

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.*)
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.*

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION
BUDGET MEETING
Tuesday, June 16, 2015

Present Historic Preservation Commission: Chair Laura Floyd, Lynn Namminga, Dale Berg, Chuck Williams, Thomas Blair and Lyman Toews. Historic Preservation Officer, Kevin Kuchenbecker and Finance Officer Mary Jo Nelson were also present.

Absent Historic Preservation Commission: Vice-Chair Michael Johnson was absent

Present City Commission: Commissioners Dave Ruth Jr. and Mayor Chuck Turbiville were present.

A quorum present, the Historic Preservation Commission Chair Floyd called the Deadwood Historic Preservation Commission 2016 Budget Meeting to order on Tuesday, June 16, 2015 at 8:00 am in the Century Room of Deadwood City Hall located at 108 Sherman Street in Deadwood, SD.

Approval of Budget

After review and discussion, *it was moved by Mr. Blair and seconded by Mr. Berg to approve the Preliminary 2016 Historic Preservation Budget's first reading as presented. Aye – All. Motion carried.* (The 2016 Budget is attached below.)

Preliminary 2016 HPC Budget			Actual Year End
			2016
	2014	2015	
<u>INCOME</u>			
Projected Income	\$ 7,165,800.21	\$ 7,000,000.00	\$ 7,100,000.00
Transfer from Reserves - Bond Pmt	\$ -	\$ 634,732.00	\$ -
Transfer from Reserves	\$ 1,023,103.34	\$ 2,404,710.00	\$
TOTAL	\$ 8,188,903.55	\$ 10,039,442.00	\$ 7,100,000.00
<u>EXPENSES</u>			
<i>Fixed Expenses</i>			
Bond Payment	\$ 2,569,937.50	\$ 3,496,732.00	\$ 2,887,800.00
<i>HP Office</i>			
HP Operations	\$ 296,178.77	\$ 330,090.00	\$ 330,000.00
Archaeology	\$ 165,729.19	\$ 60,000.00	\$ 60,000.00
Archives	\$ 42,747.92	\$ 52,950.00	\$ 50,400.00
Dues & Subscriptions	\$ 1,309.00	\$ 2,250.00	\$ 2,250.00

Collections / Acquisition	\$ 20,666.20	\$ 32,500.00	\$ 15,000.00
GIS	\$ 15,572.95	\$ 15,000.00	\$ 27,000.00
Scholarship	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Advocacy/Public Education	\$ 111,637.44	\$ 158,000.00	\$ 203,000.00
<i>SubTotal</i>	\$ 655,841.47	\$ 652,790.00	\$ 689,650.00
Grants & Loans			
Cemetery Headstones	\$ 4,250.00	\$ 3,500.00	\$ 4,000.00
Not-for-Profit Deadwood Grants	\$ 50,499.83	\$ 50,000.00	\$ 50,000.00
Outside of Deadwood Grants	\$ 230,853.81	\$ 250,000.00	\$ 250,000.00
Retaining Wall Program	\$ 527,180.86	\$ 250,000.00	\$ 450,000.00
Paint Program	\$ 12,640.57	\$ 10,000.00	\$ 12,500.00
<i>SubTotal</i>	\$ 825,425.07	\$ 563,500.00	\$ 766,500.00
Capital Assets			
Building/Maintenance	\$ -	\$ 114,750.00	\$ 175,000.00
Capital Improvement Planning			
Adams House Steps	\$ -	\$ 24,000.00	\$ -
Highway 85/385	\$ -	\$ 200,000.00	\$ 300,000.00
Powerhouse Park	\$ -	\$ 100,000.00	\$ 100,000.00
City Retaining Walls	\$ -	\$ 70,000.00	\$ 300,000.00
St. Ambrose Cemetery	\$ 389,510.73	\$ 400,000.00	\$ 400,000.00
Library Windows	\$ -	\$ 150,000.00	\$ -
Gateway Improvements	\$ -	\$ -	\$ 175,000.00
Lower Main Visitor Information Center			\$ 2,000,000.00
Wayfinding	\$ -	\$ 250,000.00	\$ 100,000.00
Rodeo Grounds	\$ -	\$ 1,244,000.00	\$ 35,000.00
	\$ 1,342,304.83	\$ 2,438,000.00	\$ 3,410,000.00
Visitor Management			
Trolley Reserve	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Trolley Operations Shortfall	\$ 92,000.00	\$ 92,000.00	\$ 92,000.00
Marketing (Chamber)	\$ 496,188.27	\$ 495,000.00	\$ 480,000.00
History & Info Center	\$ 70,000.00	\$ 70,000.00	\$ 73,000.00
<i>SubTotal</i>	\$ 683,188.27	\$ 682,000.00	\$ 765,000.00
Interpretation			
Days of 76 Museum	\$ 80,000.00	\$ 80,000.00	\$ 97,000.00

Days of 76 Rodeo	\$	50,000.00	\$	50,000.00	\$	60,000.00
Adams Museum	\$	105,000.00	\$	105,000.00	\$	105,000.00
Adams House	\$	123,000.00	\$	123,000.00	\$	123,000.00
Living History (Deadwood Alive)	\$	70,000.00	\$	90,000.00	\$	93,000.00
Fassbender	\$	14,500.00	\$	15,000.00	\$	20,000.00
<i>SubTotal</i>	\$	442,500.00	\$	463,000.00	\$	498,000.00
Professional Services						
Current Expenses	\$	88,422.28	\$	40,000.00	\$	75,000.00
Legal Services	\$	43,609.70	\$	45,000.00	\$	45,000.00
Neighborhood Block Clubs	\$	3,004.43	\$	7,000.00	\$	8,000.00
State Office	\$	51,500.00	\$	53,500.00	\$	55,500.00
<i>SubTotal</i>	\$	186,536.41	\$	145,500.00	\$	183,500.00
Impact Dollars for City Services						
<i>SubTotal</i>	\$	1,483,170.00	\$	1,483,170.00	\$	1,483,170.00
TOTAL	\$	8,188,903.55	\$	10,039,442.00	\$	10,905,120.00
Difference	\$	-	\$	-	\$	(3,805,120.00)

Adjournment:

There being no other business, Deadwood Historic Preservation Commission 2016 Budget Meeting of June 16, 2015 adjourned at 10:15am.

ATTEST:

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

**CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION
BUDGET MEETING
Tuesday, June 23, 2015**

Present Historic Preservation Commission: Chair Laura Floyd, Vice-Chair Michael Johnson, Lynn Namminga, Chuck Williams and Lyman Toews. Historic Preservation Officer, Kevin Kuchenbecker and Finance Officer Mary Jo Nelson were also present.

Absent Historic Preservation Commission: Dale Berg and Thomas Blair were absent.

Present City Commission: Mayor Chuck Turbiville was present.

A quorum present, the Historic Preservation Commission Chair Floyd called the Deadwood Historic Preservation Commission 2016 Budget Meeting to order on Tuesday, June 23, 2015 at 8:00 am in the Century Room of Deadwood City Hall located at 108 Sherman Street in Deadwood, SD.

Approval of Budget

After review and discussion, *it was moved by Vice Chair Johnson and seconded by Mr. Namminga to recommend approval of the 2016 Historic Preservation Budget as presented. Aye – All. Motion carried.* (The 2016 Budget is attached below.)

2016 HPC Budget

			Actual Year End
	2014	2015	2016
<u>INCOME</u>			
Projected Income	\$ 7,165,800.21	\$ 7,000,000.00	\$ 7,100,000.00
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Transfer from Reserves	\$ 1,023,103.34	\$ 2,404,710.00	\$ 3,683,620.00
TOTAL	\$ 8,188,903.55	\$ 10,039,442.00	\$ 10,783,620.00
<u>EXPENSES</u>			
<i>Fixed Expenses</i>			
Bond Payment	\$ 2,569,937.50	\$ 3,496,732.00	\$ 2,887,800.00
<i>HP Office</i>			
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<i>SubTotal</i>	\$ 683,188.27	\$ 682,000.00	\$ 670,000.00
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Days of 76 Rodeo	\$ 50,000.00	\$ 50,000.00	\$ 60,000.00
Adams Museum	\$ 105,000.00	\$ 105,000.00	\$ 115,000.00
Adams House	\$ 123,000.00	\$ 123,000.00	\$ 123,000.00

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<i>SubTotal</i>	\$	442,500.00	\$	463,000.00	\$	518,000.00
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<i>SubTotal</i>	\$	186,536.41	\$	145,500.00	\$	183,500.00
Impact Dollars for City Services						
<i>SubTotal</i>	\$	1,483,170.00	\$	1,483,170.00	\$	1,483,170.00
TOTAL	\$	8,188,903.55	\$	10,039,442.00	\$	10,783,620.00
Difference	\$	-	\$	-	\$	-

Adjournment:

There being no other business, Deadwood Historic Preservation Commission 2016 Budget Meeting of June 23, 2015 adjourned at 9:06am.

ATTEST:

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 24, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes from June 10, 2015
3. Voucher Approval
4. Old or General Business
 - a. Historic Preservation Commission Committee Assignments
 - b. 2016 Historic Preservation Budget Approval
 - c. Boys & Girls Club – Thank you and explanation of HPC Fund Allocation
 - d. Buffalo Dreamer's, LLC – Update on request for Financial Support
 - e. Vacant Home Program review and adoption – Loan Committee
 - f. Historic Façade Easement Program review and adoption – Loan Committee
 - g. 2015 Outside-of-Deadwood Grant Round 2 Recommendations and approval
5. New Matters before the Deadwood Historic District Commission
 - a. CoA - Case#H15031 – 136 Sherman St – Pioneer Transfer & Storage – Windows/Exterior Alterations
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA - Case#H15029 – 46 Denver Ave – Aleksandra Mastro – Windows/Retaining Wall/Siding
 - b. PA - Case#H15030 – 390 Main – Wayne Morris – Windows
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - Aleksandra Mastro..... 46 Denver Windows
 - Aleksandra Mastro..... 46 Denver Siding
 - Aleksandra Mastro..... 46 Denver Vacant Home
 - Aleksandra Mastro..... 46 Denver Retaining Wall
 - Wayne Morris 390 Main Windows
 - Jeff & Lauren Trouton..... 33 Jackson Retaining Wall
 - Tim Coomes 55 Taylor..... Windows
 - b. Revolving loan Fund Disbursements
 - Travis Floyd – 81 Stewart
 - John Hopkins – 308 Williams
 - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment into Executive Session for Legal Matters pursuant to SDCL1-25-2 (3) with no action to be taken

HPC Meeting

Wednesday, June 24, 2015

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION
Wednesday, June 24, 2015

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

Absent: Dale Berg 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 members: Dave Ruth Jr. was 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 Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of June 10, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Toews to approve the minutes of Wednesday, June 10, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$90,848.21. Aye – All. Motion carried.

Bonded Account

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Bonded Account in the amount of \$21,031.52. Aye – All. Motion carried.

Old or General Business:

Historic Preservation Commission Committee Assignments:

Chair Floyd stated a form is in your binder with the current Committee Assignments. If anyone wishes to make any corrections to please fill out your request in the space provided and give it to her. A finalized list of Committees will be completed in the next couple of weeks. (*Committee Assignment list attached as Exhibit A*)

2016 Historic Preservation Budget Approval:

Mr. Kuchenbecker presented the 2016 HPC Budget to the Commission stating changes in the Powerhouse Park Capital Improvement Line item with the amount being reduced to \$75,000 from \$100,000. The City will pay half and HP will pay the other half. The Lower Main Visitor Information Center will be increased from \$2,000,000 to \$3,000,000. ***It was moved by Mr. Blair and seconded by Mr. Johnson to approve the 2016 HPC Budget with the changes. Aye-All. Motion carried. (2016 Budget attached as Exhibit B)***

Boys and Girls Club:

The Boys and Girls Club of Lead-Deadwood sent a letter expressing their thanks to the Historic Preservation Commission for granting them \$2,500 toward the integrated local history curriculum. The letter included a breakdown of how the funds will be allocated. ***Not action required. (Letter attached as Exhibit C)***

Buffalo Dreamers:

A certified letter has been sent out to the Buffalo Dreamer's LLC requesting specific information before funding can be granted. ***It was moved by Mr. Johnson and seconded by Mr. Toews to continue the Buffalo Dreamers financial request to the next meeting. Aye-All. Motion carried. (Letter attached as Exhibit D)***

Vacant Home Program Review and Adoption:

Mr. Kuchenbecker presented to the Commission revisions to the Vacant Home Program. The program will cover costs of Historic Preservation and life safety projects; eligibility is for residential properties on historic list or eligible for historic status or life safety projects; property must be in Deadwood and must be vacant for at least two years prior to Owner purchase; Owner must apply within three months of home purchase. New items include: Property must need serious upgrades before it can be occupied; clarification of Historic Preservation and life safety projects; prorated forgivable loan at 10% per calendar year; remaining loan amount payable at ownership change; added new administrative procedure. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Vacant Home Program Application. Aye-All. Motion carried. (Application attached as Exhibit E)***

Historic Façade Easement Program:

Mr. Kuchenbecker stated this is a brand new program to address the commercial needs within the local historic district. This program is for exterior façades only; resolves and allows for the recently removed commercial buildings from windows and siding programs; the standard maximum award per building is 80 percent of the qualified expenditures and capped at \$75,000; any award cap may be increased by up to \$25,000 for buildings on corner lots and with more than one prominent façade for funding the restoration or rehabilitation of additional prominent façades; number of projects funded each year will depend on the maximum budget and the recommendation is to set that at \$300,000 for 2015. ***It was moved by Mr. Johnson and seconded by Mr. Blair to adopt the Façade Easement Program. Aye-All. Motion carried. (Application attached at Exhibit F)***
It was moved by Mr. Toews and seconded by Mr. Johnson to set a 2015 budget for the Façade Easement Program in the amount of \$300,000. Aye-All. Motion carried.

2015 Outside of Deadwood Grant Round 2 Recommendations

Mr. Kuchenbecker stated the G.R.A.P.E. committee met June 9, 2015 and reviewed the second round of the 2015 Outside of Deadwood Grants applications. We received 10 grant applications requesting a total of \$139,177.60. All Angels Episcopal Church Roof, \$25,000; Emanuel Episcopal Church Tuckpointing \$15,463; Honoring Our Heroes Freedom Trail Statue \$10,000; Phillip Masonic Cemetery Association project \$9,139; City of Mobridge Auditorium Bathroom \$5,375; Deadwood Trust for Historic Preservation Mt Roosevelt Friendship Tower \$8,000; Historic Homestake Opera House Society Bushnell Building restoration \$5,564; Pyle House Museum Lead Paint Abatement \$16,755; SD Science & Technology Authority Interactive Elevator Exhibit \$25,000; Windcross Conservancy Inc Building Repairs \$4,6703.50 for a grand total from Round 2 \$125,000. ***It was moved by Mr. Blair and seconded by Mr. Toews to recommend to the City Commission approval of the 2015 Round 2 Outside of Deadwood Grant in the amount of \$125,000. Aye-All. Motion carried. (Memorandum attached at Exhibit G)***

New Matters before the Deadwood Historic District Commission

Case#H15031 136 Sherman Street – Pioneer Transfer & Storage

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace existing storefront and transom windows and doors on front of the building and reopen the windows openings along the side of the building; install garage doors with a similar configuration to the original front of building as submitted. *(Staff report and application attached as Exhibit H)* ***It was moved by Mr. Toews and seconded by Mr. Johnson this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness as submitted for 136 Sherman Street. Aye- All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Case#H15029 – 46 Denver Avenue – Aleksandra Mastro – Windows/Retaining Wall/Siding

Mr. Kuchenbecker informed the Commission the applicant requests permission to restore all windows and replace inappropriate replacement windows, remove incongruous siding, and restore the front porch and open the front and add side porches as submitted. *(Staff report and application attached as Exhibit I)* ***It was moved by Mr. Namminga and seconded by Mr. Blair 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. Aye- All. Motion carried.***

Case#H15030 – 390 Main Street – Wayne Morris -- Windows

Mr. Kuchenbecker informed the Commission the applicant requests permission to restore existing windows and install new wooden storm windows as submitted in Certificate of Appropriateness. *(Staff report and application attached as Exhibit J)* ***It was moved by Mr. Blair and seconded by Mr. Williams 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. 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 a consent and approve all at once or make separate motions on each one. Aleksandra Mastro, 46 Denver, windows, siding, vacant home and retaining wall; Wayne Morris, 390 Main, windows; Jeff & Lauren Trouton, 33 Jackson, retaining wall; Tim Coomes, 55 Taylor, Windows. Staff recommends entering all of them into the program. *(Memorandum attached as Exhibit K)* ***It was moved by Mr. Blair and seconded by Mr. Johnson to approve all of 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

Chair Floyd recused herself from the meeting. Vice Chair Johnson took over the meeting.

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$9,963.47, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Chair Floyd returned to the meeting.

Travis Floyd – 81 Stewart – Refinance

Chair Floyd stated that Travis Floyd is her brother-in-law and asked the Commission if she should recuse herself from the meeting. The balance of commission decided it would not be necessary. ***It was moved by Mr. Blair and seconded by Mr. Toews to approve the Revolving Loan request for 81 Stewart. Aye - All. Motion carried.*** (The NeighborWorks packet is attached hereto as exhibit F and incorporated herein by this reference.)

John Hopkins – 308 Williams – Request to Forgive

It was moved by Mr. Toews and seconded by Mr. Williams to approve the Request to forgive the retaining wall loan at 308 Williams. Aye - All. Motion carried. (The NeighborWorks packet is attached hereto as Exhibit L and incorporated herein by this reference.) Delinquency Report was reviewed and updates on projects were given. Overview of the Revolving Loan Fund was presented.

Retaining Wall Program/Disbursements:

No applications were addressed at this meeting.

Items from Citizens not on Agenda

Deadwood Trust for Historic Preservation:

Sharon Martinesko, Chair, Deadwood Trust for Historic Preservation, thanked the commission for accepting the grant for the Mt. Roosevelt stairs. Ms. Martinesko also invited the Commission to an information night scheduled for July 14, 5:30 p.m. in the Commission Chambers of City Hall. Kevin Kuchenbecker and Joy McCracken with Neighborworks will be doing presentations on the programs available to the public. The Trust looks forward to working with the Historic Preservation Commission in the future.

Wild Bill Sign:

Wayne Morris stated he wishes to make alterations to the Historic Wild Bill Bar sign located at 610 Main Street. The Wild Bill Bar does not want the word "bar" on the sign. Plans are to remove the word "bar" at the bottom of

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Wednesday, June 24, 2015

the sign and replace with another word or just put an "S" for Will Bills. Sample drawings were presented for Commission review. Mr. Namminga requested a better picture of the design and would like to see different lettering. Chair Floyd requested an actual picture of the sign for review at the next meeting. Mr. Morris will take an actual picture of the sign and present at next meeting along with better drawings of the proposed sign. *(Example of sign is attached as Exhibit M)* No action could be taken at the meeting.

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

Mr. Kuchenbecker reported on the following items:

- Mike Runge, City Archivist, has submitted a monthly staff report. His intern and volunteers have been busy working on a variety of projects;
- Program Committees are nearing the end of the reviews. We are working on commercial and residential revolving loan programs. Staff will also be looking at the applications for the Outside of Deadwood Grants as well;
- There has been dialog with a company that deals in stadium seats and they would be interested in bleacher seats. Staff is following up on that issue;
- Working with the design firms for gateway landscaping enhancements and pull outs which have been budgeted for 2016;
- Wayfinding has been put out for bid a second time, we did receive bids but they were rejected because there were no bonds or insurance so they were incomplete bids;
- St. Ambrose Cemetery restoration is progressing;
- Rodeo Grounds Project is moving along quite well;
- Library windows are near complete;
- 2 Dudley retaining wall is near completion, they just need to complete grading and hydro seeding;
- 376 Main retaining wall has been installed and needs stained;
- Connector Trail is in process of being built;
- Retaining Walls, 10 Harrison is out to bid, 84 VanBuren doing survey work and 50 VanBuren we will be reducing the scope of the wall;
- Mt Moriah bids came in too high and were rejected. Will rebid the project in the fall;
- Will be starting discussions on the Recreation Center Archeological Collection;
- There has been a couple meetings on the Lower Main Visitor Information Center as far as exhibit space and displays, staff will hold off on issuing the RFP for design services until we know it's a go on the project. We will know in October when the bids are solicited;
- Kate Storhaug will be leaving us the first of August. We will be going before the City Commission for permission to advertise in house for five days for an Administrative Assistant and if not filled advertise in newspaper;
- Working on wagon trail maps for the Sidney to Deadwood trail ride.

Committee Reports

- Mr. Toews reported the Minimum Maintenance/Demolition by Neglect Committee has postponed meetings until after the vote on the ordinance change. Mr. Toews has met with the new City Commissioner to ask his opinion of whether we should meet. The commissioner will talk with Ron Green. Loan Committee will be working on the Revolving Loan for Residential and Commercial;
- Mr. Blair stated there was a Deadwood Alive and 1876 Theater group meeting to discuss the entertainment on Main Street and as things get more hectic there needs to be a cooperative group of rules for everyone to follow when operating on Main Street and this should happen this year;
- Chair Floyd read a thank you note from the Rapid City Library Foundation in regards to a very interesting and informative presentation from Mr. Kuchenbecker. Chair Floyd also read a letter from Jay Vogt, Director of the State Historical Society, regarding a Certificate of Recognition sent to Kevin Kuchenbecker and congratulating him for being nominated for an Individual Governor's Award of History. Chair Floyd expressed we are fortunate to be working with someone who is so dedicated and recognized at the state level and thanked Mr. Kuchenbecker on behalf of the HP Commission for his efforts as well.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:55 p.m. and went into executive session per SDCL1-25-2 (3) with no action to be taken.

ATTEST:

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

PUBLIC INFORMATION NIGHT

Hosted by Deadwood Trust for Historic Preservation

Location: Commission Room in Deadwood City Hall

Date: Tuesday, July 14th, 2015

Time: 5:30pm

WHAT DOES HISTORIC PRESERVATION HAVE TO OFFER ME?

That is the question! The answer will be provided during a Public Information Night hosted by The Deadwood Trust for Historic Preservation, 5:30 pm, TUESDAY, July 14th, in the City Commission room, 108 Sherman St., Deadwood, SD.

ALL current and prospective residents are invited to learn about Historic Preservation programs available to assist owners in keeping their properties safe and attractive. Kevin Kuchenbecker, local HP Officer, will present information on Historic Preservation programs available, many of which have been updated to better serve residents. In addition, Joy McCracken and Mike Walker from NeighborWorks will be informing attendees of program application processes and additional help available to residents.

For more information, call 578-2082.

Attn: Historic Preservation Commission

We would like to cordially invite the Historic Preservation Commission to a Dedication Ceremony in behalf of the Chief Solomon Iron Nation historic monument and grave site project to be held at 11 a.m. on Sunday, July 12.

Attached are directions to the Messiah Episcopal Church and Cemetery on the Lower Brule Reservation where the ceremony will take place. Here are the details:

- 11:00 a.m. Reverend Kim Fonder will conduct a Sunday Episcopal Church service at the Messiah Church in behalf of Iron Nation.
- Noon the congregation and other attendees will walk to the close by cemetery to conduct a dedication ceremony at the Chief Solomon Iron Nation grave site.
- We expect numerous out of state guests together with representatives from the press, the State Historic Preservation Office, SD Hall of Fame, family members, Tribal Council, Messiah Church congregation and Reservation residents to be in attendance.

It would be wonderful if someone from the Deadwood Historic Preservation Commission could also attend and see firsthand how meaningful the Deadwood Grant is to the people of the Lower Brule Sioux Tribe and to the history of South Dakota. And to also see how the knowledge and awareness of Chief Solomon Iron Nation will now be preserved for generations to come.

Thank you for all that you have done to help complete a 15 journey to make all this happen.

Stephen L Byrnes
SLB Consulting, LLC
763-478-6809 (o)
763-242-6195 (c)

Directions to Lower Brule cemetery

Lower Brule Cemetery

From Pierre

1. Cross Missouri River into Ft. Pierre on **Highway 83** south.
2. Proceed out of Ft. Pierre for about 3-4 miles.
3. You will see a sign that says **1806 - Lower Brule – 56 miles.**
4. Turn left.
5. Continue on Highway **1806 for 40.1 miles** – to the intersection of **273 S** (to Kennebec).

At this point 1806 **becomes Lower Brule Highway 10.** Continue on for **6 miles.**

6. Go **6.0 miles** east. You will come to the top of a hill.
7. Turn **left – North** on gravel road. **321 Ave.** Roadside Sign on right (south) side of Highway 10 states: “Iron Nation North” with an arrow pointing north.

Note: At this point you should see the Messiah Episcopal church way off to the Northeast

8. Go **1.2 miles N** - green/blue mailbox on left – turn **RIGHT east** toward the church .

Go past farm house on right. At this point you will see a grass trail angling off toward the cemetery. Take this trail.

9. Drive to cattle gate in to the cemetery. If closed, take the gate down (be sure to rehook it when you leave to keep the cattle out!!)

10. Turn left and head toward east-boundary fence. Follow fence closely to grave-site.

Iron Nation grave site (plot with 9 graves) is in the South east corner of cemetery.

Be careful walking through tall grass due to rattlesnakes. Should have long pants and shoes/boots. The area is notorious for snakes .

Rehook gate upon leaving. Church should be looking good as they are refurbishing it.





HEAD CHIEF SOLOMON IRON NATION

Iron Nation was born in February 1815. Though details of his youth are scarce, he grew up at a time when the Sioux were a powerful force on the northern plains. His life spanned an era of unprecedented transition, stretching from a period of Sioux dominance to the eventual settlement of the Sioux onto reservations by the U.S. Government.

Iron Nation was a chief during difficult times. As Head Chief, he signed significant treaties including the 1865 Fort Laramie Treaty, the 1876 Black Hills Treaty and 1889 Great Sioux Reservation Treaty on behalf of the Lower Brule. Iron Nation lived his life seeking the betterment of the Lower Brule Sioux. His life covered 79 of the most turbulent and tumultuous years that the Lower Brule people, and all Native Americans, have endured. Iron Nation was a warrior, but because he was a warrior of a Ghost Dancer, but a peacemaker. He never took up arms as a chief and a peacemaker. He never took up arms as a government, choosing peace instead.

Iron Nation died on 14 November 1894 at Iron Nation District of South Dakota. He was buried here at Meishah. The inscription on his granite monument are these words: "Love One Another."

(Continued on other side)

Prepared July 2011



HEAD CHIEF SOLOMON IRON NATION

(Continued from other side)

The granite monument placed over Iron Nation's grave is the first known commemorative monument erected over the grave of a Lakota Sioux chief by a tribe in South Dakota. This gravesite represents a significant change in burial practices and memorializations that occurred as Native American and Anglo cultures coalesced during this period.

Iron Nation was inducted into the South Dakota Hall of Fame in 2006. In 2014, this gravesite was listed in the National and South Dakota State Registers of Historic Places.

This project has been funded in part by grants from the City of Deadwood and the Deadwood Historic Preservation Commission and Larry & Joan Arnold. Site preservation is supported by the City of Brule Sioux Tribal Council, Messiah Episcopal Church and the Lower Dakota State Historical Society. Work and dedication of Philip S. Byrnes family (direct descendants of Iron Nation) helped make this historic site preservation possible.

More information is available at www.ChiefSolomon.com

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



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

To: Kevin Kuchenbecker and the Historic Preservation Commission

From: Molly Schepers, Community Outreach Coordinator

Date: June 29th 2015

Subject: Request to be placed on the agenda for July 8th Commission meeting to request funding for the Community Calendar Project

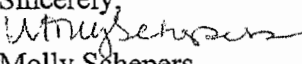
Dear Kevin and Historic Preservation Commission,

At the Deadwood Neighborhood Council meeting on Tuesday May 5th, the Council members voted to pursue in providing the community with a quality Historic Community Calendar for 2016, and will be headed up by a sub-committee of the Council including Sandy Glover, Deb Thorpe and Linda Blair.

On behalf of the Deadwood Neighborhood Council, I want to ask Historic Preservation for your partnership and request the funding to be paid on this worthy project, and ask that this be an item on the agenda for the July 8th meeting and each year's agenda going forward.

Please see the attached pricing bid from TDG. On this price bid are quotes for:

- 1) Estimated cost of Layout and Design
- 2) Estimated cost of printing in 1000 and 1500 increments
- 3) Printing deadline for 2016 disbursement

Sincerely,

Molly Schepers
Community Outreach Coordinator
NeighborWorks Dakota Home Resources

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER, AND EMPLOYER





Neighborworks 2016 Calendar Layout and Print Pricing

Presented by TDG Communications
June 29, 2015



Calendar Pricing

Neighborworks of the Black Hills has requested pricing for the layout and design and printing of a 2016. Following is an estimate based on the similar projects and should provide the client with an accurate budget for completion.

⇒ **Print Specs:**

- Quantity: 1000 & 1500
- Size: 11 x 8.5 page size; 24pg+cover (28 total)
- Inks: 2/K – cover and K/K – guts
- Paper: 100# gloss cover and 100# gloss text
- Bindery: saddle-stitch; drill 1 hole centered; shrink-wrap
- Shipping: Deadwood

Cost – 1000 - \$1,890

1500 - \$2,260

- ⇒ **Layout and Design** – TDG will layout and design a calendar, based on the content provided from the client for a 28-page, 1-color calendar. All photos and content must be provided in a high-res, digital format. If not, additional expenses could apply.

Cost – \$1,440

A tentative delivery date of **December 1, 2015** has been proposed. Barring any extensive design changes or unforeseen circumstances, reaching that deadline is of the highest priority.



93 Sherman Street
Deadwood, SD 57732
office.605.722.7111
fax.605.722.7112
www.tdgcommunications.com



Masonic Center Association
PO Box 357
Deadwood, SD 57732
605-578-1428

June 30, 2015

Kevin Kuchenbecker
Deadwood Historic Preservation
108 Sherman Street
Deadwood, SD 57732

Dear Kevin,

The Masonic Center Association is requesting emergency funding to replace two air conditioner compressors that have failed as we enter our busy summer season. One Way Service Pros have provided an estimate of \$4,906.51 and can do the work immediately. As you are aware, Deadwood Alive conducts the Trial of Jack McCall nightly throughout the season to thousands of visitors. As funding is tight for our building association, we are asking for your help so we do not inconvenience these Trial guests in the height of the season.

We certainly appreciate the great relationship the Masonic Center Association has enjoyed with the Deadwood Historic Preservation Commission as we strive to keep the Masonic Temple a proud part of Deadwood.

Thank you,

Willie Steinlicht
President
Deadwood Masonic Center Association



ONE WAY SERVICE PROS

169 Charles St. Deadwood, SD 57732
Phone 722-8101 Fax 722-9142
onewayservicepros@rushmore.com

Proposal To: Masonic Temple
Street: Main Street
City, St zip Deadwood, S.D. 57732
phone: 605-578-1428

Job Location: Upstairs
Proposal #: MT63015
Date: June 30, 2015
Fax:

ITEM	QUANTITY	DESCRIPTION
JS5BD-060KA	2	R22 Dry Charge 5 Ton Condensing Units
	Lot	R22 ,Silfoss
	2	Suction Line Driers
	2	Old Condensing Unit Disposals

Inclusions

Remove old condensing units and install new condensing units.

Exclusions

No High Voltage

Materials Included

Labor Included

Taxes not Included

Total Estimate Price: **\$4,906.51**

We offer 24 hour emergency service, 7 days a week.

All material is guaranteed to be as specified. All work is to be completed in a professional manner according to standard practice. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Our works are fully covered by Workmen's Compensation insurance.

Upon acceptance of the bid, we require 60% of the payment at the time of ordering equipment and the remaining 40% due at the completion of the job.

Proposal valid until July 30, 2015

Proposal prepared by Justin Rantapaa

Customer Signature

Date

RLF Commercial Program

No Changes

- Covers Loans of Historic Preservation & Life Safety Projects for Commercial properties.
- Commercial properties on Historic List or eligible for historic status or that involve Life Safety issues.
- Life Safety Projects maximum limit is still \$50,000, 0% with a 5 year balloon
- Other projects still 7 year balloon.

Potential New Items

- Change interest rate for Limited Other (non-Life Safety) Projects from a 6% interest rate to a “market rate”.
- “Market Rate” will be periodically determined by the Historic Preservation Commission from recommendations of the Loan Committee
- Added new Administrative Procedure (previously not available)
- Added language to encourage use of federal rehabilitation tax credit, conservation easement programs and the state property tax moratorium
- Removed:
 - Priority point system
 - Reservation Period (time limitation for owner to provide documentation)
 - Loan Restructure details

Other Issues

- Need HP Commission approval for changes (possibly at next meeting)
- Need to update
 - Application with Guidelines Form & post online
 - Administrative Procedures Document & post online
 - Web Pages (2 areas)
 - Deadwood Historical Preservation Program Summary (REV 7)
 - HPC Commission Manual
- Education Process
 - Monthly News Letter Article
 - Building Inspector
 - NeighborWorks (administrators and staff personnel)



Commercial Revolving Loan Fund Application

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

1. Address of Property:

2. Applicant's name & mailing address:

Telephone: (_____) _____ - _____

E-mail _____

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

Telephone: (_____) _____ - _____

E-mail _____

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

4. Certification

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

Date submitted: ____/____/____

Owner's signature: _____

Date submitted: ____/____/____

Please return the completed application to:

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

For Consideration 07/08/15



Commercial Revolving Loan Fund Policy Guidelines

1. Statement of Purpose:

The restoration and protection of Deadwood's historic buildings and structures are a primary part of the City's goal to preserve and maintain Deadwood's historic integrity. The expense of such restoration and protection projects may discourage property owners from having the work completed or may result in lower quality of craftsmanship. The purpose of this program is to assist and encourage property owners to use quality materials and craftsmanship by repairing first, where possible, and replacing, only if necessary.

2. Objective:

The City of Deadwood is a National Historic Landmark and is listed on the National and South Dakota State Registers of Historic Places. Maintaining these designations is critical to the economic success of the City and quality of life of its residents. The objective of the program is to stimulate the quality restoration and protection of buildings and structures that contribute to the historic integrity of the City of Deadwood.

3. Eligibility:

To be eligible for the Revolving Loan Fund (RLF) Commercial Program, the applicant and project must exist within the Deadwood city limits and as part of a Commercial Property;

A project must also meet one of the following:

- a. The project must affect a property listed on the City of Deadwood's 1993 Historic Sites Inventory as an historic property in the Deadwood National Historic Landmark District. Properties not listed on the inventory must be eligible for the National Register of Historic Places as defined in the National Park Service's [National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation](#).
- b. The project must affect individual life safety and structural deficiencies as determined by the City of Deadwood's Building Inspector and applicable life safety codes. Determination of individual life safety issues and structural deficiencies is based upon the codes adopted by the City of Deadwood under Chapter 15.01.010 and by additional verification obtained through other means available to the City.

If the project is eligible for the Real Estate Tax Moratorium, Historic Tax Credits, and/or Conservation Easement; the applicant must submit the appropriate applications and have received project approval prior to loan funding. The Preservation Commission reserves the right to waive the requirement in the case of emergency.

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

4. Priority Schedule:

Due to the limited availability of funds and the extensive need for quality craftsmanship a priority schedule will be referred to in processing applications for revolving loan funds. These priorities may be amended to reflect the availability of funding and completion of projects currently considered "high priority."

- 1) First priority projects are those required by the City of Deadwood's Building Inspector and necessary to comply with the applicable Life Safety Codes.

- 2) Second priority projects are those affecting the preservation and protection of properties listed on the city's 1993 Historic Sites Inventory as "landmark" properties in the Deadwood National Historic Landmark District.
- 3) Third priority projects are those directly affecting the preservation and protection of properties listed on the city's 1993 Historic Sites Inventory as "contributing" properties in the Deadwood National Historic Landmark District.
- 4) Fourth priority projects are those directly affecting the preservation and protection of properties listed on the city's 1993 Historic Sites Inventory as "fabric" or "intrusion" properties in the Deadwood National Historic Landmark District.
- 5) Fifth priority projects are those affecting structures, which in the opinion of the Deadwood Historic Preservation Commission, contribute to the historic integrity of the City of Deadwood as defined in Chapter 24:52:00:01 (4) of the South Dakota State Office of History's Administrative Rules.
- 6) Sixth priority projects are those involving the construction of new buildings and additions to existing buildings.

Due to the limited availability of funds the Deadwood Historic Preservation Commission reserves the right to rank each application and establish the maximum loan amount available for each project.

5. Program Requirements:

- 1) All properties must be located within the Deadwood city limits.
- 2) All projects must meet the Revolving Loan Fund's eligibility requirements.
- 3) The Deadwood Historic Preservation Commission will evaluate each proposed project received and will base awards on a competitive process that takes into consideration the needs and priorities.
- 4) No one Developer/Sponsor/Owner or Development/Project may receive more than thirty-three percent (33%) of total project costs. No borrower may exceed twenty percent (20%) of the total loan portfolio without compensating factors, i.e. first mortgage, owner's cash infusion, etc.
- 5) All persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
- 6) All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
- 7) Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
- 8) The City Building Inspector and Historic Preservation Officer will monitor all projects.
- 9) All projects will be performed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings.
- 10) Project costs both Development Hard Costs and Related Soft Costs can be covered. Project must use local contractors licensed by the City of Deadwood following City of Deadwood approved Plans and Specifications.

6. Loan Conditions:

Priority 1 Projects - Life Safety

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
Up to \$50,000 maximum	0% ²	5 years	Monthly payments due. ¹ Possible balloon payment due at end of term	Loan Agreement Security Required

All Other Projects

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
Varies per Project	Market Rates ^{2,3}	7 years	Monthly payments due. ¹ Possible balloon payment due at end of term	Loan Agreement Security Required

¹All Deadwood Historic Preservation loan program fees will be paid by the borrower. The borrower will be responsible for any costs in excess of the approved loan amount.

²Failure to complete work as approved in a timely fashion and/or failure to maintain property up to City of Deadwood's Minimum Maintenance Standards may cause loan to be payable in full at that time.

³Market Rate will be periodically determined by the Historic Preservation Commission from recommendations of the Loan Committee. The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan payment or to change or modify this program for any reason.

The Applicant will provide NeighborWorks with the required supporting documents to underwrite the loan application (Borrowers Ability to Repay).

7. Application:

The Applicant must submit an application form outlining the basic project and including the following:

- 1) Completed application and Certificate of Appropriateness.
- 2) Tax Returns from the last three (3) years.
- 3) Current balance sheet and profit and loss statements.
- 4) Proof of Ownership – Submit a copy of the deed, the contract for deed, or the acquisition contract.
- 5) Project Description – The applicant must provide a narrative description of the project, including specific building rehabilitation activities to be funded by the Revolving Loan Fund, and any historical information related to the property.
- 6) Itemized list of project costs.

Additional documentation will be required in order to complete the loan application. Any fees associated with loan processing must be paid directly by the applicant and not considered part of the loan.

8. Definitions:

As used in this policy guideline, the following terms shall have the following meanings:

- "Commercial Properties" means any property which is income producing for a for-profit organization. This may include retail or wholesale trade, rental properties with five (5) or more units, gaming establishments, office complex and any other such income producing properties.
- "Development Hard Costs" means the actual costs of constructing or rehabilitating the property including the following:
 - For New Construction – Costs to meet the new construction standards in effect at the time a building permit is obtained from the City of Deadwood.
 - For Rehabilitation – Costs to meet the applicable rehabilitation standards in effect at the time a building permit is obtained from the City of Deadwood. To make essential improvements including energy-related repairs or improvements, improvements necessary to permit use by handicapped person, and the abatement of lead-based paint hazards, and to repair or replace life-safety systems in danger of failure.

- For New Construction and Substantial Rehabilitation – Costs to demolish existing structures, for improvement to the project site that are comparable with the surrounding standard developments, and costs to make utility connections.
- Acquisition Costs – Reasonable costs of acquiring improved or unimproved land for new construction or substantial rehabilitation will be considered eligible. Either the assessed value as certified to by the county assessor or a property appraisal that is no more than six (6) months old would be considered reasonable. Acquisition with rehabilitation may not be considered.
- “Life Safety Codes” means life-threatening issues such as electrical, steps or ramps to ensure safe access, handrails, safe and efficient appliances, smoke detectors or any other deficiencies covered under the Uniform Building Code, the Uniform Mechanical Code and the Uniform Fire Code.
- “Market Rate” will be periodically determined by the Historic Preservation Commission from recommendations of the Loan Committee.
- “Plans and Specifications” means the plans and specifications for the Project as approved by the City of Deadwood, including any change orders approved by the City of Deadwood.
- “Project” means the land and those certain buildings located thereon and which is legally described.
- “Related Soft Costs” means other reasonable and necessary costs incurred by the owner and associated with the financing or development (or both) of new construction, substantial rehabilitation, or other funding assisted with the Revolving Loan Fund funds. These costs may include, but are not limited to the following:
 - Architectural, engineering or related professional services required to prepare plans, drawings, specifications, or work write-ups.
 - Fees for recordation and filing of legal documents, building permits, attorney’s fees, directly related to the development, appraisal fees and fees for independent costs estimates, builders or developer fees.
 - Costs for an audit or cost certification may be required with respect to the project development.

9. Forms and Technical Assistance:

- a. **Loans** - Loan application forms and loan technical assistance are available at the NeighborWorks Office, 795 Upper Main Street in Deadwood. Telephone: (605) 578-1401.
- b. **Project Approval or Certificate of Appropriateness** – The applications are available at the Historic Preservation Office located at Deadwood City Hall, 108 Sherman Street in Deadwood. (605) 578-2082. This form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Historic Preservation heading.

This form must be completed and given to the Historic Preservation Officer who will present it to the Historic Preservation Commission for consideration. *[No work can start until Historic Preservation Commission approval and the owner/applicant has an approved City of Deadwood Building Permit.]*
- c. **City of Deadwood Building Permit** – A City of Deadwood (Residential or Commercial) Building Permit must be acquired from the City of Deadwood Building Inspector located at 67 Dunlop Avenue, in Deadwood. Telephone: (605) 578-3082. This permit application form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Building Inspector heading.



Commercial Revolving Loan Fund Administrative Procedures

1. Application

- The Applicant/Property Owner/Owner's Representative (Owner) obtains from Historic Preservation Office, NeighborWorks or City of Deadwood Website:
 - Revolving Loan Fund Commercial Program Application form
 - Submit an application for Project Approval or Certificate of Appropriateness form (if required)
- The Owner submits completed copies of the above forms with signatures to Historic Preservation (HP) Office along with the following documents:
 - Completed application and Certificate of Appropriateness.
 - Tax Returns from the last three (3) years.
 - Current balance sheet.
 - Current profit and loss statements.
 - Proof of Ownership – A copy of the deed, the contract for deed, or the acquisition contract must be submitted.
 - Project Description – The applicant must provide a narrative description of the project, including specific building rehabilitation activities to be funded by the Revolving Loan Fund, and any historical information related to the property.
 - Itemized list of project costs.
- A discussion between the Owner and the Historic Preservation Officer is recommended to clarify requirements and expectations of this program. This can greatly streamline the process.

2. Determination of Eligibility

- The Historic Preservation Officer and/or City Building Inspector conducts an on-site inspection of property to determine eligibility.
- Photographs are taken for documentation.
- A needs assessment will be done by the Historic Preservation Officer.
- The Historic Preservation Officer will prepare a written HP Staff Report for use by the Historic Preservation Committee (HPC). If a loan is involved, the Historic Preservation Officer communicates with NeighborWorks about the conclusions drawn in the HP Staff Report.

3. Loan Application

- The Owner makes an appointment with NeighborWorks to determine the Owner's financial eligibility. Note to Owner:
 - Owner is responsible for any costs exceeding the loan amount or any costs that are not permitted under the Program.

- Owner is responsible to pay for all closing costs.
- NeighborWorks prepares Loan documents for which the Owner must provide:
 - Cost Estimate / quote for entire project.
 - Information to verify Owner's financial ability to repay.
- NeighborWorks provides Owner with:
 - Worksheet showing Owner's financial responsibility.
 - Letter of Understanding stating Owner's share of costs. Owner must sign this document.
 - Closing Documents (i.e. mortgages and settlement statements)
 - Promissory note (i.e. assignments on contract for deed, personal guarantees, etc.) Owner must sign this document.
- NeighborWorks presents loan request to Historic Preservation Loan Committee for recommendation to approve or deny loan.

4. Historic Preservation Commission Project Approval

- Based on HP Staff Report, the Historic Preservation Commission (HPC) approves or denies the Application for Project Approval or Certificate of Appropriateness.
- Based on recommendations from the HP Loan Committee, HPC approves or denies the application for loan.
- If loan is approved, the agreements and any other necessary documents are recorded.
- A "Notice to Proceed" is issued to the Owner and/or Contractor and the City of Deadwood by NeighborWorks, in the case where a Construction Loan is involved.

5. Project Beginning and Ending

- The Owner is encouraged to enter into a contract with a City of Deadwood licensed Contractor for the project.
- The Owner or Contractor obtains a City of Deadwood Building Permit. A "Notice to Proceed" from either the Historic Preservation Officer or NeighborWorks must be obtained before applying for a City of Deadwood Building Permit.
- Where Construction Loan Draws are involved:
 - The Owner is responsible for making arrangements for delayed payments or progress payments to the Contractor / Material Supplier. Owner must be aware that payments from the City of Deadwood may require up to 30 days or more before payments are made due to the City's approval process.
 - Construction Loan Draws are made subject to payment withholding to ensure project completion is accomplished.
 - All final or Construction Loan Draws are for materials and/or contractor's costs only, supported by verifiable invoices. Owner's time is not reimbursable. No prepayments are permitted.
- The Historic Preservation Officer and/or Building Inspector inspect the work in progress.
- The Historic Preservation Officer and Building Inspector conduct a final inspection after the completion of the entire project.

6. Expenditure Disbursement

- After the Building Inspector has reviewed the work and/or materials and has consulted with the Historic Preservation Officer, the Building Inspector authorizes NeighborWorks to approve invoiced amount (less any withholding).
- NeighborWorks initially approves invoices.
- At a HPC meeting, the HPC approves the disbursement which is added to the City of Deadwood Commission's bill list for City (final) approval.
- Upon City approval, the City Finance Office issues checks for the disbursement to the Historic Preservation Office.
- Owner or Contractor pick-up disbursement check from the Historic Preservation Office and, if Contractor is involved, the Contractor must sign lien waivers before final payment is made.

7. Continued Administration of Loans

- NeighborWorks reviews all loan accounts once a month.
- Building Inspector notifies property owner if property does not meet Minimum Maintenance Standards, and if these issues are not resolved, the Building Inspector advises the HP Loan Committee. The HP Loan Committee provides recommendation to HPC either to work with owner, or make loan immediately payable.
- Where a Grant is not involved, the Construction Loan will be rolled into a 10 year loan and the documents will be recorded. Any costs associated with recording of documents must be paid by Owner.

8. Satisfaction of 10 year Loan

- After terms and conditions of the loan are completed, NeighborWorks prepares a satisfaction of mortgage for the loan funds.
- HPC signs the satisfaction of mortgage.
- NeighborWorks collects from the Owner the recording fees for the satisfaction of mortgage documents.
- NeighborWorks delivers the satisfaction of mortgage to the Register of Deeds.
- NeighborWorks closes the Owner's loan account.
- NeighborWorks forwards the loan documents to the HP Office.
- The HP Office retains the loan documents for at least seven (7) years.

RLF Residential Program

No Changes

- Covers Loans of Historic Preservation & Life Safety Projects for residential properties.
- Residential properties on Historic List or eligible for historic status are eligible.
- Allowed remaining loan amount to be payable at ownership change.
- 0% Interest, 5 year balloon and allowing for a longer amortization.
- Historical Preservation Projects have 7 year balloon and allowing for a longer amortization.

Potential New Items

- Increase limit of Life Safety Projects to \$25,000 maximum.
- Change Historical Preservation Projects for a 5% interest rate to a “market rate”.
- “Market Rate” will be periodically determined by the Historic Preservation Commission from recommendations of the Loan Committee
- Clarified Historic Preservation Projects (gave examples)
- Clarified Life Safety Projects (gave examples)
- Added new Administrative Procedure (previously not available)

Other Issues

- Need HP Commission approval for changes (possibly at next meeting)
- Need to update
 - Application with Guidelines Form & post online
 - Administrative Procedures Document & post online
 - Web Pages (2 areas)
 - Deadwood Historical Preservation Program Summary (REV 7)
 - HPC Commission Manual
- Education Process
 - Monthly News Letter Article
 - Building Inspector
 - NeighborWorks (administrators and staff personnel)



Residential Revolving Loan Fund Application

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

1. Address of Property:

2. Applicant's name & mailing address:

Telephone: (_____) _____ - _____

E-mail _____

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

Telephone: (_____) _____ - _____

E-mail _____

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

4. Certification

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

Date submitted: ____/____/____

Owner's signature: _____

Date submitted: ____/____/____

Please return the completed application to:

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

For Consideration 07/08/15



Residential Revolving Loan Fund Policy Guidelines

1. Statement of Purpose:

The restoration and protection of Deadwood's historic buildings and structures are a primary part of the City's goal to preserve and maintain Deadwood's historic integrity. The expense of such restoration and protection projects may discourage property owners from having the work completed or may result in lower quality of craftsmanship. The purpose of this program is to assist and encourage property owners to use quality materials and craftsmanship by repairing first, where possible, and replacing, only if necessary.

2. Objective:

The City of Deadwood is a National Historic Landmark and is listed on the National and South Dakota State Registers of Historic Places. Maintaining these designations is critical to the economic success of the City and quality of life of its residents. The objective of the program is to stimulate the quality restoration and protection of buildings and structures that contribute to the historic integrity of the City of Deadwood.

3. Eligibility:

To be eligible for the Revolving Loan Fund (RLF) Residential Program, the applicant and project must meet the following criteria:

- a. The project must exist as part of a residential property and within the Deadwood city limits;
- b. Mobile homes and manufactured structures are excluded from this program.

A project must also meet one of the following:

- a. The project must affect a property listed on the City of Deadwood's 1993 Historic Sites Inventory as an historic property in the Deadwood National Historic Landmark District. Properties not listed on the inventory must be eligible for the National Register of Historic Places as defined in the National Park Service's National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.
- b. The project must affect individual life safety and structural deficiencies as determined by the City of Deadwood's Building Inspector and applicable life safety codes. Determination of individual life safety issues and structural deficiencies is based upon the codes adopted by the City of Deadwood under Chapter 15.01.010 and by additional verification obtained through other means available to the City.

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

4. Definition and Examples:

Historic Preservation Project Definition – Projects which are intended to preserve or protect historic properties or properties eligible for historic status.

Examples of Historic Preservation Projects	
--	--

- | | |
|--|---|
| <ul style="list-style-type: none">• Repair building foundation• Repair / replace retaining walls• Repair / replace building siding | <ul style="list-style-type: none">• Repair damaged roofing• Remove trees that are hazards to historic structures• Repair / replace doors and windows• Grading protect structures from water damage |
|--|---|

Life Safety Project Definition – Projects which are intended to protect people based on a facility's construction, protection, and occupancy features that minimize the effects of health, fire and related hazards.

Examples of Life Safety Projects	
----------------------------------	--

- | | |
|--|---|
| <ul style="list-style-type: none">• Upgrade substandard electrical systems• Repair fencing• Install access ramps, and doors• Installation of building insulation / weather proofing | <ul style="list-style-type: none">• Replace substandard heating system• Asbestos removal• Mold removal• Repair / replace damaged sidewalks / steps / handrails |
|--|---|

5. Priority Schedule:

Due to the limited availability of funds and the extensive need for quality craftsmanship a priority schedule will be referred to in processing applications for revolving loan funds. These priorities may be amended to reflect the availability of funding and completion of projects currently considered "high priority."

- Life Safety** - First priority projects are those required by the City of Deadwood's Building Inspector and necessary to comply with the applicable Life Safety Codes.
- Historic Preservation (Listed Properties)** - Second priority projects are those affecting the preservation and protection of properties listed on the city's 1993 Historic Sites Inventory as historic, or contributing, in the Deadwood National Historic Landmark District.
- Historic Preservation (Value Adding Properties)** - Third priority projects are those affecting structures which in the opinions of the Deadwood Historic Preservation Commission, add to the historical integrity of the City of Deadwood as defined in Chapter 24:52:00:01 (4) of the administrative rules of the South Dakota State Office of History.

6. Program Requirements:

- All properties must meet the Revolving Loan Fund's eligibility requirements.
- All persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
- All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
- Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
- All projects will be performed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings.
- The property must meet Minimum Property Standards adopted by the City of Deadwood; therefore, the City Building Inspector will inspect the property every two years for compliance. If the property is not within compliance, the City Building Inspector will notify the homeowner of the deficiency and will provide a reasonable time frame to correct the deficiency. If the deficiency has not been corrected after three notifications the loan will be considered to be in default and the Deadwood Historic Preservation Commission will take legal action.
- If the owner/applicant desires to sell the property before the end of the loan term, the remaining unforgiven portion of the loan will be due in full.

- h. The owner/applicant must have addressed any additional preservation issues beyond the original work, meet Deadwood Minimum Maintenance Standards, and satisfy all loan conditions before loan can be transferred or forgiven.

7. Loan Conditions:

Life Safety

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
Up to \$25,000 maximum	0% ²	5 years	Monthly payments due. ¹ Possible balloon payment due at end of term	Loan Agreement

Historic Preservation

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
Varies by Project	Market Rate ^{2,3}	7 years	Monthly payments due. ¹ Possible balloon payment due at end of term	Loan Agreement

¹All Deadwood Historic Preservation loan programs will include the following fees: Credit Report, Recording Fee, 1% Loan Origination Fee, Settlement Fee and a Title Report Fee. These fees are collected from applicant/owner at loan closing. All loan fees will be disclosed on a Good Faith Estimate by NeighborWorks in accordance with the Real Estate Settlement and Procedures Act.

²Failure to complete work as approved in a timely fashion and/or failure to maintain property up to City of Deadwood's Minimum Maintenance Standards may cause loan to be payable in full at that time.

³Market Rate will be periodically determined by the Historic Preservation Commission from recommendations of the Loan Committee. The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan payment or to change or modify this program for any reason.

Property Owners must provide proof of ability to repay loan. Various documents will be requested by NeighborWorks to complete a loan application.

8. Forms and Technical Assistance:

- a. **Loans** - Loan application forms and loan technical assistance are available at the NeighborWorks Office, 795 Upper Main Street in Deadwood. Telephone: (605) 578-1401.
- b. **Project Approval or Certificate of Appropriateness** – The applications are available at the Historic Preservation Office located at Deadwood City Hall, 108 Sherman Street in Deadwood. (605) 578-2082. This form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Historic Preservation heading.

This form must be completed and given to the Historic Preservation Officer who will present it to the Historic Preservation Commission for consideration. *[No work can start until Historic Preservation Commission approval and the owner/applicant has an approved City of Deadwood Building Permit.]*

- c. **City of Deadwood Building Permit** – A City of Deadwood (Residential or Commercial) Building Permit must be acquired from the City of Deadwood Building Inspector located at 67 Dunlop Avenue, in Deadwood. Telephone: (605) 578-3082. This permit application form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Building Inspector heading.



Residential Revolving Loan Fund

Administrative Procedures

1. Application

- The Applicant/Property Owner/Owner's Representative (Owner) obtains from Historic Preservation Office, NeighborWorks or City of Deadwood Website:
 - Revolving Loan Fund Residential Program Application form
 - An Application for Project Approval or Certificate of Appropriateness form may be required
- The Owner submits completed copies of the above forms with signatures to Historic Preservation (HP) Office.
- A discussion between the Owner and the Historic Preservation Officer is recommended to clarify requirements and expectations of this program. This can greatly streamline the process.

2. Determination of Eligibility

- The Historic Preservation Officer and/or City Building Inspector and/or NeighborWorks Loan Officer conducts an on-site inspection of property to determine eligibility.
- Photographs are taken for documentation.
- A needs assessment will be completed by appropriate City staff.

3. Loan Application

- The Owner will schedule an appointment with NeighborWorks to apply for the loan.
- The Owner will provide NeighborWorks with the required supporting documents to underwrite the loan application (Borrowers Ability To Repay)
- The Owner will provide NeighborWorks with cost estimates to complete the entire project in order to determine a requested loan amount
- NeighborWorks will present the loan request to the Historic Preservation Loan Committee for review and recommendation.
- NeighborWorks will provide the applicant with documentation stating the Owners financial responsibility and a Letter of Understanding showing the Owners share of the project costs. The Owner must sign this document.
- Please note the Owner will be responsible for any costs in excess of the approved loan amount. It is also the Owners responsibility to pay for all associated loan fees.
- NeighborWorks will present the loan request to the Historic Preservation Commission with the Loan Committees recommendation to approve or deny the loan request.
- If the loan request is approved, then NeighborWorks will contact the Owner to sign the required loan documents (i.e. Note, Mortgage etc.)
- The legal documents will be recorded

4. Historic Preservation Commission Project Approval

- Based on HP Staff Report, the Historic Preservation Commission (HPC) approves or denies the Application for Project Approval or Certificate of Appropriateness if required.
- NeighborWorks issues a “Notice to Proceed” to the Owner and/or Contractor and copies appropriate City staff.

5. Project Beginning and Ending

- The Owner is encouraged to enter into a contract with a City of Deadwood licensed Contractor for the project.
- The Owner or Contractor obtains a City of Deadwood Building Permit. A “Notice to Proceed” from either the Historic Preservation Officer or NeighborWorks must be obtained before applying for a City of Deadwood Building Permit.
- Where Construction Loan Draws are involved:
 - Construction Loan Draws are made subject to payment withholding to ensure project completion is accomplished.
 - All final or Construction Loan Draws are for materials and/or contractor’s costs only, supported by verifiable invoices. Owner’s time is not reimbursable. No prepayments are permitted.
- The Historic Preservation Officer and/or Building Inspector inspect the work in progress.
- The Historic Preservation Officer and Building Inspector conduct a final inspection after the completion of the entire project.

6. Expenditure Disbursement

- After the Building Inspector has reviewed the work and/or materials and has consulted with the Historic Preservation Officer, the Building Inspector authorizes NeighborWorks to approve invoiced amount (less any withholding).
- NeighborWorks initially approves invoices.
- At a HPC meeting, the HPC approves the disbursement which is added to the City of Deadwood Commission’s bill list for City (final) approval.
- Upon City approval, the City Finance Office issues checks for the disbursement to the Historic Preservation Office.
- Owner or Contractor pick-up disbursement check(s) from the Historic Preservation office and, if Contractor is involved, the Contractor must sign lien waivers before final payment is made.

7. Continued Administration of Loans

- NeighborWorks reviews all loan accounts once a month.
- Building Inspector notifies property owner if property does not meet Minimum Maintenance Standards, and if these issues are not resolved, the Building Inspector advises the HP Loan Committee. The HP Loan Committee provides recommendation to HPC either to work with owner, or make loan immediately payable.
- The Construction Loan will be rolled into a permanent loan requiring payments.

8. Satisfaction of Loan

- After terms and conditions of the loan are completed, NeighborWorks prepares a satisfaction of mortgage for the loan funds.
- HPC signs the satisfaction of mortgage.
- NeighborWorks collects from the Owner the recording fees for the satisfaction of mortgage documents.
- NeighborWorks delivers the satisfaction of mortgage to the Register of Deeds.
- NeighborWorks closes the Owner's loan account.
- NeighborWorks forwards the loan documents to the HP Office.
- The HP Office retains the loan documents for at least seven (7) years.

2015-2016 Historic Preservation Commission Committee Assignments – as of 7.1.2015

Archaeology, Archives, & Acquisitions (AAA) Committee

Meets the third Wednesday of the month, as needed, at 8:00 a.m.

- 1). Michael Johnson, Vice-Chair
- 2). Lynn Namminga
- 3). Lyman Toews

Budget Committee

Meets the second Wednesday (even months only) as needed at 4:30 p.m.

- 1). Laura Floyd, Chair
- 2). Michael Johnson, Vice-Chair
- 3). Tom Blair

Cemetery/GIS Committee

Meets the first Tuesday of the month, as needed, at 4:00 p.m.

- 1). Michael Johnson, Vice-Chair
- 2). Lynn Namminga
- 3). Chuck Williams

Chamber of Commerce

- 1). Chuck Williams
- 2). Tom Blair

Demolition by Neglect

Meets as needed

- 1). Lynn Namminga
- 2). Tom Blair
- 3). Lyman Toews

Grants, Recognition, Advocacy, and Public Education (G.R.A.P.E.) Committee

Meets the second Tuesday of the month (as needed) at 3:30 p.m.

- 1). Laura Floyd, Chair
- 2). Chuck Williams
- 3). Dale Berg
- 4). Mayor Chuck Turbiville

Loan Committee

Meets the first and third Thursday of the month (as needed) at 8:00 a.m.

- 1). Laura Floyd, Chair
- 2). Tom Blair
- 3). Michael Johnson, Vice-Chair

NeighborWorks

- 1). Tom Blair

Deadwood Alive

- 1). Dale Berg

Policies & Procedures

Meets as needed

Entire Commission

<u>TASK FORCES:</u>	<u>Grants Review Committee</u>	<u>Ordinance Review Committee</u>
	1). Laura Floyd, Chair 2). Mike Johnson 3). Chuck Williams	1). Laura Floyd, Chair 2). Lyman Toews 3). Lynn Namminga

Date: 7/01/2015

Case No. H15032

Address: 136 SHERMAN ST

Staff Report

The applicant has submitted an application for CERTIFICATE OF APPROPRIATENESS for work on the cinder block building at the rear of 136 SHERMAN STREET. It is a NON-CONTRIBUTING structure located in SOUTH DEADWOOD Planning Unit in the City of Deadwood.

Applicant: TODD & LORE KSENYCH

Owner: TODD KSENYCH

Constructed: unknown

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS:

The Historic District Commission shall use the following criteria in granting or denying the CERTIFICATE OF APPROPRIATENESS:

General Factors:

1. Historic significance of the resource: Due to the age of the resource, this building cannot contribute to the National Historic Landmark at this time.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to install 36" diameter exhaust fan made out of galvanized steel protruding out & 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.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Because this is a non-contributing resource and the exhaust is reversible, staff finds the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and that it does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the Local, State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Motions available for commission action for CERTIFICATE OF APPROPRIATENESS:

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

OR

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

CASE # H15032

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>136 Sherman St</u>
Historic Name of Property (if known): <u>Pioneer Transfer & Storage</u>

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>Todd & Lore Ksenych</u>	Architect's Name: _____
Address: <u>136 Sherman St</u>	Address: _____
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>	City: _____ State: _____ Zip: _____
Telephone: <u>605-881-8351</u> Fax: _____	Telephone: _____ Fax: _____
E-mail: <u>Todd Todd@jerrygreers</u>	E-mail: _____
Contractor's Name: <u>engineering.com</u>	Agent's Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
E-mail: _____	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 type="checkbox"/> Siding	Other _____	
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing
Estimated Cost of Work: \$ _____			

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>June 19, 2015</u>		Project Completion Date (anticipated): <u>July 11th, 2015</u>	
<input checked="" type="checkbox"/> ALTERATION	<input checked="" 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 checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input checked="" 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.

36" diam Exhaust Fan made out
of galvanized steel protruding out + up
the front of garage/stk building.
Will be painted same color as existing
structure. (22' high)

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.

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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.

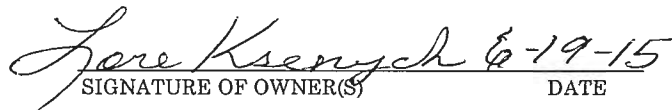
 6-19-15

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

 6-19-15

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.

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 | | _____ | ____/____/____ |

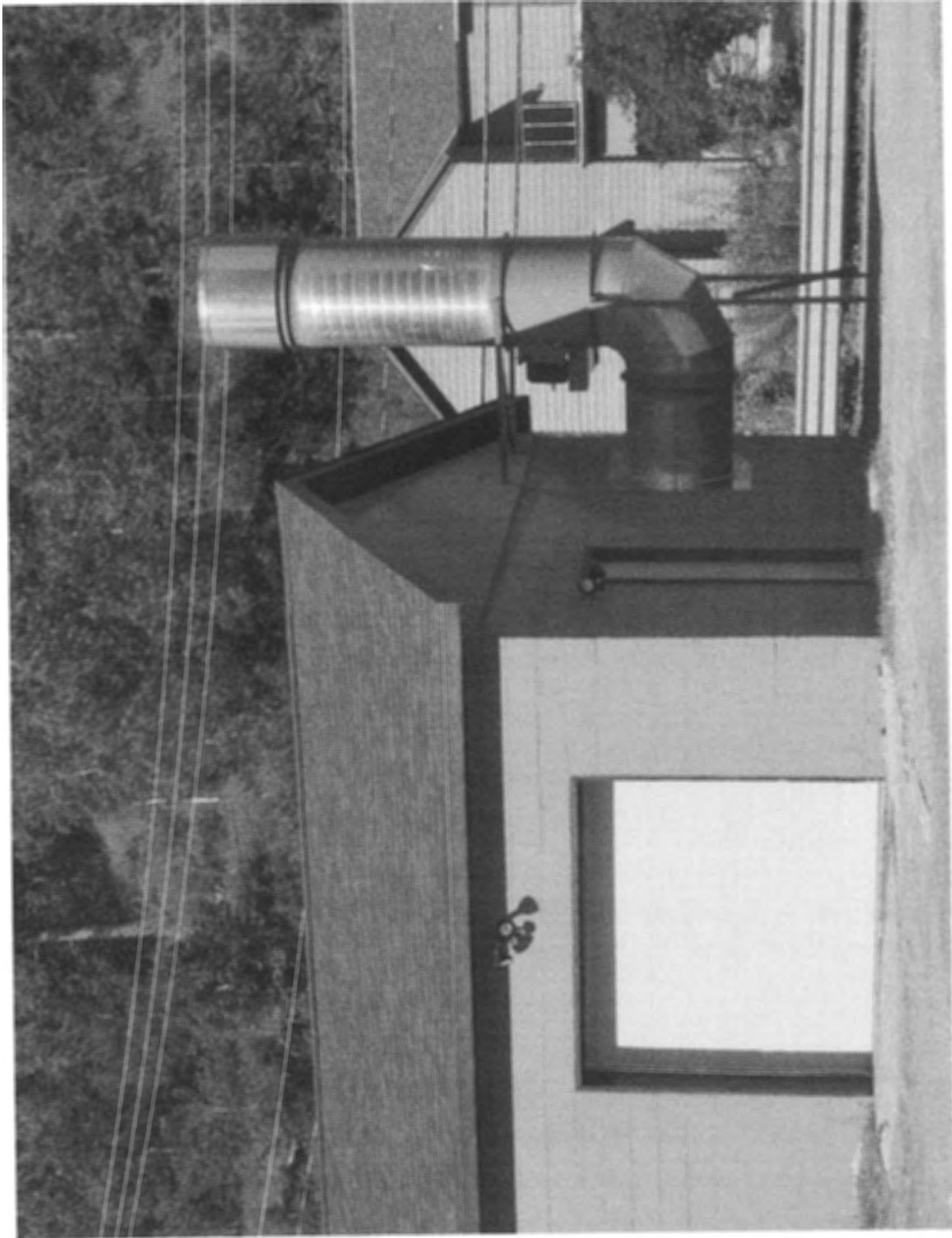
Building & Zoning Department (if applicable)

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 ____/____/____



Case No. H15033

Address: 610 MAIN ST

Staff Report

The applicant has submitted an application for CERTIFICATE OF APPROPRIATENESS for work at 610 MAIN ST, a CONTRIBUTING structure located in DEADWOOD CITY Planning Unit in the City of Deadwood.

Applicant: WAYNE MORRIS

Owner: WAYNE MORRIS

Constructed: 1890

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS:

The Historic District Commission shall use the following criteria in granting or denying the CERTIFICATE OF APPROPRIATENESS:

General Factors:

1. Historic significance of the resource: The building is a portion of the development of lower Main which took place at the turn of the century. It has stylistic and design features common. Constructed between 1897-1903 and according to 1903 & 1909 Sanborn maps, this building was used as a saloon. In Deadwood's early days lower Main to north of the Fairmont Hotel was known as the saloon, dance hall and brothel district. According to records the second floor of the building was used as a brothel while a variety of retail businesses operated out of the first floor. From 1969 to 1989 Schwarzwald's furniture store occupied the building.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to remove sign from front of location, fix damaged neon, transformers, etc. and repaint metal background; remove word "BAR" and replace with letter "S" to make sign read WILD BILLS; and replace sign to original location at 610 Main Street as submitted in Certificate of Appropriateness signed June 17, 2015.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Several years ago the Deadwood Historic Preservation Commission was relieved as the Deadwood Sign Commission 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.

Under Deadwood Codified Ordinance 15.32 (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.

While no certification from previous Historic Preservation Officers have been discovered, this sign has provisional landmark status.

This office has conducted some preliminary research on the history of the sign. Photographs from a 1948 fire in the vicinity show the sign as the "Eagle Bar". Based on historic phone directories this business appears to have begun in approximately 1934 as the Eagle Inn and continues until at least 1949. In the 1953 phone directory the address for the "Wild Bill Bar" is at the location of 624 Main Street (currently 620 Main Street).

Below is a sampling of the Historic Phone Directories

COMBINED STREET	Business	DIRECTORY
624 Main	Eagle Inn	1941 Phone Directory
624 Main	Eagle Inn	1947 Phone Directory
624 Main	Wild Bill Bar	1953 Phone Directory
624 Main	Wild Bill Bar	1955 Phone Directory
624 Main	Wild Bill Bar	1957 Phone Directory
624 Main	Wild Bill Bar	1959 Phone Directory
624 Main	Wild Bill Bar	1960 Phone Directory
624 Main	Wild Bill Bar	1961 Phone Directory

This office has photographic evidence 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. It is assumed the sign was changed between 1949 and 1953 when the business changed from the Eagle Inn to the Wild Bill Bar.

Unfortunately, this sign was moved from its original location at 620 Main Street to the current location at 610 Main Street. The moving of this sign was completed prior to the current owner and appears to have been completed without City approval.

Circumstances of the sign's relocation, apparently without City review and approval, was brought to the attention of First Interstate Bank (previous steward of the current location) through correspondence from the City's legal counsel; however, no remedy was able to be finalized prior to the transfer of ownership of the building to the new owners.

Under DCO 15.32.320 existing landmark signs shall not be removed or altered. This application is to alter the sign and reinstall the sign in its current, not original, location.

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 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.

For the Commission's information, the Deadwood Historic Preservation Commission owns the Tootsie sign (Spot Liquor) as well as stained glass windows within the local historic district. An option may be to acquire the sign, restore it and reinstall the sign in the original location.

The following is the Deadwood Codified Ordinance's under Chapter 15.32 dealing with Historic Landmark Signs.

Article VI. Historic Landmark Signs

15.32.320 Existing landmark signs.

To be considered a landmark sign, the sign must be so certified by the historic preservation officer of the city. Until such certification, all signs in the city that are twenty-five (25) years of age or more are assumed to have provisional landmark status.

A. No existing landmark sign shall be removed or altered.

B. Landmark signs can be restored under the guidance of the city's historic preservation officer. Such signs are exempt from compliance with the regulations of this chapter, provided they are structurally sound and are not hazardous due to fire, electrical shock or other reasons.

C. Such signs shall be maintained in a safe condition by the owner of the signs or the buildings in which the signs are displayed. Failure to maintain a landmark sign in a safe condition shall be considered a violation of this chapter.

D. Landmark signs shall be counted at fifty (50) percent of their actual size when computing sign area pursuant to Article V of this chapter.

15.32.330 Replication of landmark signs advertising business names.

Any sign, advertising a business name, which existed in the city prior to 1940, but is no longer extant, may be replicated. Such replication must include size, shape, and method of illumination (if any), materials, and text. When used on the building where the sign was originally located, such sign shall be counted at fifty (50) percent of its actual size when computing the sign area pursuant to Article V of this chapter. When used on a building other than the building where the sign was originally located, such sign shall be counted at seventy-five (75) percent of its actual size when computing the sign area pursuant to Article V of this chapter.

15.32.340 Replication of landmark signs other than business names.

A. Any sign, advertising products or services other than a business name, which existed in the city prior to 1940, but is no longer extant, may be replicated. Such replication must include size, shape, method of illumination (if any), materials, and text. Such signs may be replicated only at their historic location, and do not count against the total allowable signage.

B. This includes, but is not limited to signs painted on the sides of buildings.



Motions available for commission action for CERTIFICATE OF APPROPRIATENESS:

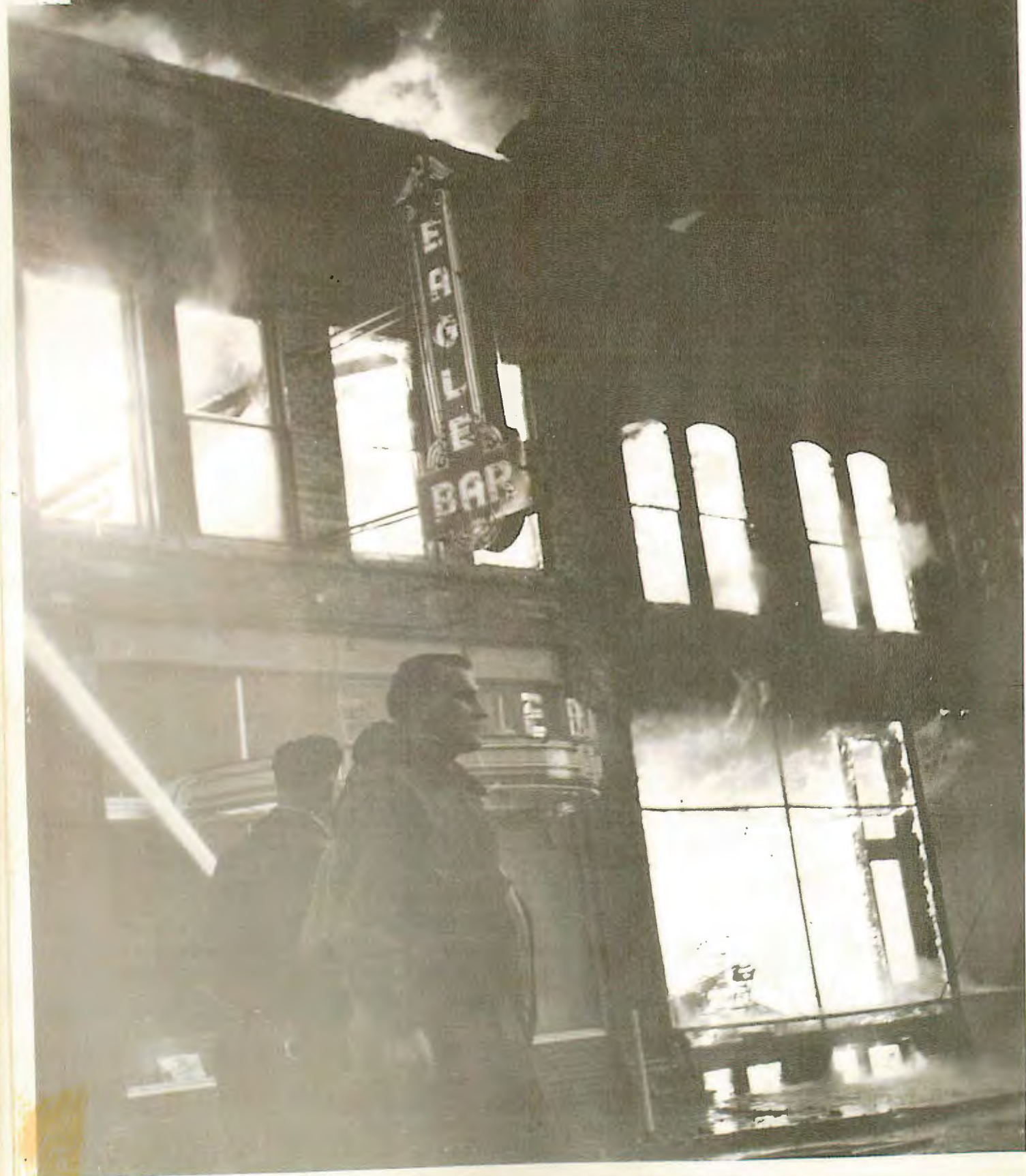
A: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

OR

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

Schwarzwald Fire

Schwarzwald Furniture Fire
May 25, 1948



Schwarzwald Furniture Fire
May 25, 1948



Photographs
Deadwood Businesses
Advertising Signs
1980 - 1982
compiled by Ken Hawski
Building Inspector



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: 610 Main

Historic Name of Property (if known): Wild Bill Restaurant

APPLICANT INFORMATION

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

Owner's Name: Wayne Morris
Address: 388 main
City: Dead State: SD Zip: 57732
Telephone: 920 1512 Fax: _____
E-mail: Wamorris@rushmore.com

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

Contractor's Name: Northern Hill Neon
Address: _____
City: Whitewood State: SD Zip: _____
Telephone: 645 3614 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 type="checkbox"/> Awning | <input checked="" type="checkbox"/> Sign | |

Estimated Cost of Work: \$ 1500.00

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</u>		Project Completion Date (anticipated): <u>7-20-15</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 checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material <u>metal</u> Style/type <u>neon</u> Dimensions <u>84" x 36"</u>			
<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.

Remove sign from front of location. Fix damaged
neon, transformers etc repaint metal background.
Remove the word (BAR) replace with letter S
Sign will read WILD BILL'S Replace sign
to original location @ 610 Main

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.

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



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

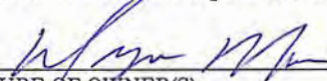
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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.

 4-17-15
SIGNATURE OF OWNER(S) DATE SIGNATURE OF AGENT(S) DATE

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

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

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office 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.

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)

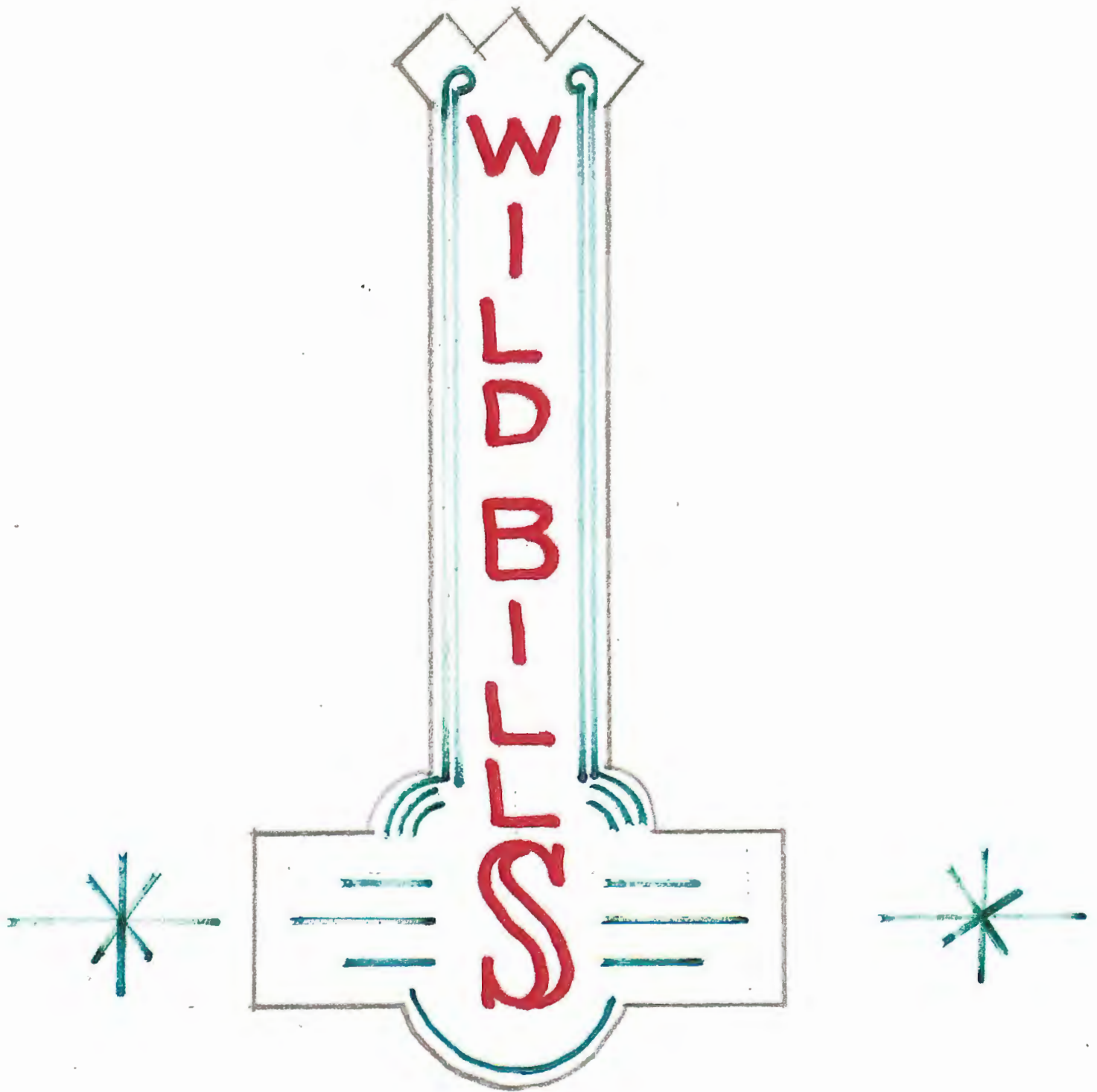
- ☐ Photographs of property and/or adjacent properties
- ☐ Drawings and/or architectural renderings
- ☐ Materials and/or color samples
- ☐ Other

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 ___/___/___



Northern Hills Neon SIGNS
1601 ASH ST.
Whitewood, SD 57793
Ph. 605-642-3405



Northern Hills Neon SIGNS
1301 ASH ST.
Whitewood, SD 57783
Ph 605-342-3405



MEMORANDUM

Date: July 2, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Case# H15035 – New Building Construction

This office received a Certificate of Appropriateness application from the Lead-Deadwood School District requesting permission to build a new storage garage 24'x20', 2"x6" framing, 9ft sidewalls, metal roof brown in color with tan sidewalls along with one (1)10'x8' white garage door, one (1) 36" entrance door and peaked roof approximately 13.5 ft. tall; interior will consist of concrete floor and no electricity to structure signed July 2, 2015.

Though this office received photos of the area the building would be placed, plans or schematics showing the design or placement of structure on the chosen location was not provided.

This office contacted the applicant to discuss the project and was told the contractor will have plans/drawings to us by Monday, July 6, 2015 for review.

Once information has been received and reviewed, a Staff Report will be completed and provided to the Commission. Thank you.

OFFICE OF
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HISTORIC PRESERVATION
108 Sherman Street
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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

Wayne
920-8610

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

PROPERTY INFORMATION

Property Address: 716 Main Street

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Lead-Deadwood School

Address: 320 South Main

City: Lead State: SD Zip: 57754

Telephone: 717-3890 Fax: 717-2813

E-mail: _____

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: David Gackle

Address: 213 West Addie

City: Lead State: SD Zip: 57754

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

Estimated Cost of Work: \$ 15,000.00

DEADWOOD

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

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 checked="" type="checkbox"/> Other <u>Public School</u>		
<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.

Storage Garage. 24'x20', 2"x6" framing, 9 ft sidewalls, metal roof brown
in color, tan sidewalls. 1 10'x8' garage door white, 1 36" entrance door,
peaked roof approximately 13 1/2 ft tall. Concrete floor, no electricity
to structure.

OFFICE OF
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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

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.

Don Lehnert 7-2-2015

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.















Date: 7/02/2015

Case No. H15034
Address: 14 VAN BUREN AVE

Staff Report

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

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

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

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

2. Architectural design of the resource and proposed alterations: The 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.

Attachments: Yes

Plans: No

Photos: Yes



Staff Opinion:

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

Motions available for commission action:

A: 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

DEADWOOD

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

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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: 14 Van Buren St. Deadwood, SD

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Tom McNary
Address: 14 Van Buren St.
City: Deadwood State: SD Zip: 57732
Telephone: 605.999.1759 Fax: _____
E-mail: tmcnary5@gmail.com

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

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

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

TYPE OF IMPROVEMENT

- | | | | |
|---|---------------------------------------|--------------------------------------|--|
| <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 checked="" type="checkbox"/> Other <u>Wood storm windows + doors</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | |

Estimated Cost of Work: \$ \$5,000. - to \$7,000. -

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.

OFFICE OF
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108 Sherman Street
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Fax (605) 578-2084

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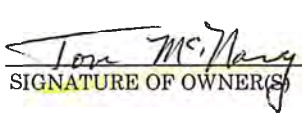
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 6/30/15
SIGNATURE OF OWNER(S) DATE

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

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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 ____ / ____ / ____

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

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

DESCRIPTION OF ACTIVITY

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.

New wood combination windows, new storm doors, repair existing front + rear entry doors, replace three existing windows in keeping with homes Craftsman design, + repair four smaller windows.

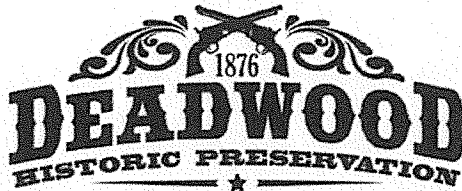


MEMORANDUM

Date: July 2, 2015
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Applications

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

- Terrence J Sullivan 7 Fillmore St Retaining Wall
Staff has met with the applicant to review the program and conducted a site visit. Staff had determined 7 Fillmore Street DOES NOT meet the criteria for acceptance into the Historic Preservation Retaining Wall Program.
- Jean & Amy Gorzalk 50 Van Buren.... Retaining Wall
Staff has met with the applicant to review the program and conducted several site visits. 50 Van Buren met the criteria for acceptance into the Historic Preservation Retaining Wall Program and was accepted under previous program.
- Luella Krebs 77 Stewart St.... Retaining Wall
Staff has met with the applicant to review the program and conducted a site visit. Staff had determined 77 Stewart DOES NOT meet the criteria for acceptance into the Historic Preservation Retaining Wall Program.
- Travis Conrad..... 10 Harrison..... Retaining Wall
Staff has met with the applicant to review the program and conducted a site visit. 10 Harrison met the criteria for acceptance into the Historic Preservation Retaining Wall Program and was accepted under previous program.
- Tim McNary 14 Van Buren.... Windows
Staff has met with the applicant to review the program. Staff had determined 14 Van Buren meets the criteria for acceptance into the Historic Preservation Window Program.
- Lance Bobolz..... 84 Van Buren.... Retaining Wall
Staff has met with the applicant to review the program and conducted a site visit. 14 Van Buren met the criteria for acceptance into the Historic Preservation Retaining Wall Program and was accepted under previous program



Pls look - pulling
@ house + water
coming into back

Retaining Wall - Residential Application

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

1. Address of Property:

7 Fillmore St

2. Applicant's name & mailing address:

Terrence J Sullivan

15259 26th St. S.E.

Amelia N.D. 58004

Telephone: (701) 238-9573

E-mail: tjsullivan@yahoo.com

Lnz 701-388-5567

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

Telephone: (____) ____ - ____

E-mail: _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: ____/____/____ Initials: ____

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

5. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge 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: T.J. Sullivan

Date submitted: 6/23/15

Owner's signature: T.J. Sullivan

Date submitted: 6/23/15

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

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

Adopted 05/27/15



Retaining Wall - Residential Application

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

1. Address of Property:

50 Van Buren

2. Applicant's name & mailing address:

Jean / Amy Gorzalka

50 Van Buren

Deadwood, SD. 57732

Telephone: (307) 461-0541

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: ____/____/____ Initials: ____

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

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Applicant's signature: Amy Gorzalka

Date submitted: 5/22/2015

Owner's signature: Amy Gorzalka

Date submitted: 5/22/2015

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



Retaining Wall - Residential Application

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

1. Address of Property:

11 Stewart St.
DEADWOOD, SD

2. Applicant's name & mailing address:

LUELLA KREBS

11 STEWART ST.

DEADWOOD, SD

Telephone: (605) ~~578~~¹²² - 2730

E-mail _____

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

LUELLA KREBS

11 STEWART ST.

DEADWOOD, SD 57732

Telephone: (605) 122 - 2730

E-mail _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: ____/____/____ Initials: ____

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

5. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge 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.

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Applicant's signature: _____

Lueella N. Krebs

Date submitted: 6/4/15

Owner's signature: _____

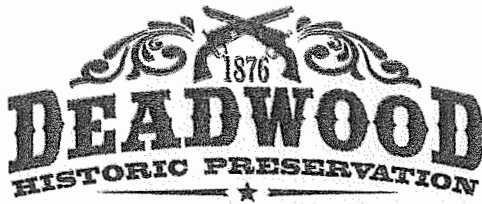
Lueella N. Krebs

Date submitted: 6/4/15

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

Adopted 05/27/15



Retaining Wall - Residential Application

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

1. Address of Property:

10 Harrison St

2. Applicant's name & mailing address:

Travis Conrad

10 Harrison St Po

Deadwood SD, 57732

Telephone: (605) 920-1210

E-mail Travis937@gmail.com

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

1

Telephone: () -

E-mail

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 6/18/15

Initials: BF

☒ 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 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.

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Applicant's signature: Travis Conrad

Date submitted: 6/17/15

Owner's signature: Travis Conrad

Date submitted: 6/17/15

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

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

Adopted 05/27/15



Wood Windows and Doors Application

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

1. Address of Property:

14 Van Buren St. Deadwood, SD

2. Applicant's name & mailing address:

Tom McNary

14 Van Buren St.

Deadwood, SD 57732

Telephone: (605) 999-1759

E-mail tmcnary5@gmail.com

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

Telephone: (____) ____ - ____

E-mail _____

For Office Use Only:

☐ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: ____/____/____ Initials: ____

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 of a grant or loan.

Applicant's signature: Tom McNary

Date submitted: 6/30/15

Owner's signature: Tom McNary

Date submitted: 6/30/15

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

Wood Windows and Doors Worksheet

Please fill out below using numbers of windows, storm windows and doors.

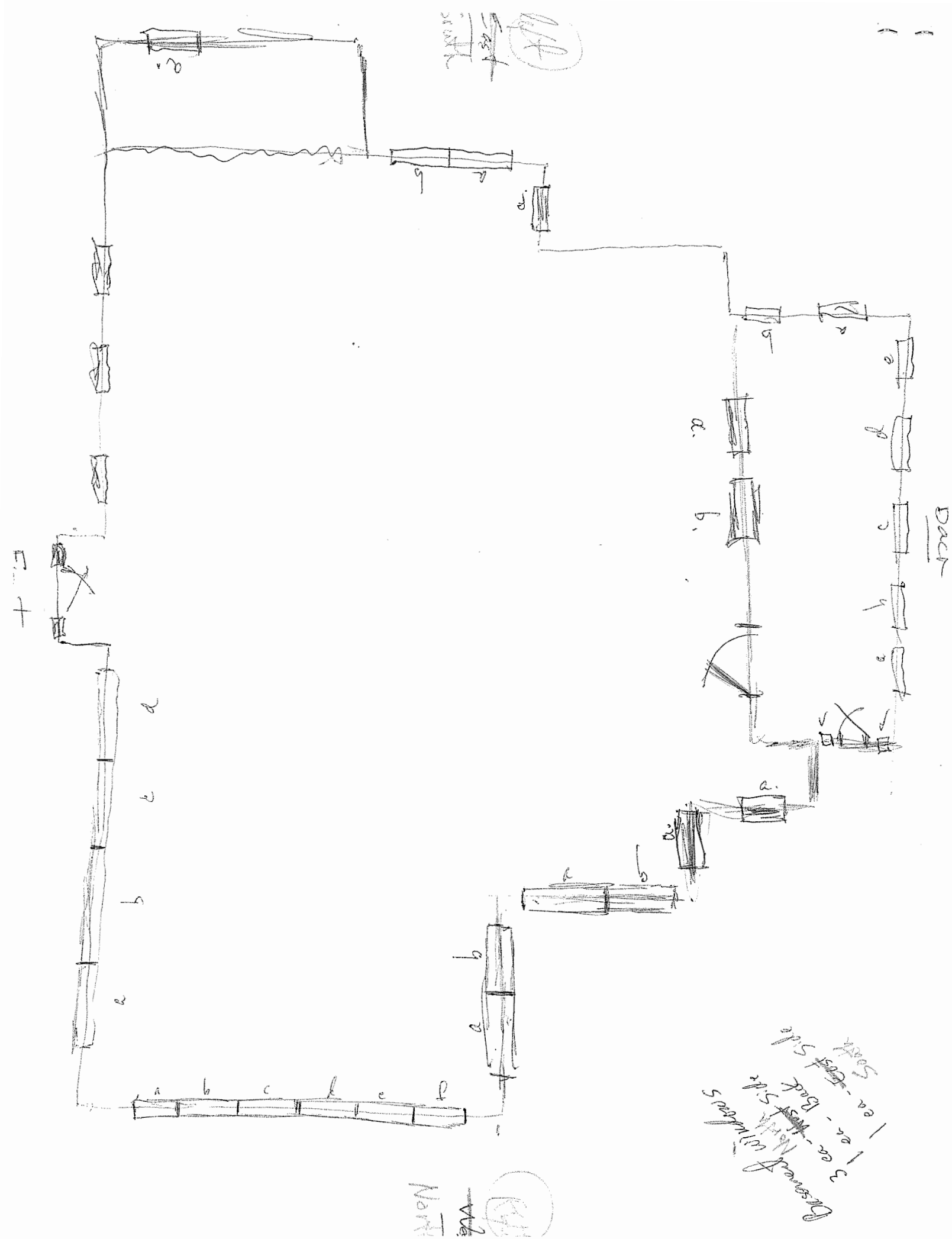
Elevations	Repair of Existing Window(s)	Installation of New Wood Storm and Screen Window(s)	Replacement of Existing Window(s)	Repair Existing Primary Door	Other Exterior Wood Door(s)	Replacement of Existing Wood Door(s)
Front View		0		1	1	
Right Side View	3	0	0		1	
Left Side View	1	5				
Rear View		0	3	1	1	
Total Windows						
Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per window.						
Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant of \$250 per window.						
Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant of \$100 per window if existing window is beyond repair. For the removal of inappropriate window(s) and installing an appropriate qualified window(s) are eligible for a forgivable loan or grant of \$400 per window.						
Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.						
Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.						
Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.						

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

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

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

Self project - pay.



*Waiting on more current
Quote

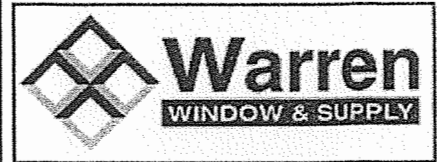
Deadwood/Tim McNeary New Project 1

Quote #: AY1N8AF

A Proposal for Window and Door Products prepared for:

Shipping Address:

WARREN WINDOWS & SUPPLY
1051 CONCOURSE DR
RAPID CITY, SD 57703-4728



CRYSTAL LARSON
WARREN WINDOWS & SUPPLY
1051 CONCOURSE DR
RAPID CITY, SD 57703-4728

Email: crystall.wws@gmail.com

This report was generated on 6/12/2014 12:24:15 PM using the Marvin Order Management System, version 0001.18.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:



UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 12			TOTAL UNIT QTY: 27		EXT NET PRICE: USD 5,639.20	
LINE	MARK UNIT	BRAND	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Front Right/Front	Marvin	Wood Ultimate Double Hung Picture 1 5/8" Sash RO 26 1/2" X 69 3/16" Entered as OM 24" X 67"	381.60	4	1,526.40
2	Sun Room/Side	Marvin	Wood Ultimate Double Hung Entered as OM 26" X 67"	180.00	2	360.00
3	Sun Room/Back	Marvin	Wood Ultimate Double Hung Picture 1 5/8" Sash RO 31 1/2" X 69 3/16" Entered as OM 29" X 67"	113.60	2	227.20
4	Dining	Marvin	Wood Ultimate Double Hung Picture 1 5/8" Sash RO 21 1/2" X 69 3/16" Entered as OM 19" X 67"	93.60	4	374.40
5	Dining	Marvin	Wood Ultimate Double Hung Entered as OM 29" X 67"	180.00	1	180.00
6	Kitchen	Marvin	Wood Ultimate Double Hung Entered as OM 27 3/4" X 36 3/16"	141.60	1	141.60
7	Back Porch	Marvin	Wood Ultimate Double Hung Picture 1 5/8" Sash RO 30 1/2" X 49 5/16" Entered as OM 28" X 47 1/8"	94.40	5	472.00
8	Back Porch	Marvin	Wood Ultimate Double Hung Entered as OM 24" X 47 1/8"	151.20	2	302.40
9	Master Bedroom	Marvin	Wood Ultimate Double Hung Picture 1 5/8" Sash RO 23 1/2" X 69 11/16" Entered as OM 21" X 67 1/2"	522.40	1	522.40
10	Master Bedroom	Marvin	Wood Ultimate Double Hung Entered as OM 30 7/8" X 68 3/4"	187.20	1	187.20
11	Front Bedroom	Marvin	Wood Ultimate Double Hung Entered as OM 32" X 70 3/4"	485.60	2	971.20
12	Living Room	Marvin	Wood Ultimate Double Hung Entered as OM 32" X 70 3/4"	187.20	2	374.40

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Front Right/Front	Net Price:		381.60
Qty: 4		Ext. Net Price:	USD	1,526.40

MARVIN
Windows and Doors
Built around you:
Entered As: OM
RO 26 1/2" X 69 3/16"

Configured Part: Storm Sash for:
Wood Ultimate Double Hung Picture 1 5/8" Sash
Outside Measurement 24" X 67"
Rough Opening w/ Subsill
26 1/2" X 69 3/16"
#Horizontal 5 Lite 278.40
Storm Sash 81.60
Primed Pine Storm Sash Finish 21.60
Non system generated Pricing

Initials required

Seller: _____

Buyer: _____

Line #2	Mark Unit: Sun Room/Side	Net Price:		180.00
Qty: 2		Ext. Net Price:	USD	360.00

MARVIN
Windows and Doors
Built around you:
Entered As: OM

Configured Part: Combination for:
Wood Ultimate Double Hung
Outside Measurement 26" X 67"
Combination 180.00
Bahama Brown Surround
Charcoal Fiberglass Mesh
Primed Pine Finish

Initials required

Seller: _____

Buyer: _____

Line #3	Mark Unit: Sun Room/Back	Net Price:		113.60
Qty: 2		Ext. Net Price:	USD	227.20

MARVIN
Windows and Doors
Built around you:
Entered As: OM
RO 31 1/2" X 69 3/16"

Configured Part: Storm Sash for:
Wood Ultimate Double Hung Picture 1 5/8" Sash
Outside Measurement 29" X 67"
Rough Opening w/ Subsill
31 1/2" X 69 3/16"
Storm Sash 92.00
Primed Pine Storm Sash Finish 21.60

Initials required

Seller: _____

Buyer: _____

Line #4	Mark Unit: Dining	Net Price:		93.60
Qty: 4		Ext. Net Price:	USD	374.40

Configured Part: Storm Sash for:

Accepted:

Processed on: 6/12/2014 12:24:14 PM

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MARVIN
Windows and Doors
Built around you:
Entered As: OM
RO 21 1/2" X 69 3/16"

Wood Ultimate Double Hung Picture 1 5/8" Sash
Outside Measurement 19" X 67"
Rough Opening w/ Subsill
21 1/2" X 69 3/16"
Storm Sash
Primed Pine Storm Sash Finish

72.00
21.60

Initials required

Seller: _____

Buyer: _____

Line #5	Mark Unit: Dining	Net Price:		180.00
Qty: 1		Ext. Net Price:	USD	180.00

MARVIN
Windows and Doors
Built around you:
Entered As: OM

Configured Part: Combination for:
Wood Ultimate Double Hung
Outside Measurement 29" X 67"
Combination
Bahama Brown Surround
Charcoal Fiberglass Mesh
Primed Pine Finish

180.00

Initials required

Seller: _____

Buyer: _____

Line #6	Mark Unit: Kitchen	Net Price:		141.60
Qty: 1		Ext. Net Price:	USD	141.60

MARVIN
Windows and Doors
Built around you:
Entered As: OM

Configured Part: Combination for:
Wood Ultimate Double Hung
Outside Measurement 27 3/4" X 36 3/16"
Combination
Bahama Brown Surround
Charcoal Fiberglass Mesh
Primed Pine Finish

141.60

Initials required

Seller: _____

Buyer: _____

Line #7	Mark Unit: Back Porch	Net Price:		94.40
Qty: 5		Ext. Net Price:	USD	472.00

MARVIN
Windows and Doors
Built around you:
Entered As: OM
RO 30 1/2" X 49 5/16"

Configured Part: Storm Sash for:
Wood Ultimate Double Hung Picture 1 5/8" Sash
Outside Measurement 28" X 47 1/8"
Rough Opening w/ Subsill
30 1/2" X 49 5/16"
Storm Sash
Primed Pine Storm Sash Finish

72.80
21.60

Initials required

Seller: _____

Buyer: _____

Accepted:

Processed on: 6/12/2014 12:24:14 PM

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Line #8	Mark Unit: Back Porch	Net Price:		151.20
Qty: 2		Ext. Net Price:	USD	302.40



Built around you:
Entered As: OM

Configured Part: Combination for:
Wood Ultimate Double Hung
Outside Measurement 24" X 47 1/8"
Combination
Bahama Brown Surround
Charcoal Fiberglass Mesh
Primed Pine Finish

151.20

Initials required

Seller: _____

Buyer: _____

Line #9	Mark Unit: Master Bedroom	Net Price:		522.40
Qty: 1		Ext. Net Price:	USD	522.40



Built around you:
Entered As: OM
RO 23 1/2" X 69 11/16"

Configured Part: Storm Sash for:
Wood Ultimate Double Hung Picture 1 5/8" Sash
Outside Measurement 21" X 67 1/2"
Rough Opening w/ Subsill
23 1/2" X 69 11/16"
#10 lite rectangular pattern
Storm Sash
Primed Pine Storm Sash Finish
Non system generated Pricing

424.80

76.00

21.60

Initials required

Seller: _____

Buyer: _____

Line #10	Mark Unit: Master Bedroom	Net Price:		187.20
Qty: 1		Ext. Net Price:	USD	187.20



Built around you:
Entered As: OM

Configured Part: Combination for:
Wood Ultimate Double Hung
Outside Measurement 30 7/8" X 68 3/4"
Combination
Bahama Brown Surround
Charcoal Fiberglass Mesh
Primed Pine Finish

187.20

Initials required

Seller: _____

Buyer: _____

Line #11	Mark Unit: Front Bedroom	Net Price:		485.60
Qty: 2		Ext. Net Price:	USD	971.20



Built around you:
Entered As: OM

Configured Part: Combination for:
Wood Ultimate Double Hung
Outside Measurement 32" X 70 3/4"
#5 lite cottage style
Combination
Bahama Brown Surround

298.40

187.20

Accepted:

Processed on: 6/12/2014 12:24:14 PM

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Charcoal Fiberglass Mesh
 Primed Pine Finish
 # Non system generated Pricing

Initials required

Seller: _____

Buyer: _____

Line #12	Mark Unit: Living Room	Net Price:		187.20
Qty: 2		Ext. Net Price:	USD	374.40



Built around you.
 Entered As: OM

Configured Part: Combination for:
 Wood Ultimate Double Hung
 Outside Measurement 32" X 70 3/4"
 Combination
 Bahama Brown Surround
 Charcoal Fiberglass Mesh
 Primed Pine Finish

187.20

Initials required

Seller: _____

Buyer: _____

Project Subtotal Net Price: USD 5,639.20
 6.000% Sales Tax: USD 338.35
 Project Total Net Price: USD 5,977.55

Accepted:

Processed on: 6/12/2014 12:24:14 PM

Page 6 of 7

PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD	5,639.20
6.000% Sales Tax: USD	338.35
Project Total Net Price: USD	5,977.55

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____



Retaining Wall - Residential Application

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

1. Address of Property:

84 Van Buren

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

Lance Bobolz

2. Applicant's name & mailing address:

Lance Bobolz
9340 Mountain Lake Circle
Fort Worth, TX 76179

Telephone: (619) 929-4515

E-mail lbobolz@ftd.com

Telephone: (619) 929-4515

E-mail lbobolz@ftd.com

For Office Use Only:

☒ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 7/1/15

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 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: Lance Bobolz

Date submitted: 6/25/15

Owner's signature: Lance Bobolz

Date submitted: 6/25/15

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

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

Adopted 05/27/15