1<sup>st</sup> chamber meeting;
- Chair Floyd stated she has been helping Archeology Camp which has been going well. She noted the kids have found several artifacts at the Pearson's property located on Radio Tower road. Chair Floyd felt Archeology Camp to be a great program for our local youth and helping with it has been gratifying and awarding overall.
- Mr. Kuchenbecker informed the Commission the Archeology Camp has been digging on the Pearson's property near the old cabin site dating back to 1878-1885 which is currently on the National Register of Historic Places.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:32 p.m.

ATTEST:

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Laura Floyd  
Chairman, Historic Preservation Commission  
*Kate Storhaug, Historic Preservation Office/Recording Secretary*

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



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

## ***MEMORANDUM***

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**Date:** August 5, 2015  
**To:** Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** McGillicuddy House -- 2013 Outside of Deadwood Grant Extension

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The McGillicuddy House currently has an Outside of Deadwood Grant which was originally issued in 2013. They have been granted extensions in order for them to complete the project. They are once again requesting an extension due to weather and availability of the contractor who will be unable to return to work on the project until August 25, 2015. The current extension will expire September 1, 2015 and the request is to extend the date to October 1, 2015. A copy of Jeff Reuppel e-mail regarding the request is attached.

**Recommend Motion:** *Move to extend the McGillicuddy House Outside of Deadwood Grant deadline to October 1, 2015.*



**From:** Kevin Kuchenbecker  
**Sent:** Wednesday, July 22, 2015 2:32 PM  
**To:** Kate Storhaug  
**Cc:** Bonny Fitch  
**Subject:** FW: McGillicuddy Residence Grant

I do not have a problem with this request.

Kevin Kuchenbecker  
Historic Preservation Officer



City of Deadwood  
Department of Planning & Preservation  
108 Sherman Street  
Deadwood, South Dakota 57732  
Phone 605.578.2082  
Fax 605.578.2084  
Cell 605.641.5568  
Email [kevin@cityofdeadwood.com](mailto:kevin@cityofdeadwood.com)  
Web [www.cityofdeadwood.com](http://www.cityofdeadwood.com)

 Please consider the environment before printing this email.

**From:** Jeff Reuppel [<mailto:jreuppel@icloud.com>]  
**Sent:** Wednesday, July 22, 2015 8:56 AM  
**To:** Kevin Kuchenbecker  
**Subject:** McGillicuddy Residence Grant

Kevin

I am following up on our conversation regarding a time extension to our deadline on the grant monies for the McGillicuddy house. We greatly appreciate your willingness to listen to our situation.

For the record I will outline the topics we discussed:

1. Our grant deadline is currently Sept. 1, 2015; our request is to extend that date to Oct. 1, 2015.
2. At this time we put significant effort into getting the lap siding, wall shingles, bead board and trim prepared and painted. At this moment we only have some work on the bead board to complete.
3. The building is prepared for the exterior finishes, including rough-ins for the attic window.
4. We have lost time due to rains, and recently the humidity which is considerably messing with our paint drying times. Our biggest time loss however is with our contractor doing finish installation. He was backed up due to rain, but the biggest delay was his recent decision to take an extended vacation that will run nearly up to our current deadline. His plan is currently to return Aug. 25, and begin work. There is a chance he can get done by the deadline, but I am not really counting on that.

Barring any unforeseen circumstances, the requested extension should be plenty of time for us to complete to grant requirements. Again, thank you for affording us this extension, Kevin. If you have any questions please feel free to contact me personally.

Feel free to send any responses to me, Jean Kessloff or both of us.

Sincerely

Jeff Reuppel  
Reuppel Consulting Services  
605.939.8044  
[jreuppel@icloud.com](mailto:jreuppel@icloud.com)

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



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

## MEMORANDUM

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**Date:** August 5, 2015  
**To:** Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** The Journey Museum "PaP" Madison Cabin  
Outside of Deadwood Grant Extension

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The Journey Museum received an Outside of Deadwood Grant for preservation and ongoing restoration of the "Pap" Madison Cabin. Because of conflicting contractor schedules and work needs to be done in a particular order they are requesting an extension of the deadline to October 15, 2015. A copy of the e-mail regarding the request is attached along with a copy of the grant approval letter.

**Recommend Motion:** *Move to extend the Journey Museum "Pap" Madison Cabin Outside of Deadwood Grant deadline to October 15, 2015.*



## Bonny Fitch

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**From:** Anjelica Brackins <[abrackins@journeymuseum.org](mailto:abrackins@journeymuseum.org)>  
**Sent:** Wednesday, July 29, 2015 11:42 AM  
**To:** HP Admin  
**Cc:** Bonny Fitch  
**Subject:** RE: The Journey Museum & Learning Center - Pap Madison Cabin - Deadwood Historic Preservation Grant  
**Attachments:** RC Window & Glass Bid - Pap Madison Cabin.pdf

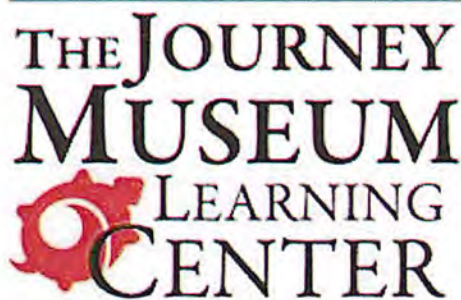
Hello Kate!

The Journey Museum & Learning Center would like to put in a request for an extension. Over half of the Pap Madison Cabin project has been invoiced and the rest of the project we have signed bids on. The dilemma has been working with conflicting contractor schedules and work needs to be done in a particular order.

So far we've replaced some of the logs that were no longer able to provide good support for the structure, there has been several stages of paint and chink removal through Jorgenson Log Homes exterior blasting, a natural stain finish has been restored to the cabin itself and natural chinking has been done to connect the logs back together to seal the cabin. What's left to be done is the installation of acrylic glass windows and doorway to allow visitors to see into the cabin easily, restoration of the hearth in natural limestone, a lit lantern to provide internal lighting, curb reduction and widening of walkway around the cabin, and signage describing the typical cabin and recognition for the Class of 1955 and Historic Deadwood Preservation.

Although I know you prefer invoices, we can certainly submit to you our signed bids to show that we have the work all lined up to be completed (I've attached one as an example). We just don't know when the project will be completed in full with our contractors schedules. We're requesting an extension to ensure that we have adequate time and properly fulfill the requirements of the grant. If it is all possible, we would like our deadline extended to October 15. Let me know if you would like for me to send the rest of the bids and the invoices that we have up to this point, or if you'd like to see photos of the progress that has been made to the cabin.

We truly appreciate your time and consideration. Hope you have a wonderful day!



**Anjelica Brackins**

*Development Officer*

*The Journey Museum & Learning Center*

*222 New York Street*

**Phone:** 605.394.1777

**Mobile:** 605.415.1430

**Fax:** 605.394.6940

**Email:** [abrackins@journeymuseum.org](mailto:abrackins@journeymuseum.org)

[www.journeymuseum.org](http://www.journeymuseum.org)



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**From:** HP Admin [<mailto:hpadmin@cityofdeadwood.com>]

**Sent:** Tuesday, July 21, 2015 3:02 PM

**To:** Anjelica Brackins

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

# DEADWOOD

*"The Historic City of the Black Hills"*  
Deadwood, South Dakota 57732

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

August 5, 2014

The Journey Museum  
Marcia Dunsmore  
222 New York Street  
Rapid City, SD 57701

RE: *"Pap" Madison Cabin Grant Request*

Dear Marcia:

It is a pleasure to inform you that the application submitted by Marcia Dunsmore for an Outside of Deadwood grant was approved by the Deadwood Historic Preservation Commission on July 23, 2014. We have allocated \$7,037.00 to match local funds to help support the preservation efforts and ongoing restoration of the "Pap" Madison Cabin.

Each year, the Deadwood Historic Preservation Commission awards up to \$250,000 to projects outside of Deadwood but within the State of South Dakota having demonstrated a relationship to Deadwood's history; these funds are split into two rounds of \$125,000 in January and \$125,000 in July. The Deadwood Historic Preservation Commission is very supportive of your worthwhile preservation activity. It was selected from among a large number of qualified applicants competing for a limited amount of funds. We hope this letter of support and financial commitment will assist your organization in raising any additional funds needed for this historic preservation activity.

Please sign and return the original grant agreement to my office by August 22, 2014 as your acceptance of this grant. By doing so you acknowledge that these grant funds will be used expressly for the purposes described in your grant application and are subject to the conditions contained in the grant agreement.

Please feel free to contact this office for additional assistance. We are pleased to assist in your preservation project and trust that this grant will prove valuable to your effort.

Sincerely,

Kevin Kuchenbecker  
Historic Preservation Officer

Enclosures

Cc: file



# DEADWOOD

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108 Sherman Street  
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Fax (605) 578-2084

*"The Historic City of the Black Hills"*  
Deadwood, South Dakota 57732

Mike Runge  
Archivist  
Telephone (605) 578-2082

## MEMORANDUM

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**Date:** July 28, 2015  
**To:** Deadwood Historic Preservation Commission  
**From:** Deadwood Historic Preservation Office  
**Re:** **Downtown Walking Tour Brochure**

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The Deadwood Historic Preservation Office is requesting permission to purchase 20,000 walking tour brochures to be distributed at the Deadwood Information/Visitor Center. The costs to print these brochures are as follows:

- MS Mail, Deadwood, SD. \$5,000.00

The Downtown Walking Tour proposed quote is attached to this memorandum.

### RECOMMENDATION:

Allow the Deadwood Historic Preservation Office to purchase 20,000 brochures for the 2015 tourist season. Money to pay for this expenditure will come out of Public Education.

## Michael Runge

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**From:** Lynn Milos <lynnm@rushmore.com>  
**Sent:** Thursday, July 23, 2015 9:30 AM  
**To:** Michael Runge  
**Subject:** quote

Hi Mike

Here are the costs for the waking brochures:

**Description:** **Walking Tour brochure**

**Pages:** 16 page

**Size:** 4 x 9 – Finished

**Paper:** 80lb Enamel text

**Ink:** 4 over 4

**Bindery:** Saddle stitch

**Quantity:** 20,000

**Price:** \$ 5,000

Thanks for the opportunity !

lynn



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)





## MEMORANDUM

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**Date:** August 6, 2015  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Historic Preservation Program Applications

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

- Lee Thompson ..... 47 Forest Avenue.....Siding Program  
*Staff had determined 47 Forest Avenue meets the criteria for acceptance into the Historic Preservation Siding Program and will coordinate with the applicant during Project Approval.*
- Lee Thompson ..... 47 Forest Avenue.....Windows Program  
*Staff had determined 47 Forest Avenue meets the criteria for acceptance into the Historic Preservation Window Program and will coordinate with the applicant during Project Approval.*
- Mathew & Francy Pike ..... 35 Lincoln Avenue .....Siding Program  
*Staff has met with the applicant to review the program. Staff had determined 35 Lincoln Avenue meets the criteria for acceptance into the Historic Preservation Siding Program.*



## Siding Program Application

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

1. Address of Property:

47 Forest Avenue

2. Applicant's name & mailing address:

Lee C. Thompson

47 Forest Avenue

Deadwood SD 57732

Telephone: (605) 641-2870

E-mail lee@blackhillsre.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: 7/30/15

Initials: BF

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

5. Certification

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

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

Applicant's signature: Lee C. Thompson

Date submitted: 7/30/2015

Owner's signature: Same

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:

47 Forest Avenue

2. Applicant's name & mailing address:

Lee C. Thompson

47 Forest Avenue

Deadwood SD 57732

Telephone: (605) 641-2870

E-mail lee@blackhillsre.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: 7/30/15

Initials: RC

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

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

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

Applicant's signature:

Lee C. Thompson

Date submitted: 7/30/2015

Owner's signature:

Same

Date submitted:    /   /   

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

Adopted 05/27/15



# 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						
Right Side View						
Left Side View						
Rear View						
Total Windows						
	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 <u>OR</u> 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 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

The forgivable loan or grant is available up to \$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





## Siding Program Application

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

1. Address of Property:

35 LINCOLN AVE.

2. Applicant's name & mailing address:

MATTHEW & FRANCH PIKE

P.O. BOX 198

DEADWOOD, SD 57732

Telephone: (605) 580 - 5997

E-mail gmatthewpike@gmail.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: 8/5/15

Initials: BF

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

5. Certification

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

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

Applicant's signature: [Signature]

Date submitted: 8/5/15

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

Adopted 05/27/15