

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, July 22, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

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.*)
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, July 8, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes
 - a. Budget Minutes - June 16, 2015
 - b. Budget Minutes - June 23, 2015
 - c. HPC Meeting Minutes - June 24, 2015
3. Voucher Approval
4. Old or General Business
 - a. Public Information Night – Deadwood Trust for Historic Preservation – July 14 @ 5:30 pm
 - b. Chief Solomon Iron Nation Dedication Ceremony Invitation – July 12 @ 11:00 am
 - c. Community Calendar Project Funding Request – Deadwood Neighborhood Council
 - d. Emergency Funding Request – Masonic Center Association
 - e. Commercial Revolving Loan Fund Program review and adoption – Loan Committee
 - f. Residential Revolving Loan Fund Program review and adoption – Loan Committee
 - g. Historic Preservation Commission Committee Assignments
5. New Matters before the Deadwood Historic District Commission
 - a. CoA – Case#H15032 – 136 Sherman St – Pioneer Transfer & Storage – Exhaust Fan Alterations
 - b. CoA – Case#H15033 – 610 Main – Wayne Morris – Wild Bill Sign
 - c. CoA – Case#H15035 – 716 Main St – Lead/Deadwood School District
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case#H15034 – 14 Van Buren – Tom McNary – Windows
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - Terrence J Sullivan 7 Fillmore St Retaining Wall
 - Jean & Amy Gorzalk 50 Van Buren Retaining Wall
 - Travis Conrad 10 Harrison Retaining Wall
 - Tom McNary 14 Van Buren Windows
 - Lance Bobolz 84 Van Buren Retaining Wall
 - Luella Krebs 77 Stewart St Retaining Wall
 - b. Revolving loan Fund Disbursements
 - Alexandra Mastro 46 Denver
 - Richard & Lynette Millikan 99 Williams
 - b. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, July 8, 2015

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

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

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

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 24, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of June 16, 2015 Budget Minutes:

It was moved by Mr. Blair and seconded by Mr. Toews to approve the Budget minutes of Tuesday, June 16, 2015 as presented. Aye – All. Motion carried.

Approval of June 23, 2015 Budget Minutes:

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the Budget minutes of Tuesday, June 23, 2015 as presented. Aye – All. Motion carried.

Approval of June 24, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Toews to approve the minutes of Wednesday, June 24, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HP Operating Account in the amount of \$415,767.06. Aye – All. Motion carried.

Bonded Account

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HP Bonded Account in the amount of \$1,668.00. Aye – All. Motion carried.

Old or General Business:

Public Information Night – Deadwood Trust for Historic Preservation – July 14 @ 5:30pm

Mr. Kuchenbecker informed the Commission on July 14, 2015 at 5:30 pm a public information night will be hosted by the Deadwood Trust for Historic Preservation and held in the Commission Room at City Hall. He added all current and prospective residents are invited to attend to learn about Historic Preservation programs available to assist owners in keeping their properties properly maintained and safe. Mr. Kuchenbecker along with Joy McCracken and Mike Walker from NeighborWorks will present program details, application processes and answer any questions attendees may have regarding the programs. ***No action required. (Memo attached as Exhibit A)***

Chief Solomon Iron Nation Dedication Ceremony Invitation – July 12 @ 11:00 am:

Mr. Kuchenbecker informed the Commission of an invitation to attend the Dedication Ceremony in behalf of the Chief Solomon Iron Nation historic Monument and gravesite project; the Dedication Ceremony was to be held at 11:00 am on Sunday, July 12, 2015 at the Messiah Episcopal Church and Cemetery on the Lower Brule Reservation. As the project was a recipient of the 2014 Outside of Deadwood Grant program awarded by the Commission, Mr. Kuchenbecker encouraged attendance to help promote and show support of the project; he advised those who wish to attend to contact Ms. Storhaug. ***No action required. (Letter attached as Exhibit B)***

Community Calendar Project Funding Request – Deadwood Neighborhood Council:

Mr. Kuchenbecker presented a funding request from Molly Schepers, the Community Outreach Coordinator on behalf of the Deadwood Neighborhood Council. He added the request will be used to offset the cost of the Layout and Design; printing in 1000 and 1500 increments; as well as meeting the printing deadline for the 2016 disbursement of the Community Calendar Project with the approximate total of \$2,540.00.

Chair Floyd stated for the record she was no longer an employee of TDG Communications; however her husband was an owner of the business. She stated if the Commission felt there was a conflict of interest, she would recuse herself from discussion.

Mr. Blair stated he understood and appreciated her disclosure of the information. However, he felt there was no conflict of interest.

Chair Floyd stated she presented this disclosure to discuss her possible financial conflict would be of concern to the Commission.

Mr. Kuchenbecker noted the funding request came from the Deadwood Neighborhood Council and block clubs, therefore the expenditure would be to them, not TDG. He added the Council could choose which ever designer they desire.

The Commission unanimously stated no conflict of interest was a concern.

Ms. Sandy Glover, accompanied by other sub-committee members of the Council consisting of Linda Blair and Deb Thorpe, addressed the Commission expressing the importance of providing a publication with an educational edge and its benefits to the community. Ms. Glover noted the Community Calendar will highlight Deadwood's history through photographs, Block Club contact information, NeighborWorks Program information and Historic Preservation Programs.

Ms. Schepers informed the Commission she obtained another bid for the layout and design bumping the estimated cost down substantially.

It was moved by Mr. Blair and seconded by Mr. Berg to recommend to the City Commission approval to grant funds to offset cost of the Community Calendar Project not to exceed \$2500 to Deadwood Neighborhood Council out of 2016 HP Public Education and Advocacy budget item. Aye-All. Motion carried. (Request attached as Exhibit C)

Emergency Funding Request – Masonic Center Association:

Mr. Kuchenbecker presented to the Commission an emergency funding request from the Masonic Center Association to assist in offsetting cost for the replacement of two air conditioner compressors that failed. He noted Deadwood Alive conducts the Trial of Jack McCall nightly throughout the season to thousands of visitors within the Masonic Temple and the need for air conditioning as they enter into the summer is greatly needed. ***It was moved by Mr. Blair and seconded by Mr. Johnson to recommend to the City Commission approval to grant emergency funds to offset cost of replacing the air conditioner compressors not to exceed \$4,906.51 to Masonic Center Association out of 2016 HP Non-Profit budget item. Aye-All. Motion carried. (Request attached as Exhibit D)***

Commercial Revolving Loan Fund Program review and adoption – Loan Committee:

Mr. Kuchenbecker informed the Commission of the proposed revisions to the Historic Preservation Commercial Revolving Loan Fund Program application, policy guidelines and administrative procedures as recommended by the Loan Committee. ***It was moved by Mr. Toews and seconded by Mr. Johnson to approve the Commercial Revolving Loan Fund Program Application. Aye-All. Motion carried. (Application attached as Exhibit E)***

Residential Revolving Loan Fund Program review and adoption – Loan Committee:

Mr. Kuchenbecker informed the Commission of the proposed revisions to the Historic Preservation Residential Revolving Loan Fund & Life Safety Program application, policy guidelines and administrative procedures as recommended by the Loan Committee. ***It was moved by Mr. Toews and seconded by Mr. Johnson to approve the Residential Revolving Loan Fund Program Application. Aye-All. Motion carried. (Application attached as Exhibit F)***

Historic Preservation Commission Committee Assignments:

Chair Floyd stated a form outlining the current Committee Assignments is in each Commissioner's binder. She thanked each of the Commissioners for their input. *(Committee Assignment list attached as Exhibit G)*

New Matters before the Deadwood Historic District Commission

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

Mr. Kuchenbecker informed the Commission the applicant requests permission to install 36" diameter exhaust fan made out of galvanized steel protruding out and up the front of garage building and will be painted same color as existing structure as submitted in Certificate of Appropriateness application signed June 19, 2015. He noted work has been completed with exception to the painting and was done without Commission review. Mr. Kuchenbecker stated because it is non-contributing and the paint can be changed, he felt project is congruous. He added the owner of the building, Indian Motorcycles and Greer's Engineering, installed and will operate a paint booth in the rear of the building where the exhaust fan was installed. ***(Staff report and application attached as Exhibit H) It***

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

Chair Floyd invited discussion.

City Commissioner Jim Van Den Eykel expressed his support for economic development; however, he informed the Commission of concerns raised by residents living near the facility. First, he inquired as to whether or not a building permit was issued and noted the exhaust fan was installed approximately a month prior to the Certificate of Appropriateness was submitted. Secondly, he questioned the frequency of the paint booth and hours of operation. Thirdly Mr. Van Den Eykel inquired as to hazardous fumes and noise level the area residents would endure.

Chair Floyd stated she felt those were good questions; however, the Historic Preservation Commission's decision would only address the aesthetic portion of the change. She asked Mr. Kuchenbecker to comment.

Mr. Kuchenbecker noted the owner has submitted an application for building permit; however, the permit cannot be issued without approval of the Certificate of Appropriateness.

Chair Floyd clarified if Certificate of Appropriateness was approved for this change, would there be further review required prior to issuance of Building Permit. She added by questioning if whether or not the Commission should or could make their decision contingent upon these concerns or would it be better to continue discussion once concerns have been addressed.

City Commissioner Jim Van Den Eykel asked if it would be appropriate to have the City Building Inspector, Mr. Trent Mohr, follow-up on the concerns and report back to Commission with findings.

Mr. Kuchenbecker stated he could speak with Public Works Director, Mr. Ron Green, to have Mr. Mohr do so; however, this matter should not affect the decision of the commission as it relates to other departments and not Historic Preservation.

Chair Floyd asked the Commission if it was possible to continue this discussion regarding the project until concerns were addressed.

It was moved by Mr. Blair and seconded by Mr. Berg to make substitute motion continuing discussion pending more information from City Building Inspector and other sources regarding this Certification of Appropriateness as submitted for 136 Sherman Street. Aye- All. Motion carried.

Case#H15033 610 Main Street – Pioneer Transfer & Storage – Exhaust Fan Alterations

Mr. Kuchenbecker informed the Commission the applicant requests permission to remove sign, fix damages, repaint, remove word "BAR" and replace with letter "S" to make the sign read WILD BILLS and replace sign to existing location at 610 Main Street, a contributing structure in the Deadwood City Planning Unit in the City of Deadwood. (*Staff report and application attached as Exhibit I*)

Mr. Kuchenbecker noted Deadwood Historic Preservation Commission was relieved as the Deadwood Sign Commission several years ago and has not been involved in sign reviews; however, the City of Deadwood has not had a sign application dealing with a historic Landmark Sign. He added under Deadwood Codified Ordinance 15.32 (aka Sign ordinance), the Deadwood Historic Preservation Office has the authority to either certify the sign as a landmark or signs that have reached twenty-five (25) years of age or more are assumed to have provisional landmark status.

Mr. Kuchenbecker informed the Commission no certification from previous Historic Preservation Officers have been discovered, but noted this sign has provisional landmark status. He stated during preliminary research on the history of the sign, photographs from a 1948 fire in the vicinity show the sign as the "Eagle Bar". He also noted based on historic phone directories this business appears to have begun in approximately 1934 as the "Eagle Inn" and continued until at least 1949; in the 1953 phone directory the address for the "Wild Bill Bar" was at the location of 624 Main Street (currently 620 Main Street).

Mr. Kuchenbecker informed the Commission photographic evidence was found showing the sign was changed as early as the mid-1960's from "Eagle Bar" to "Wild Bill Bar" on the building located at 620 Main Street. He added it is assumed the sign was changed between 1949 and 1953 when the business changed from the Eagle Inn to the Wild Bill Bar.

Mr. Kuchenbecker stated this sign was moved from its original location at 620 Main Street to the current location at 610 Main Street. He added the moving of this sign was completed prior to the current owner and appears to have been completed without City approval.

Mr. Kuchenbecker pointed out to the Commission under DCO 15.32.320 existing landmark signs shall not be removed or altered. He noted this application is to alter the sign and reinstall the sign in its current, not original, location. He added landmark signs can be restored under the guidance of this office and are exempt from

compliance with the regulations of the entire sign ordinance, provided they are structurally sound and are not hazardous due to fire, electrical shock or other reasons.

After reviewing the existing City Ordinance's along with the submitted plans, it is staff's opinion the sign should not have been moved from its original location without City approval. Furthermore, the landmark sign cannot be altered unless it is restored to either the "Eagle Bar" or "Wild Bill Bar" and then should only be at its original location. Therefore, it is staff's opinion, the alteration proposed for the sign by the applicant is NOT congruous with the historical, architectural, archaeological or cultural aspects of the district and that it does have an adverse effect on the historic character of the Local, State and National Register Historic Districts and the Deadwood National Historic Landmark District.

Chair Floyd clarified the sign had originated at 624 Main and by dubious reasons the sign was moved to 610 Main Street. She asked who the current owners of 624 Main Street were.

Mr. Johnson stated the owners of 624 Main Street were Rick and Margi Olesen.

Chair Floyd asked if the Olesen's owned the actual "Wild Bill Bar" location at 624 Main Street along with the rights to the name.

Mr. Johnson confirmed they do and noted Mr. & Mrs. Olesen do not like the idea of the "Wild Bill Bar" sign hanging on another property.

Mr. Blair asked who the true owner of the sign was.

Mr. Kuchenbecker stated Mr. Morris, the applicant, owns the sign.

Mr. Blair asked if Mr. & Mrs. Olesen were willing to purchase the sign and if Mr. Morris was willing to sell it.

Mr. Morris stated he was trying to avoid that discussion and he has not put a "For Sale" sign on the sign.

Chair Floyd asked Mr. Morris if the reason for changing the sign was because the actual location of the "Wild Bill Bar" is at 624 Main Street.

Mr. Morris stated Mr. & Mrs. Olesen did lay claim to the name "Wild Bill Bar" and, yes, that is why he was requesting the change.

Chair Floyd stated it seemed there were perhaps two options in the best interest in preserving this Landmark sign. She stated ideally it would be to put it back into its original location as either the "Wild Bill Bar" or the "Eagle Inn". However, she stated she understand putting it back is not a suitable conclusion as Mr. Morris owns and wishes to utilize the sign. She also sees the need to make sign change away from the "Wild Bill Bar" name. Chair Floyd did suggest the alternate option then of restoring it to the "Eagle Bar" and asked Mr. Morris if that was an option he would consider.

Mr. Morris stated he is not the sole owner of the sign and could not make that decision until after it was discussed with the partner.

Mr. Johnson mentioned the option of the City purchasing the sign as done in past with the Tootsie sign.

Chair Floyd questioned if so, would the City be willing to hang the sign in a non-historic location.

Mr. Kuchenbecker confirmed the City does own the Tootsie sign (above the former location of the Spot Liquor) as well as stained glass windows within the local historic district. He added it is an option for the City to acquire the sign, restore it and reinstall the sign in the original location. However, he understands Mr. Morris likes the sign and wishes to keep possession of it.

Mr. Kuchenbecker informed the Commission there are a couple possibilities regarding options: (1) As submitted, the changes proposed for the sign doesn't meet the ordinances DCO 15.32.320 and the Commission could deny the request. He added Mr. Morris could then resubmit a request to restore back to the original "Eagle Bar" and maintaining it at the current location. He noted it would not be in its original location, however it would not infringe on any copyrights regarding the "Wild Bill Bar" and the landmark sign status would still be intact. (2) Make determination of whether or not the owners of the "Wild Bill Bar" or the City acquire it from Mr. Morris placing an easement on sign wherever it is placed such as it was done with the Tootsie sign.

Chair Floyd stated either way those decisions would be based on future application submissions instead of the current application in front of the Commission at this time.

Chair Floyd asked the Commission if there were any questions regarding the ordinance and how it reads.

Mr. Morris did state they would entertain restoring it as "Wild Bill Club".

Chair Floyd stated she understood, however even with that submission, it would be hard for the Commission to approve a historic sign being altered to read anything other than what it does currently or did originally. She reiterated the ordinance itself prohibits the Commission from allowing that change. She asked Mr. Kuchenbecker for confirmation of her understanding.

Mr. Kuchenbecker stated from the ordinance "under DCO 15.32.320 existing landmark signs shall not be removed or altered" and that she was correct in her understanding.

Chair Floyd addressed Mr. Morris sympathizing with the situation he was in, however to adhere to city ordinances; she agreed the application as currently written does not allow the Commission to make the decision to approve the change requested.

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.

Chair Floyd suggested working with Mr. Kuchenbecker to find a way to find a solution that is agreeable to all parties involved. She reiterated her thanks to Mr. Morris for taking the time to care about a historic sign and the effort of finding a way to preserve it.

Case#H15035 716 Main Street – Lead/Deadwood School District

Mr. Kuchenbecker informed the Commission the applicant requests permission to build a new storage garage and has agreed to change the exterior materials to an asphalt roof with narrow horizontal lap siding to be more congruous with the historic district as submitted in Project Approval dated July 2, 2015. He noted The applicant agreed to change the exterior materials to an asphalt roof with narrow horizontal lap siding to be more congruous with the historic district (*Staff report and application attached as Exhibit J*) ***It was moved by Mr. Toews and seconded by Mr. Berg this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness with suggested changes as presented for 716 Main Street.***

New Matters before the Deadwood Historic Preservation Commission

Case #H15034 – 14 Van Buren – Tom McNary – Windows/Retaining Wall

Mr. Kuchenbecker informed the Commission the application requests permission to install new wood combination windows, new storm doors, repair existing front and rear entry doors, replace three existing windows in keeping with homes craftsman design, and repair four smaller windows as submitted in the Project Approval signed June 30, 2015 (*Staff report and applications attached as Exhibit K*) ***Based upon all evidence presented, it was moved by Mr. Johnson and seconded by Mr. Toews this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval for 14 Van Buren. 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. Terrence J Sullivan, 7 Fillmore St, Retaining Wall; Jean & Amy Gorzalk, 50 Van Buren, Retaining Wall; Travis Conrad, 10 Harrison, Retaining Wall; Tom McNary, 14 Van Buren, Windows; Lance Bobolz, 84 Van Buren, Retaining Wall; and Luella Krebs, 77 Stewart St, Retaining Wall. (*Memorandum attached as Exhibit K*)

Staff reviewed applications and noted the following DOES NOT meet the criteria for acceptance into the Historic Preservation Retaining Wall Program: Terrence Sullivan, 7 Fillmore St. and Luella Krebs, 77 Stewart St. ***It was moved by Mr. Toews and seconded by Mr. Blair to deny these Historic Preservation Program Applications as presented. Aye- All. Motion carried.***

Staff reviewed applications and recommended entering the remaining applicants into the Historic Preservation Retaining Wall Program. ***It was moved by Mr. Johnson and seconded by Mr. Blair to approve remaining into 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. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$78,194.33, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Alexsandra Mastro – 46 Denver

It was moved by Mr. Toews and seconded by Mr. Blair to approve all Loans with option to convert to grants when owner occupied status is updated for 46 Denver. Aye - All. Motion carried. (The NeighborWorks packet is attached hereto as exhibit L and incorporated herein by this reference.)

Lynette & Richard Millikan – 99 Williams

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the request to Forgive for 99 Williams. Aye - All. Motion carried. (The NeighborWorks packet is attached hereto as exhibit L and incorporated herein by this reference.)

Joy provided the delinquency report, an update on projects as well as an overview of the revolving loan fund.

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:

- Rodeo Grounds Project is to be substantial complete at midnight on Monday, July 13, 2015; Kitchen equipment is coming in on a daily basis and wiring for cable services are near completions as well; the office is working on interpretive signage - displayed for commission observation - to be hung along the corridor of the grandstands to commemorate the Days of '76 Celebration;
- Also, displayed for the commission are Chinese artifacts found during the Chinatown dig that were cleaned, stabilized and shipped back from Maryland as well as featured in an article by the Maryland Archeological Conservation lab;
- St Ambrose Phase IV has been moving along quite well with a pour scheduled for tomorrow, July 9, 2015;
- A bid opening is forthcoming for the retaining wall project at 10 Harrison;
- Wayfinding bid opening is coming up on July 16, 2015;
- Connector Trail has most of the wood on and will continue applying railings leading to the Powerhouse Park;
- Before the Days of '76 Celebration, the Hwy 85/DOT Construction Project estimates curb, gutters and sidewalks to be in place all the way from Sherman Street to just before the hospital; construction will take a break for a couple weeks and will resume following the 2015 Sturgis Rally;
- Last night, July 7 at 5:00 pm there was a meeting with the Neighborhood Block Clubs to discuss the potential residential restoration program; it was very well attended with very positive response;
- Certificate of Appropriateness and Project Approval application has been updated to streamline the format of the revised program forms. Next project is to revise the Not-for-Profit and Outside of Deadwood forms to complete bringing all of the forms to reflect the new format and new logo;
- There are potential new buyers for 99 Williams who met with Mr. Kuchenbecker to discuss program options;
- Programmatic Agreement was signed by the City to allow the Buffalo Dreamers and native American dancers to perform during street closures at 12:55pm, 2:55pm and 4:55pm in front of the Silverado; there is a possible non-profit organization which may become the fiscal sponsor.
- Kate Storhaug has tendered her resignation and following permission from the City Commission, position will be advertised in-house for five days; if not filled, it will be advertised in newspaper. Her service to the City and this office is greatly been appreciated.

Committee Reports

- Mr. Toews told Ms. Storhaug she has been a real asset to the City and it is sad to see her go;
- Mr. Blair wanted to know if Ms. Storhaug will wear a Vikings hat; she said she already does and is a closet fan;
- Mr. Berg thanked Ms. Storhaug for her hard work and dedication to Commission; he added she will be missed;
- Ms. Storhaug stated it has been a pleasure and honor to have served the Historic Preservation Commission;
- Chair Floyd read a note from the South Dakota Humanities Council thanking the Commission's funding support and participation of the 2015 Festival of Books that will take place in Deadwood from September 24-27.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:12 p.m.

ATTEST:

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

HPC Meeting
Wednesday, July 8, 2015

Date: 7/16/2015

Case No. H15037
Address: 643 - 647 MAIN

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness for work at 643 - 647 MAIN, a contributing structure located in Deadwood City Historic Overlay Zone in the City of Deadwood.

Applicant: CAROL TELLINGHUISEN
Owner: CAROL TELLINGHUISEN
Constructed: 1879-1897

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: In 1879 a fire destroyed most of the buildings in this section of Main Street. The rebuilding of the commercial buildings soon followed and fireproofs replaced the earlier buildings. These buildings were used for many businesses to include the Belle Union Theatre at 643 Main, automobile storage at 645 Main and a department store at 647 Main.

2. Architectural design of the resource and proposed alterations: The applicant wishes to remove awnings on all three structures as submitted in the Certificate of Appropriateness signed July 2, 2015.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

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



Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

H15037

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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 that is 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
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION
Property Address: <u>643 Main St Deadwood SD 57732</u>
Historic Name of Property (if known):

APPLICANT INFORMATION	
Applicant is <input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other	
Owner's Name: <u>Carol Tellinghuisen</u> Address: <u>228 Union St U</u> City: <u>Spearfish</u> State: <u>SD</u> Zip: <u>57783</u> Telephone: <u>605-641-5870</u> Fax: <u>605-722-1006</u> E-mail: <u>pink629@rushmore.com</u>	Architect's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
Contractor's Name: <u>Tn house</u> Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____	Agent's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Estimated Cost of Work: \$ <u>Remove current awning 0.00</u>			

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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 that is 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
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION	
Property Address:	645 Main St Deadwood SD 57732
Historic Name of Property (if known):	

APPLICANT INFORMATION	
Applicant is <input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other	

Owner's Name: Carol Tellinghausen
Address: 228 Union St
City: Spearfish State: SD Zip: 57783
Telephone: 605-641-5870 Fax: 605-722-1006
E-mail: pink6292rushmore.com

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

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

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	
<p style="text-align: center;">Remove current awning</p> <p>Estimated Cost of Work: \$ <u>0.00</u></p>			

OFFICE OF
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DEADWOOD

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City of Deadwood Application for

☐ Project Approval or
☐ Certificate of Appropriateness

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

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

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

PROPERTY INFORMATION
Property Address: <u>647 Main St Deadwood SD 57732</u>
Historic Name of Property (if known):

APPLICANT INFORMATION	
Applicant is <input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other	
Owner's Name: <u>Carsl Tellinghuisen</u> Address: <u>228 Union St U</u> City: <u>Spearfish</u> State: <u>SD</u> Zip: <u>57783</u> Telephone: <u>605-641-5870</u> Fax: <u>605-702-1006</u> E-mail: <u>pink629@rushmore.com</u>	Architect's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
Contractor's Name: <u>In house</u> Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____	Agent's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Other _____	<input type="checkbox"/> Fencing
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	
Remove current awning Estimated Cost of Work: \$ <u>0.00</u>			

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2089

DEADWOOD

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>ASAP 7/23/15</u>		Project Completion Date (anticipated): <u>7/23/15</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential		<input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____		Style/type _____ Dimensions _____	
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____		Style/type _____	
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____		Style/type _____ Dimensions _____	
<input type="checkbox"/> OTHER - Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

Removal of old awning

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 278-2082
Fax (605) 578-2084

DEADWOOD

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGNATURES

I HEREBY CERTIFY that I understand this application will not be accepted and processed until all the requested information has been supplied. I realize that 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 that 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 that approval is issued for proposed work that is 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.

Carol Yellin 7/2/15
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 and the City Clerk. 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 enclosed 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.

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

DEADWOOD

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: _____ Date of Filing: _____

- ☐ Certificate of Appropriateness
☐ Project Approval
☐ Sign Application

Property Designation:

- ☐ Contributing
☐ Non-contributing

Historic Overlay District:

- | | | |
|--|---|--|
| <input type="checkbox"/> 1. Pluma | <input type="checkbox"/> 5. McGovern Hill | <input type="checkbox"/> 9A. Large's Gulch |
| <input type="checkbox"/> 2. Peck's Garden | <input type="checkbox"/> 6. Ingleside | <input type="checkbox"/> 9B. Spruce Gulch |
| <input type="checkbox"/> 3. Cleveland | <input type="checkbox"/> 7. Upper Main Street | <input type="checkbox"/> 10. Fountain City |
| <input type="checkbox"/> 4. Deadwood | <input type="checkbox"/> 8A. City Creek | <input type="checkbox"/> 11. 1 st Ward - Industrial |
| <input type="checkbox"/> A. Deadwood City | <input type="checkbox"/> 8B. Forest Hill | <input type="checkbox"/> 12. Pinecrest |
| <input type="checkbox"/> B. South Deadwood | <input type="checkbox"/> 8C. Highland Park | <input type="checkbox"/> 13. Hillside Environs |
| <input type="checkbox"/> C. Chinatown | Addition | |
| <input type="checkbox"/> D. Elizabeth Town | | |

Application complete

Project Documents submitted (check all that apply)

- ☐ Photographs of property and/or adjacent properties
☐ Drawings and/or architectural renderings
☐ Materials and/or color samples
☐ Other

Staff Preparation

- | | Initials | Date below |
|---|----------|--|
| <input type="checkbox"/> Site Visit | _____ | ____/____/____ |
| <input type="checkbox"/> Project visible from right-of-way? | _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Logged into HPC Agenda | _____ | ____/____/____ |
| <input type="checkbox"/> Staff Report (research) | _____ | ____/____/____ |
| <input type="checkbox"/> Packet to HPC Members | _____ | ____/____/____ |

Post Meeting Documentation

- | | Initials | Date below |
|---|----------|----------------|
| <input type="checkbox"/> Approval <input type="checkbox"/> Denial | _____ | ____/____/____ |
| <input type="checkbox"/> Property owner notification | _____ | ____/____/____ |

Building & Zoning Department (if applicable)

- | | Initials | Date below |
|--|----------|----------------|
| <input type="checkbox"/> Building Permit Application | _____ | ____/____/____ |
| <input type="checkbox"/> Setback(s) checked by P & Z | _____ | ____/____/____ |
| <input type="checkbox"/> Detailed plans reviewed | _____ | ____/____/____ |
| <input type="checkbox"/> Building Permit Issued | _____ | ____/____/____ |
| <input type="checkbox"/> Fee collected (if applicable) | _____ | ____/____/____ |
| <input type="checkbox"/> Setback(s) reviewed | _____ | ____/____/____ |

Filed on ____/____/____

Date: 7/16/2015

Case No. H15036
Address: 340 WILLIAMS ST

Staff Report

The applicant has submitted an application for Project Approval for work at 340 WILLIAMS ST, a contributing structure located in Forest Hill Planning Unit in the City of Deadwood.

Applicant: Charles Williamson
Owner: CHARLES WILLIAMSON
Constructed: 1934

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 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 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 Modern or Minimal Traditional styles.

2. Architectural design of the resource and proposed alterations: The applicant request permission to repair and replace windows as submitted in the Project Approval Application signed July 9, 2015.

Attachments: No

Plans: No

Photos: Yes



Staff Opinion: Staff will conduct a window assessment and work with the owner in determining which windows can be repaired and which windows need replaced with in-kind windows. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:

A: If you, as a commissioner, have determined the Project **DOES NOT** Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

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



FOR OFFICE USE ONLY	
Case No.	<u>H15036</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>7/9/15</u>
Date of Hearing	<u>7/22/15</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 340 Williams

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Charles Williamson

Address: 1207 N 730 E

City: Pleasant Grove State: UT Zip: 84062

Telephone: 801 362-3833 Fax: _____

E-mail: studioBOD@hotmail.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

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

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

DESCRIPTION OF ACTIVITY

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

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

Repair Windows — Replace boiler
↓ Replace

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.

Charles Williams 7-9-15
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.

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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.

Date: 7/16/2015

Case No. H15038
Address: 41 JACKSON ST

Staff Report

The applicant has submitted an application for Project Approval for work at 41 JACKSON ST, a non-contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: JAMES WILSON
Owner: JAMES WILSON
Constructed: 1900

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 structure has been substantially altered with modern stucco exterior cladding, substantial structural additions, and a prominent modern front deck/porch. Because of the loss of integrity caused by these changes, this building does not currently contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations: The applicant wishes to replace the deteriorating stucco siding with Diamond Kote Siding as per the Certificate of Appropriateness submitted and signed July 14, 2015.

Attachments: Yes

Plans: No

Photos: Yes



Staff Opinion: Narrow, lap siding as proposed on this resource is appropriate. 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.	#15038
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	7/15/15
Date of Hearing	7/22/15

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: 41 Jackson Street

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: James Wilson
Address: 41 Jackson Street
City: Deadwood State: SD Zip: 57732
Telephone: 722-1431 Fax: _____
E-mail: jtwilson41@hotmail.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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>8/1/15</u>		Project Completion Date (anticipated): _____	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

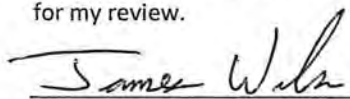
Replace failing stucco with diamond kote siding
complete replacement (all sides)
window and door replacement has been approved but
not completed.

SIGNATURES

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

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

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

 7/14/15
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.

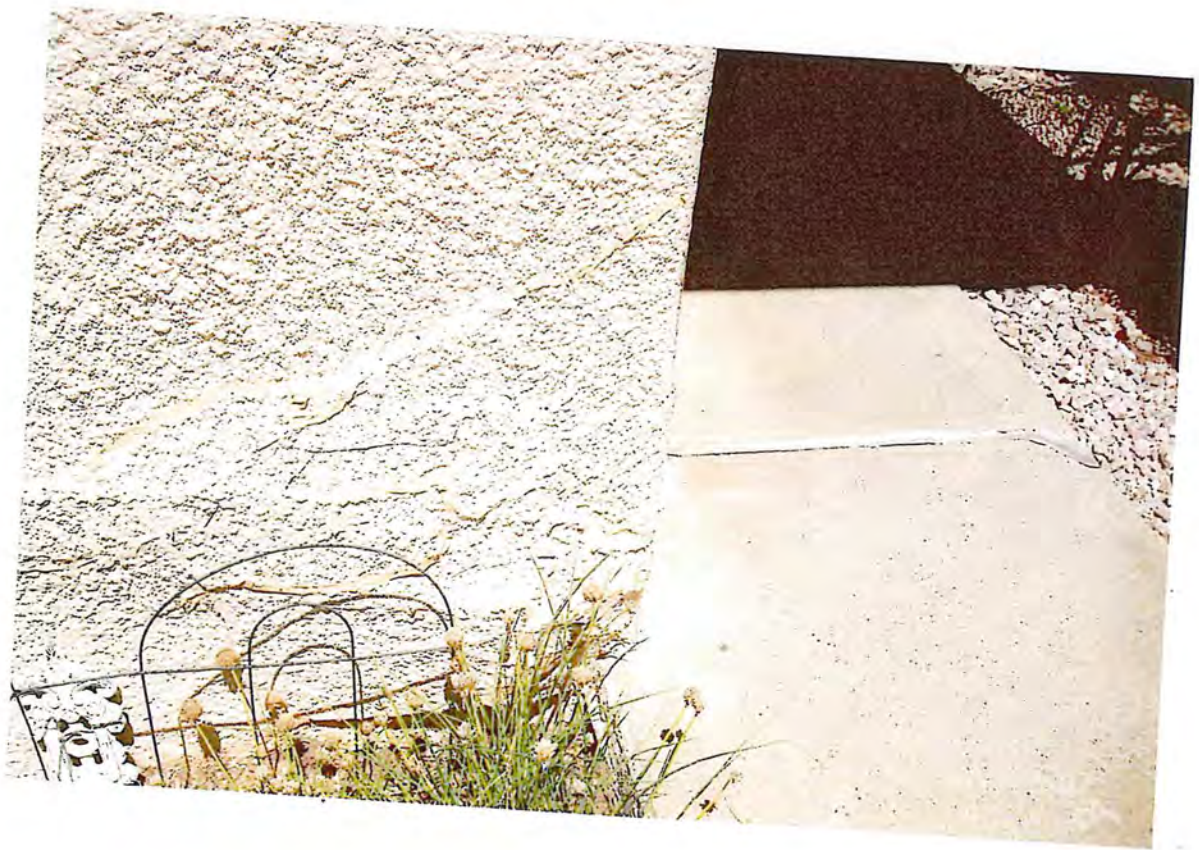














PEWTER GREEN



MEMORANDUM

Date: July 17, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Applications

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

- Charles Williamson 340 Williams Elderly Resident Program
Staff has discussed with the applicant and reviewed the program. Staff has determined 340 Williams meets the criteria for acceptance into the Historic Preservation Elderly Residents Program.
- Charles Williamson..... 340 Williams Wood Windows and Doors
Staff has discussed with the applicant and reviewed the program. Staff has determined 340 Williams meets the criteria for acceptance into the Historic Preservation Wood Windows and Doors Program.
- Greg Vecchi..... 19 Centennial Retaining Wall Application
Staff has discussed with the applicant and reviewed the program. Staff has determined 19 Centennial meets the criteria for acceptance into the Historic Preservation Retaining Wall Program.
- Greg Vecchi..... 19 Centennial Siding Application
Staff has discussed with the applicant and reviewed the program. The applicant had previously applied for and was approved for a siding program on October 9, 2014. Because the applicant has not utilized the program yet the applicant wishes to reapply under the new formulas. Staff has determined 19 Centennial meets the criteria for acceptance into the Historic Preservation Siding Program.

Boiler



Elderly Residents Program Application

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

1. Address of Property:

340 Williamson

2. Applicant's name & mailing address:

Charles Williamson

1207 N. 730 E.

Pleasant Grove UT 84062

Telephone: (801) 362 3833

E-mail studioBOD@hotmail.com

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

Telephone: (801) 362 3833

E-mail

For Office Use Only:

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 07/09/15

Initials: CW

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

5. Certification

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

Charles Williamson

Date submitted:

07/09/15

Owner's signature:

Charles Williamson

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



Wood Windows and Doors Application

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

1. Address of Property:

340 Williams

2. Applicant's name & mailing address:

Charles Williamson

1207 N. 730E.

Pleasant Grove, UT 84062

Telephone: (801) 362-3833

E-mail _____

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: 07/09/15

Initials: CW

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: _____

Charles Williamson

Date submitted: 07/09/15

Owner's signature: _____

Charles Williamson

Date submitted: 07/09/15

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	1		1			
Right Side View	6					
Left Side View	2					
Rear View	2					
Total Windows	10					
	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



Retaining Wall - Residential Application

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

1. Address of Property:

19 Centennial Ave

2. Applicant's name & mailing address:

Gregory M. Vecchi
19 Centennial Ave
Deadwood SD 57732

Telephone: 605 920-0229

E-mail gmvecchi1@gmail.com

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

Same

Telephone: () -

E-mail

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 7/17/15 Initials: AE

4. Certification

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

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

Applicant's signature:

[Signature]

Date submitted:

7/6/15

Owner's signature:

[Signature]

Date submitted:

7/6/15

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



Siding Program Application

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

1. Address of Property:

19 Centennial Ave

2. Applicant's name & mailing address:

Gregory M Vecchi

19 Centennial Ave

Deadwood SD 57732

Telephone: (605) 920-0229

E-mail gvecchi1@gmail.com

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

Same

Telephone: (____) ____-____

E-mail _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 7/17/15 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 of a grant or loan.

Applicant's signature: [Signature]

Date submitted: 7/6/2015

Owner's signature: [Signature]

Date submitted: 7/6/2015

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

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

October 9, 2014

Gregory Vecchi
19 Centennial Ave
Deadwood, SD 57732

RE: Case No. 14064 – 19 Centennial Ave

Dear Mr. Vecchi:

On Wednesday, October 8, 2014, the Deadwood Historic Preservation Commission reviewed your application for Project Approval at 19 Centennial Ave, a contributing resource located in the Forest Hill Planning Unit in the City of Deadwood. The project involves permission to repair wood siding and replace wood siding with matching where necessary at 19 Centennial Ave as submitted.

The Deadwood Historic Preservation Commission has determined the proposed work and changes DOES NOT encroach upon, damage, or destroy a historic resource included in the national register of historic places or the state register of historic places, and therefore moved to grant project approval.

A building permit MUST be issued PRIOR to commencement of work on the resource. You will need to contact the City Building Inspector, Keith Umenthum, to request a building permit and pay the fees due regarding this project. Any changes in the project or additional work not included in your approved application must be submitted to the Deadwood Historic District Commission for review.

Thank you for your support in preserving, protecting and promoting the rich and unique heritage of Deadwood – A National Historic Landmark Community. If you have any questions or need further information, please do not hesitate to contact our office at your convenience.

Sincerely,

Kevin Kuchenbecker
Historic Preservation Officer

cc: Keith Umenthum, City Building Inspector
File

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



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

7/16/15

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

HP Commission Agenda for 7/22/2015

Historic Preservation Commission,

Please review the following requests for approval:

- 1) Wayne Morris 390 Main

Sincerely,

Mike Walker
Lending Director

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER, AND EMPLOYER



To be submitted to Historic Preservation Commission July 22, 2015

DATE: July 16, 2015

APPLICANT: Wayne and Cindy Morris

PROPERTY ADDRESS: 390 Main

LOAN AMOUNT: \$7200.00 **Wood Windows and Doors Program**

INTEREST RATE: 0%

PAYMENT AMOUNT: No Payment required for 10 years **Non-owner Occupied**

PURPOSE: Windows

SECURITY: 2nd mortgage

UNDERWRITER'S REVIEW:

Wayne is a previous customer. He has used several of the HP programs to preserve his home located at 388 and 390 Main Street.

Excellent credit

Very little personal debt

LTV: 76% based on insured value