



DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 22, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. **Call meeting to Order**

- a. Roll Call

2. **Approval of Minutes**

- a. April 8, 2020 HPC Regular Meeting

3. **Voucher Approvals**

- a. HP Operating Vouchers
b. HP Grant Vouchers
c. Revolving Loan Vouchers

4. **HP Programs and Revolving Loan Program**

a. Revolving Loan Program

Loan Extensions/Deferment Requests – **Exhibit A**

- i. Glen Fasnacht – 74 Van Buren– Extension Request
- ii. Jeffrey Munce – 36 Jackson – Extension Requests
- iii. Erica Bussiere – 45 Burnham – Extension Requests
- iv. Todd Weber – 562 Williams – Extension Requests
- v. Tracie Johnson – 41 Taylor – Extension Requests
- vi. Joette Johnson – 78 Williams – Extension Requests
- vii. Blake Haverberg – 1,3,5 Burnham – Deferment Request
- viii. Elise Kirkpatrick – 110 McGovern Hill – Deferment Request

b. Grant Requests – **Exhibit B**

- i. Mel Dennis – 14 Lincoln Ave. – Wood Windows & Doors Program
- ii. Bruce & Mary Ann Oberlander – 102 Charles – Siding Program
- iii. Bruce & Mary Ann Oberlander – 106 Charles – Siding/Wood Windows & Doors Program

c. Grant Extensions – **Exhibit C**

- i. Kurt & Dawn Bialas - 24 Raymond - Wood Windows & Doors
- ii. Meghan Clemens - 462 Williams - Siding/Wood Windows & Doors
- iii. Adrien Newkirk - 39 Lincoln - Foundation/Elderly/Windows & Doors
- iv. Lee Thompson - 47 Forest - Wood Windows & Doors

- v. Laura & Dustin Floyd - 21 Lincoln - Wood Windows & Doors
- vi. Teresa Hamilton/Peter Curry - 458 Williams - Siding/Wood Windows & Doors
- vii. Gene Hunter - 38 Van Buren - Wood Windows & Doors

5. **Old or General Business**

- a. 2020 Scholarship Approvals – **Exhibit D**
- b. Budget discussions resulting from Covid-19 Pandemic impacts
 - i. Moratorium on HPC Program applications for Forgivable Loans & Grants effective April 30, 2020 until further notice due to Covid-19 Pandemic budget impacts
 - ii. Cancellation of Round 2 of Outside of Deadwood Grant for 2020 due to Covid-19 Pandemic budget impacts

6. **New Matters before the Deadwood Historic District Commission**

7. **New Matters before the Deadwood Historic Preservation Commission**

- a. PA 200031 – Jeff Snedeker – 2 Fremont – Demolish House – Continued from 4/8/20 Meeting – **(To be continued until further notice by applicant)**
- b. PA 200048 – Mel Dennis – 14 Lincoln Ave. – News storms on Windows/Door – **Exhibit E**
- c. PA 200049 – Bruce & Mary Ann Oberlander – 102 Charles – Replace Siding & Pillars – **Exhibit F**
- d. PA 200050 – Bruce & Mary Ann Oberlander – 106 Charles – Replace Siding and Windows – **Exhibit G**
- e. PA 200051 – City of Deadwood – 31 Seventy Six Drive – Addition to Crow’s Nest – **Exhibit H**

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**

Note: 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 regularly scheduled Historic Preservation Commission Meeting.

This will be a Public Meeting conducted through an online meeting program called Zoom. To participate, please email hpadmin@cityofdeadwood.com to receive instructions on how to attend the HPC web/online meeting.

Please practice the CDC’s social distancing recommendations

Please be considerate of others and if you no longer have business activities during the meeting do not feel obligated to remain



DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 8, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. **Call meeting to Order**

- a. Roll Call

2. **Approval of Minutes**

- a. March 25, 2020 HPC Regular Meeting

3. **Voucher Approvals**

- a. HP Operating Vouchers
b. HP Grant Vouchers
c. Revolving Loan Vouchers

4. **HP Programs and Revolving Loan Program**

- a. Revolving Loan Program
Loan Requests – **Exhibit A**
i. Jim Anterim – 168 Charles St. – Siding Loan Request
ii. Jim Anterim – 168 Charles St. – Windows Loan Request

Formal Adoption of Deferment Request Policies & Procedures as a result of Covid-19 Pandemic – **Exhibit B**

Borrower Deferment Requests – **Exhibit C**

- i. Fairmont Hotel Deferment Request
ii. Oyster Bay Deferment Request
iii. Berg Jewelry Deferment Request
iv. Amy Gorzalka Deferment Request
v. Misty Morse Deferment Request
- b. Grant Requests – **Exhibit D**
i. Carla Laun – 16 Spring Street – Elderly Resident Program
ii. Rodney Howell – 148 Charles Street – Elderly Resident Program

5. **Old or General Business**

- a. Deadwood Alive RFP – **Exhibit E**
b. Mt. Moriah Cemetery Gate Operations – **Exhibit F**

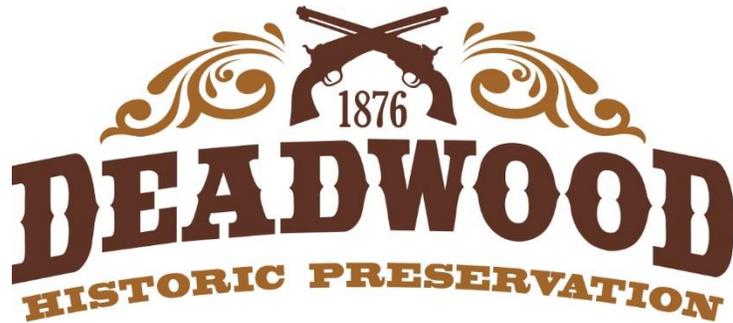
6. **New Matters before the Deadwood Historic District Commission**
 - a. COA 200043–Terry Houck-Midnight Star–677 Main–Exterior Repairs–**Exhibit G**
7. **New Matters before the Deadwood Historic Preservation Commission**
 - a. PA 200031 – Jeff Snedeker – 2 Fremont – Demolish House – Continued from 3/25/20 Meeting – **Exhibit H**
 - b. PA 200044 – Jim Antrim – 168 Charles – Replace Siding/Windows & Doors – **Exhibit I**
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**

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

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HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, April 8, 2020 – 5:00 p.m. – Public Zoom Meeting

Present Historic Preservation Commission: Dale Berg, Lyman Toews, Beverly Posey, Robin Carmody, Tony Williams and Willie Steinlicht

Absent: Tom Blair

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, and Bonny Anfinson, Program Coordinator

All motions passed unanimously unless otherwise stated.

Due to the COVID-19 pandemic this public meeting was held on-line through Zoom and Teleconference methods. There was one request from the general public to participate prior to the meeting as posted.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, April 8, 2020 at 5:00 p.m.

APPROVAL OF HPC MINUTES:

It was moved by Ms. Posey and seconded by Mr. Toews to approve the HPC minutes of Wednesday, March 25, 2020. Aye – All. Motion Carried.

VOUCHER APPROVALS:

HP Operating Vouchers: *It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$40,391.48. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Grant Vouchers in the amount of \$1,600.00. Aye – All. Motion carried.*

Revolving Loan Vouchers: *It was moved by Mr. Toews and seconded by Mr. Williams to approve the Revolving Loan Account in the amount of \$34,465.73. Aye – All. Motion carried.*

REVOLVING LOAN FUND AND HISTORIC PRESERVATION PROGRAMS:

Loan Requests – Exhibit A

Jim Anterim – 168 Charles St. – Siding Loan Request

Jim Anterim – 168 Charles St. – Windows Loan Request

It was moved by Ms. Posey and seconded by Ms. Carmody to approve the loan requests for Jim Anterim, 168 Charles St. for the Siding and Wood Windows and Doors. Aye – All. Motion carried.

Chairman Berg turned the meeting over to Vice Chair Posey as he abstained from the meeting discussions and voting.

Formal Adoption of Deferment Request Policies & Procedures as a result of Covid-19 Pandemic – Exhibit B. ***It was moved by Mr. Toews and seconded by Mr. Williams to adopt the Deferment Request Policies and Procedures as a result of Covid-19 Pandemic. Mr. Berg Abstained. Aye – All. Motion carried.***

Borrower Deferment Requests – Exhibit C

Fairmont Hotel Deferment Request

Oyster Bay Deferment Request

Berg Jewelry Deferment Request

Amy Gorzalka Deferment Request

Misty Morse Deferment Request

It was moved by Mr. Steinlicht and seconded by Mr. Toews to grant a 90 day deferment for Fairmont Hotel, Oyster Bay, Berg Jewelry, Amy Gorzalka and Misty Morse set forth in the Deferment Policies and Procedures. Mr. Berg Abstained. Aye – All. Motion carried.

Vice Chair Posey turned the meeting back over to Chairman Berg.

Grant Requests – Exhibit D

Carla Laun – 16 Spring Street – Elderly Resident Program

Rodney Howell – 148 Charles Street – Elderly Resident Program

It was moved by Ms. Posey and seconded by Mr. Williams to accept Carla Laun, 16 Spring Street into the Elderly Resident Program and Rodney Howell, 148 Charles Street into the Elderly Resident Program. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS:

Deadwood Alive RFP – Exhibit E

Mr. Kuchenbecker stated an RFP was sent out for Main Street Re-enactments and the performance of Jack McCall. A few years ago an ordinance was put in place where re-enactors are officially run through Historic Preservation and are the only entity allowed to shut down Main Street for re-enactments. Deadwood Alive was the only proposal received. This would be for 2021 through 2025. The current contract runs out this year. By doing this early we will know who we are working with when going into budget cycles. In full disclosure Kevin Kuchenbecker is Vice Chair and Willis Steinlicht is Chair of the Deadwood Alive and Tony Williams is on the Board as well. There is no pecuniary action so they will not have to recuse themselves. A paragraph on safety has been included per the request of HP Commission. Mr. Toews stated this is a separate entity which would hold the City harmless. Are they a separate entity and have their own insurance? Mr. Kuchenbecker stated they are a 501C3 with liability insurance for one million and each actor should have insurance through a re-enactors guild. The stage coach is insured as well. Deadwood Alive lists the City of Deadwood as additional insured. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City***

Commission to approve the RFP from Deadwood Alive for Street Performances on Deadwood for 2021 to 2025. Aye – All. Motion carried.

Mt. Moriah Cemetery Gate Operations – Exhibit F

Mr. Kuchenbecker stated this is for informational purposes only, there is no vote required. A recommendation is being presented to the City Commission to purchase an electronic gate at Mt. Moriah to allow busses to enter and exit the cemetery eliminating the issues of the public trying to enter in their vehicles when the gate is open.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

COA 200043 – Terry Houck – Midnight Star – 677 Main – Exterior Repairs – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 677 Main Street, a contributing structure located in the Original Town of Deadwood. The applicant is requesting permission to seal holes in the roof that are allowing water to leak on the front of the building. Seal holes on the 2nd floor overhang that allow water to leak on the outside of the building. Repair sheet metal on 2nd floor overhang. Repaint front of the building in the same colors. Repair fire alarm. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the local historic district, the State and National Register Historic District or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Ms. Carmody 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. Aye – All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

PA 200031, Jeff Snedecker – 2 Fremont – Demolish House – Exhibit H

Mr. Kuchenbecker stated the applicant has once again requested this application be continued as they have indicated they will be engaging an architect to develop at some conceptual designs. At this point the applicant and agent are requesting a continuance. Mr. Toews asked what the applicant is looking at doing, new construction and demolition. Mr. Kuchenbecker stated there is some talk about reconstruction of the existing building as an option but as presented it is for demolition. Reconstruction would depend on the site plan and what is being proposed. A site plan has been requested so the HP Commission will fully understand what the applicant has submitted. There is no understanding has to how the proposed new units would fit onto the lot. What would happen to the existing building and how the buildings would be compatible? In light of the situation we are pushing the applicant for the information. It has been highly suggested by staff to engage a design professional to provide conceptual drawings so we can make an educated determination on which way the Commission should go. Ms. Posey asked if they are wanting to build five town homes. Mr. Kuchenbecker stated it is unclear if it is five units and one building or five units and five buildings. The conceptual plans look like it is one building with five units. Ms. Posey stated she is glad they are going to get help. Mr. Toews stated he is not as optimistic about moving this forward. There was a process established through Demolition by Neglect. The City needs to decide if the structure is in a state of Demolition by Neglect or not. After the City makes their determination then it can come before Historic Preservation as an opportunity for us to have a hearing. This has been going on

for so long and it keeps deteriorating over time, I am wondering if it would be advisable as a commission to request city staff to start the process of investigating whether this is demolition by neglect. Ms. Posey stated Mr. Kuchenbecker said it appeared as intentional demolition by neglect. Mr. Toews stated there is an ordinance that has a specific process involved. If we are going to do this it should be done the proper way. Mr. Kuchenbecker stated he will talk with the HP Commissioner, Jeramy Russel and Trent Mohr to see if we can start down that road. Mr. Toews stated this will give the applicant the push to get this resolved. ***It was moved by Mr. Toews and seconded by Ms. Posey to request City Staff to start the process of Demolition by Neglect on the property at 2 Fremont. Aye – All. Motion carried.*** Mr. Kuchenbecker stated he will start the discussion with the building official. ***It was moved by Ms. Posey and seconded by Mr. Steinlicht to continue this request at their next meeting. Aye – All. Motion carried.***

PA 200044, Jim Antrim – 168 Charles – Replace Siding/Windows & Doors – Exhibit I

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 168 Charles St, a contributing structure located in the Cleveland Planning Unit in the City of Deadwood. Applicant is requesting permission to replace inappropriate siding with horizontal minimum reveal siding and replace all windows and doors. 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. ***It was moved by Ms. Posey 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 for Jim Antrim, 168 Charles. Aye – All. Motion carried.***

ITEMS FROM CITIZENS NOT ON AGENDA

STAFF REPORT *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker reported the South Dakota Historic Society has awarded the Individual Governor's Award for History to Mike Runge. The HP agenda and minutes have been reformatted. We are working on the creation of a new City website as well. Staff is working on the back end of the architecture of the website. Staff has been very productive working from home during the Covid-19 pandemic. Archeological monitoring continues at the Tin Lizzie construction site. Construction of the piers has started. Commission and staff are beginning to look at the budget as we move forward during this crisis.

COMMITTEE REPORTS

Mr. Steinlicht stated he is happy we are doing the Zoom meetings as it is hard for him to get out.

Ms. Posey stated they are still doing the food give away at the Welcome Center every day from noon to 1:00.

Ms. Struble stated Saloon 10 is providing meals to the hospital and police department.

Mr. Williams stated the Santa and sleigh are still at the top of Main.

Mr. Toews stated the budget will now be a challenge. First priority is the city workers and the people that support us. If we could keep the museums and those that support whole that would be a priority. After that we should look at things that are secondary. I have a feeling

there is going to be a lot of casinos that will ask for a hiatus in paying the device license. There are a number of big challenges ahead of us.

Mr. Carmody stated she has a large amount of scrap paper if anyone needs it.

Mr. Berg thanked Mr. Toews, Mr. Blair and Mr. Steinlicht for their service and they have been very helpful to him and enjoyed working alongside them.

OTHER BUSINESS

The Historic Preservation Commission Meeting adjourned at 5:35 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary

Back to Agenda

EXHIBIT B

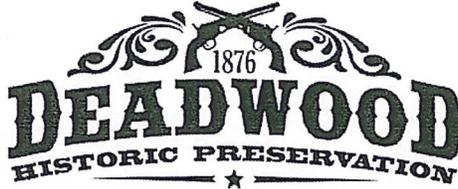


MEMORANDUM

Date: April 17, 2020
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

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

- **Mel Dennis – 14 Lincoln – Wood Windows and Doors Program**
Staff has conducted a site visit and determined the applicant meets the criteria for the Wood Windows & Doors Programs. Staff will coordinate with the applicant during the proposed project.
- **Bruce & Mary Ann Oberlander – 102 Charles – Siding Program**
Staff has conducted a site visit and determined the applicant meets the criteria for the Siding. Staff will coordinate with the applicant during the proposed project.
- **Bruce & Mary Ann Oberlander – 106 Charles – Siding/Wood Windows and Doors Programs**
Staff has conducted a site visit and determined the applicant meets the criteria for the Siding and Wood Windows and Doors Programs. Staff will coordinate with the applicant during the proposed project.



Wood Windows and Doors Application

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

1. Address of Property:

14 Lincoln Realwood, SD

2. Applicant/Owner name & mailing address:

Melody J Dennis

Telephone: (605) ~~505~~ 920-1368

E-mail mldennis@rushmore.ca

3. Applying for: Grant or Loan

Requested Grant or Loan Amount:

\$ 9400

Estimated Total Cost for Entire Project:

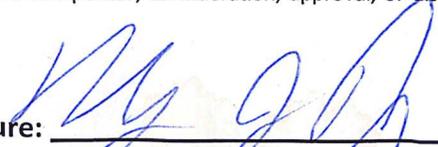
\$ 9400

For Office Use Only:	
<input type="checkbox"/> Owner Occupied	
<input type="checkbox"/> Non-owner Occupied	
Verified through the Lawrence County Office of Equalization	
Date: <u> </u> / <u> </u> / <u> </u>	Initials: <u> </u>
Assessed Valuation \$ <u> </u>	

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

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

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

Applicant's signature: 

Date submitted: 3 / 20 / 20

Owner's signature: 

Date submitted: 3 / 20 / 20

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 or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	2				2	2
Right Side View	3					
Left Side View	4					
Rear View	2					
Total Windows	11				2	2
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 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 up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	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 \$20,000.00 maximum.

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

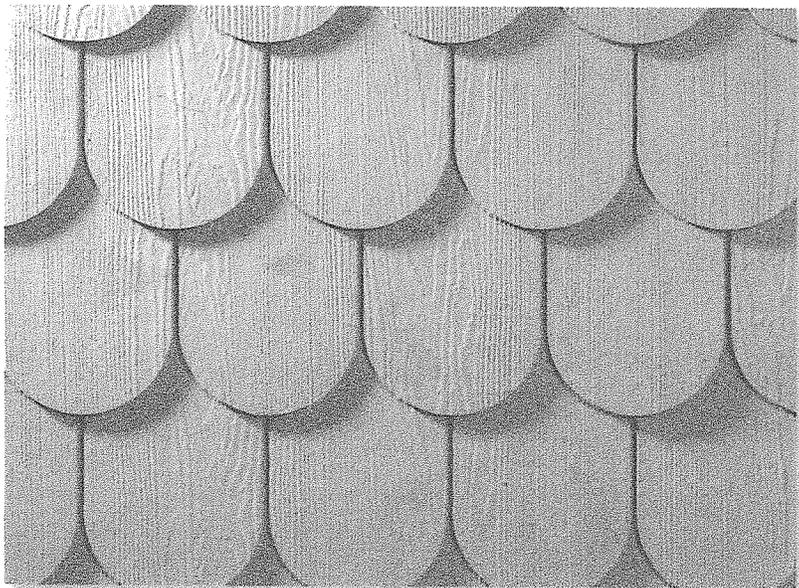
City of Deadwood
 Planning, Zoning & Historic Preservation
 108 Sherman Street
 Deadwood, SD 57732
 605-578-2082

Additional narrative regarding grant/loan applications for 102 & 106 Charles Street, Deadwood owned by Bruce and Mary Ann Oberlander — 578-2289 email: dakgraph@gmail.com

The properties at 102 and 106 Charles are both circa 1900 homes. Our goal in applying for a loan/grant is to make the exterior as maintenance-free as possible using materials approved by the Deadwood Historic Preservation Commission. Doing so will eliminate the majority of the periodic caulking, repairing and painting which we have always done ourselves when necessary. As we are now both in our early 70s these projects are becoming much more difficult. All wood soffits and fascia are scheduled for replacement by the contractor. If you have any questions or concerns, we can be reached via the contact information above.

102 Charles is our family home which we gutted and remodeled in 2005-6. The interior was completely redone to building standards in effect at the time. All new wood windows and doors were installed, and a dormer (HP approved) was added to the rear of the house to be able to access and make full use of the second floor for a master suite. Some new siding was added to the rear of the house in the remodeling process, but the majority of the cedar siding and trim is original to the house and is in dire need of replacing. The dog-ear style wooden shakes on the gable on the front of the house are almost beyond repair. We will replace them with the half round cement board product which is similar to the current look (see below). It will be painted to match the siding color. We will be using SmartSide engineered wood to match the current reveal (about 4.5 inches). It will have a Diamond Coat finish in Light Gray to match the current color. All trim will be pre-painted by the contractor so the paint extended warranties will be in effect. The wood porch columns (which are replicas of the originals) will be replaced with a maintenance-free expanded PVC product.

106 Charles is our rental which we have owned since 1984. The interior has been completely remodeled in stages over those years, but little has been done to the exterior. It, too, has its original siding which is even worse shape than our home at 102 Charles. We will replace it with white SmartSide with an approx. 4.5 inch reveal so it will look exactly the same as it does now. We intend to keep the same color trim everywhere it is now. The four smaller windows on the main house (three bedroom and one kitchen) will be replaced with HP approved wood windows and trimmed and painted to match. The major change to the exterior will be to replace the asbestos siding on the front gable with cement board half round panels to match the rear gable (see below). This is the same material we will use on the front gable on 102 Charles except it will be painted with the matching green. Again, all trim will be pre-painted by the contractor so paint extended warranties will remain in effect.



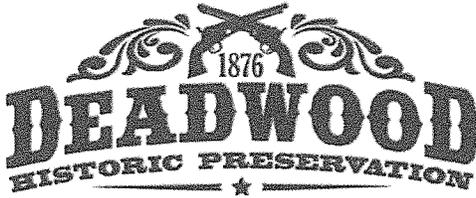
HALF ROUNDS

Length	48 in
Height	15.25 in
Exposure	7 in
Prime	86
Pcs/Pallet	
Sq/Pallet	2
Pcs/Sq	43.0

STATEMENT COLLECTION™ _____

DREAM COLLECTION™ _____

PRIME ✓ _____



Siding Program Application

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

1. Address of Property:

102 Charles St

2. Applicant's name & mailing address:

Bruce & Mary Ann Oberlander

102 Charles St

Deadwood, SD 57732

Telephone: (605) 578-2289

E-mail dakgraph@gmail.com

3. Applying for: Grant or Loan

Requested Grant or Loan Amount:

\$ 10,000⁰⁰

Estimated Total Cost for Entire Project:

\$ 21,000⁰⁰

For Office Use Only:

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: ___/___/___ Initials: _____

Assessed Valuation \$ _____

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

5. Certification

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

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

Applicant's signature: Bruce Oberlander

Date submitted: 4/15/2020

Mary Ann Oberlander

Owner's signature: Bruce Oberlander

Date submitted: 4/15/2020

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



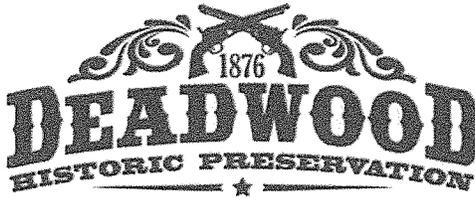
back of
106
Charles



102 Charles



Half round cement scallops (same as on 106) will replace dog-ear wood shakes on front of 102 Charles, but will be painted silver-gray, not green



Siding Program Application

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

1. Address of Property:

106 Charles St

2. Applicant's name & mailing address:

Bruce & Mary Ann Oberlander
102 Charles St.
Deadwood, SD 57732

Telephone: (605) 578-2289

E-mail dakgraph@gmail.com

3. Applying for: Grant or Loan

Requested Grant or Loan Amount:

\$ 10,000.00

Estimated Total Cost for Entire Project:

\$ 13,000.00

For Office Use Only:

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: / / Initials:

Assessed Valuation \$

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

5. Certification

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

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

Applicant's signature: Bruce Oberlander

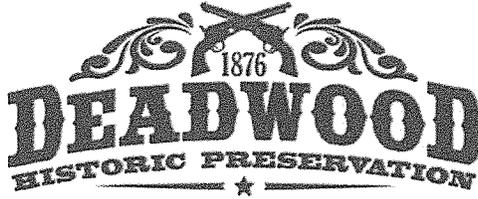
Date submitted: 4/15/2020

Owner's signature: Mary Ann Oberlander
Bruce Oberlander

Date submitted: 4/15/2020

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



Wood Windows and Doors Application

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

1. Address of Property:

106 Charles St.

2. Applicant/Owner name & mailing address:

Bruce & Mary Ann Oberlander
102 Charles St.
Deadwood, SD 57732

Telephone: (605) 578-2289

E-mail dakgraph@gmail.com

3. Applying for: Grant or Loan

Requested Grant or Loan Amount:

\$ #2,000.00 (500/window)

Estimated Total Cost for Entire Project:

\$ 2,000.00

For Office Use Only:	
<input type="checkbox"/> Owner Occupied	
<input type="checkbox"/> Non-owner Occupied	
Verified through the Lawrence County Office of Equalization	
Date: ___/___/___	Initials: _____
Assessed Valuation \$ _____	

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

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

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

Applicant's signature: Bruce Oberlander

Date submitted: 4/15/2020

Owner's signature: Bruce Oberlander
Mary Ann Oberlander

Date submitted: 4/15/2020

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 or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View						
Right Side View			2			
Left Side View			1			
Rear View			1			
Total Windows			4			
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows OR qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 OR for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door OR for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

The forgivable loan or grant is available up to \$20,000.00 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

WINDOW REPLACEMENT ON 106 CHARLIES
Approx 32" X 32" wood, double hung w/screens
4" smooth green trim to be added to all four similar
to front porch windows



↑ Right elevation
Kitchen

↑
bedroom



Rear elevation
Bedroom



Left elevation - Bedroom

EXHIBIT C



MEMORANDUM

Date: April 17, 2020
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Grant Extensions

The following Historic Preservation Program applicants are requesting an extension of their Grant. Staff's recommendation follows for the extension requests.

- Kurt & Dawn Bialas..... 24 Raymond Wood Windows & Doors
The grant expires on 04/20/2020. The applicant is almost complete with only storm doors remaining. They have had difficulty with the local vendor in getting them ordered and will be checking with another source to purchase the storm doors. Staff recommends extending the grant for an additional six months which will expire 10/20/2020.
- Meghan Clemens.....462 WilliamsSiding/Wood Windows & Doors
The grant expires on 04/19/2020. The applicant has a contractor, but he has yet to start the project. The applicant is reluctant to have anyone in her house at this time. Staff recommends extending the grant for an additional six months which will expire 10/19/2020.
- Adrien Newkirk 39 LincolnFoundation/Elderly/Windows & Doors
The grant expires on 4/21/2020. The applicant is doing the work himself. Staff recommends extending the grant for an additional six months which will expire on 10/21/2020.
- Lee Thompson..... 47 Forest Wood Windows & Doors
The grant expires on 04/14/2020. The applicant received the wrong size windows and will have to reorder. Staff recommends extending the grant for an additional six months which will expire on 10/14/2020.
- Laura & Dustin Floyd.....21 Lincoln Wood Windows & Doors
The grant expires on 04/07/2020. The renovation is not complete on the project and the closing date of the sale of property has been moved. Staff recommends extending the grant for an additional three months which will expire on 07/07/2020.
- Teresa Hamilton/Peter Curry 458 WilliamsSiding/Wood Windows & Doors
The grant expires on 4/1/2020. The applicant is doing the work themselves. They have completed some of the storm windows but have a new issue with roof which needs repaired before they complete the siding and remaining storm windows. Staff recommends extending the grant for an additional six months which will expire on 10/01/2020.
- Gene Hunter..... 38 Van Buren Wood Windows & Doors
The grant expires on 04/01/2020. The applicant has a contractor working on the project and he will restart the project when weather permits. Staff recommends extending the grant for an additional three months which will expire on 07/01/2020.

EXHIBIT D

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



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

MEMORANDUM

Date: April 17, 2020
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 2020 Scholarship Awards

The Projects Committee met on April 15, 2020 and reviewed six applications by Lead-Deadwood High School seniors for the Historic Preservation Commission's 2020 Scholarship program.

After serious review and consideration the committee selected two recipients for the \$1,000 Scholarships, Rebecca Groeger and Hannah Campbell.

The Projects Committee recommends approval of the two students for the 2020 Scholarship Award.

Recommended Motion: *Approve the applications from Rebecca Groeger and Hannah Campbell in the amount of \$1,000 each for the 2020 Scholarship program as budgeted in this fiscal year.*

EXHIBIT E

Date: April 17, 2020

Case No. 200048
Address: 14 Lincoln Avenue

Staff Report

The applicant has submitted an application for Project Approval for work at 14 Lincoln Avenue a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Mel Dennis
Owner: Dennis, Melody J
Constructed: c. 1938

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace the storm windows and the storm door on the front of the structure. The applicant is also applying for the Wood Windows and Doors Grant.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The applicant has applied for the wood window and door program Staff will coordinate with the owner, contractor and vendor to ensure the guidelines are met for the program and districts. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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:

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 certificate of appropriateness or project approval].

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

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.]

Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation projects in 36 C.F.R. 67, 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 projects in 36 C.F.R. 67, 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 projects in 36 C.F.R. 67, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

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



FOR OFFICE USE ONLY	
Case No.	_____
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	___/___/___
Date of Hearing	___/___/___

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>14 Lincoln Deadwood, SD</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>Melody Dennis</u>
Address: <u>14 Lincoln</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57722</u>
Telephone: <u>605-920-1368</u> Fax: _____
E-mail: <u>mdennis@rushmore.ca</u>

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 checked="" type="checkbox"/> Exterior Painting
<input checked="" type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: _____ Project Completion Date (anticipated): _____

ALTERATION Front Side(s) Rear

ADDITION Front Side(s) Rear

NEW CONSTRUCTION Residential Other _____

ROOF New Re-roofing Material
 Front Side(s) Rear Alteration to roof

GARAGE New Rehabilitation
 Front Side(s) Rear

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

WINDOWS **STORM WINDOWS** **DOORS** **STORM DOORS**
 Restoration Replacement New
 Front Side(s) Rear
Material _____ Style/type _____

PORCH/DECK Restoration Replacement New
 Front Side(s) Rear
Note: Please provide detailed plans/drawings

SIGN/AWNING New Restoration Replacement
Material _____ Style/type _____ Dimensions _____

OTHER – Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

Describe in detail, 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. 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. Describe in detail below (add pages as necessary).

Want to replace windows & storm doors to make it look pretty!

I don't have a contractor yet

Maybe might need help with that

EXHIBIT F

Date: April 17, 2020

Case No. 200049
Address: 102 Charles Street

Staff Report

The applicant has submitted an application for Project Approval for work at 102 Charles Street a contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Bruce & Mary Ann Oberlander
Owner: Bruce & Mary Ann Oberlander
Constructed: c. 1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace the siding, fascia and soffits on front and rear of structure. Replace front gable with half round cement siding. The siding will be LP Smart siding and will be similar in color to existing siding. Trim will match existing siding color. Replace existing pillars with expanded pvc and look similar to current pillars.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Staff has and will continue to work with the applicant and contractor to ensure guidelines are met. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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:

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 certificate of appropriateness or project approval].

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

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.]

Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation projects in 36 C.F.R. 67, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

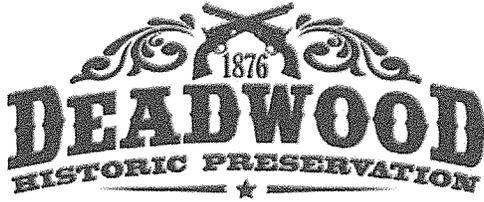
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation projects in 36 C.F.R. 67, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation projects in 36 C.F.R. 67, 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.

[Back to Agenda](#)

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



FOR OFFICE USE ONLY	
Case No.	_____
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	___/___/___
Date of Hearing	___/___/___

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>102 Charles St Deadwood, SD 57732</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>Bruce & Mary Ann Oberlander</u>
Address: <u>102 Charles St.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-578-2289</u> Fax: _____
E-mail: <u>dakgraph@gmail.com</u>

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

Contractor's Name: <u>TBO</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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

TYPE OF IMPROVEMENT			
<input checked="" type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other <u>soffits, fascia</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing
<u>Window & door trim, Gable fascia, pillars</u>			

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>May/June 2020</u>		Project Completion Date (anticipated): <u>July 1, 2020</u>		
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<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"/> PORCH/DECK	<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	
	Note: Please provide detailed plans/drawings			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
	Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

Describe in detail, 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. 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. Describe in detail below (add pages as necessary).

Replace siding, fascia and soffits on front, sides and rear of residence. Replace front gable with half round cement siding. The siding is smart siding and will be similar in color to existing siding. Trim will match existing siding (green) We will also be replacing the existing pillars with expanded pvc. These will be very similar to existing pillars.

SIGNATURES

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

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

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

<i>Bruce Obedander</i>	4/10/2020		
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE

<i>MaryAnn Obedander</i>	4/15/2020		
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE

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

APPLICATION DEADLINE

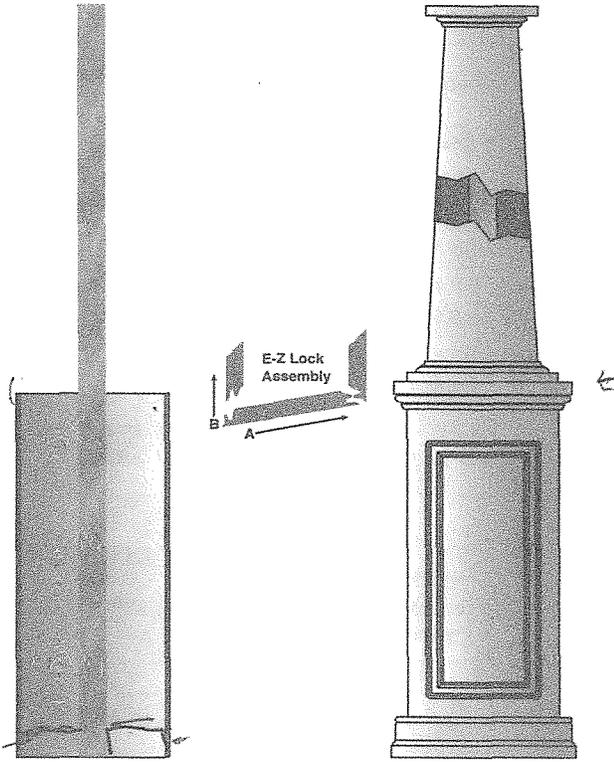
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided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

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

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

ENDURA-CRAFT COLUMNS

ENDURA-CRAFT INSTALLATION OVERVIEW

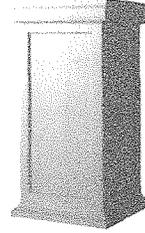


PEDESTALS OVERVIEW

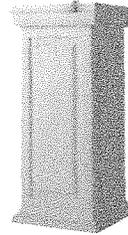
12" x 12" x 40"
Pedestal

AVAILABLE HEIGHTS FROM 32" TO 60"

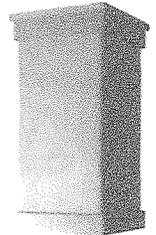
nominal width	outside width	inside width
6"	5-5/8"	4-5/8"
8"	7-5/8"	6-5/8"
* 10"	9-5/8"	8-5/8"
12"	11-5/8"	10-5/8"
14"	13-5/8"	12-5/8"
16"	15-5/8"	14-5/8"
18"	17-5/8"	16-5/8"
20"	19-5/8"	18-5/8"
22"	21-5/8"	20-5/8"
24"	23-5/8"	22-5/8"
26"	25-5/8"	26-5/8"
28"	27-5/8"	26-5/8"
30"	29-5/8"	28-5/8"



RECESSED PANEL



RAISED PANEL

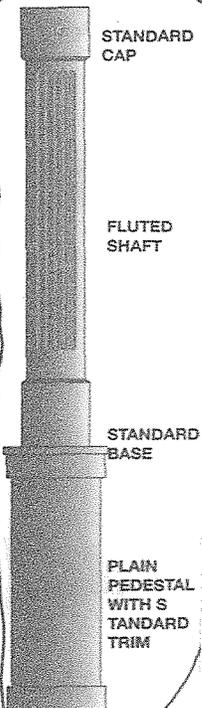


STANDARD PEDESTAL

40 inches tall

ENDURA-CRAFT MIX-N-MATCH EXAMPLES

Finished look - Replacement Columns on 102 Charles



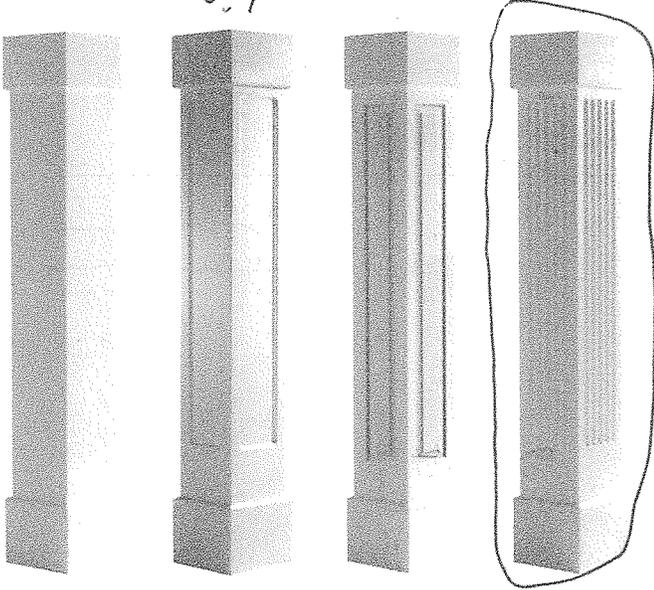
ENDURA-CRAFT (EXPANDED CELLULAR PVC)

- Virtually Unlimited Sizes & Designs
- E-Z Lock Joint Assembly
- Wood-Like Feel and Workability
- Water/Heat/Cold Resistant
- Cost Effective
- Pre-Colored White
- Lifetime Warranty

ENDURA-CRAFT COLUMNS

Square Non-Tapered Column Wrap

8 1/4 x 8 1/4 x 4' shaft



SQUARE NON-TAPERED ENDURA-CRAFT SHAFT AVAILABILITY & PANEL

column width	available column lengths					shaft specifications		
						nominal width	net width	inside diameter
6"	6"x5'	6"x6'	6"x8'	6"x10'		6"	5-5/8"	4-5/8"
	S/F	S/F	S/F	S/F				
8"	8"x4'	8"x5'	8"x6'	8"x8'	8"x10'	8"	7-7/8"	6-7/8"
	S/F/P	S/F/P	S/F/P	S/F/P	S/F/P/M			
10"	10"x4'	10"x5'	10"x6'	10"x8'	10"x10'	10"	9-5/8"	8-3/8"
	S/F/P	S/F/P	S/F/P	S/F/P	S/F/P/M			
12"	12"x4'	12"x5'	12"x6'	12"x8'	12"x10'	12"	11-5/8"	10-3/8"
	S/F/P	S/F/P	S/F/P	S/F/P	S/F/P/M			

WE CAN DO ANY SIZE

Custom Sizes Available

Quick Installation

Available for QuickShip

Lifetime Warranty

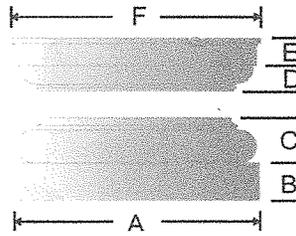
Perfect for Wrapping Posts

Water Proof

Insect Resistant

Low-Price Guarantee

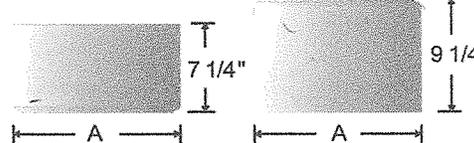
Multiple Shaft, Cap, and Base Options



TUSCAN CAPITAL & BASE

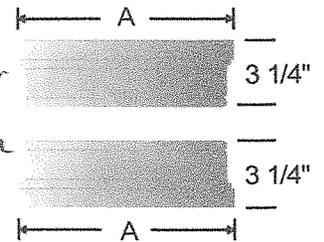
column width	base specifications		capital specifications	
	A	B-C	F	E-D
6"	8-1/16"	3-1/4"	8-7/16"	2-1/16"
8"	10-7/8"	4-1/4"	11-1/4"	3-1/8"
10"	13-1/2"	5-1/4"	13-7/32"	3-9/16"
12"	17"	6"	17-1/4"	3-7/8"

TRIM top & bottom would be painted green



STANDARD CAPITAL & BASE

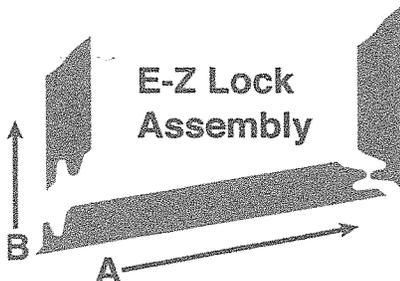
outside width	cap/base width A	cap height B	base height C
6"	6-7/8"	7-1/4"	9-1/4"
8"	8-7/8"	7-1/4"	9-1/4"
10"	10-7/8"	7-1/4"	9-1/4"
12"	12-7/8"	7-1/4"	9-1/4"



PRAIRIE CAPITAL & BASE

outside width	cap/base width A	cap height	base height
6"	8-1/8"	3-1/4"	3-1/4"
8"	10-1/8"	3-1/4"	3-1/4"
10"	12-1/8"	3-1/4"	3-1/4"
12"	14-1/8"	3-1/4"	3-1/4"

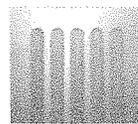
PRECISION MITER JOINTS



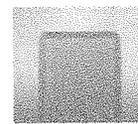
AVAILABLE PANEL STYLES



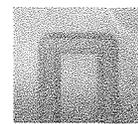
PLAIN



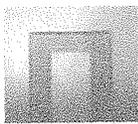
FLUTED



RECESSED PANEL



RAISED PANEL



"SQUARE CORNER" RAISED PANEL

EXHIBIT G

Date: April 17, 2020

Case No. 200049
Address: 106 Charles Street

Staff Report

The applicant has submitted an application for Project Approval for work at 106 Charles Street a contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Bruce & Mary Ann Oberlander
Owner: Bruce & Mary Ann Oberlander
Constructed: c. 1896

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working class housing in pre-World War II Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace siding, soffits, fascia, windows and door trim. Replace front gable siding with half rounds similar to the rear roof gable. Replace four exterior windows with wood to replace windows that were installed in 1977.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The Oberlander's have worked closely with this office. The results will be removing part of the inappropriate siding on the gable roofing and windows that were changed in the 1970s. Staff will continue to work with the owner and contractor to ensure guidelines are met. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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:

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 certificate of appropriateness or project approval].

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

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.]

Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation projects in 36 C.F.R. 67, 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 projects in 36 C.F.R. 67, 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 projects in 36 C.F.R. 67, 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.

[Back to Agenda](#)

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



FOR OFFICE USE ONLY	
Case No.	_____
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	____/____/____
Date of Hearing	____/____/____

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>106 Charles St</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>Bruce & MaryAnn Oberlander</u>
Address: <u>102 Charles St</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-578-2287</u> Fax: _____
E-mail: <u>dakgraph@gmail.com</u>

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

Contractor's Name: <u>TBD</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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

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

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>May-June 2020</u>		Project Completion Date (anticipated): <u>July 1, 2020</u>		
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear	<u>siding & trim</u>
<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"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<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 type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
<u>(4)</u>	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input checked="" type="checkbox"/> New	
	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)-3	<input checked="" type="checkbox"/> Rear -1	
Material <u>wood</u> Style/type <u>double hung/screens</u>				
<input type="checkbox"/> PORCH/DECK	<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	
Note: Please provide detailed plans/drawings				
<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 in detail, 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. 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. Describe in detail below (add pages as necessary).

Replace soffits, fascia, windows & door trim and siding on front, sides, and rear of rental property. Replace front gable siding with half rounds similar to rear roof gable. Replace 4 existing windows with wood window. These windows were installed in 1977.

SIGNATURES

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

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

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

<p><i>Bruce Oberlander</i> 4/15/2020</p> <p>_____ SIGNATURE OF OWNER(S) DATE</p>	<p>_____ SIGNATURE OF AGENT(S) DATE</p>
--	--

<p><i>MaryAnn Oberlander</i> 4/10/2020</p> <p>_____ SIGNATURE OF OWNER(S) DATE</p>	<p>_____ SIGNATURE OF AGENT(S) DATE</p>
--	--

<p>_____ SIGNATURE OF OWNER(S) DATE</p>	<p>_____ SIGNATURE OF AGENT(S) DATE</p>
--	--

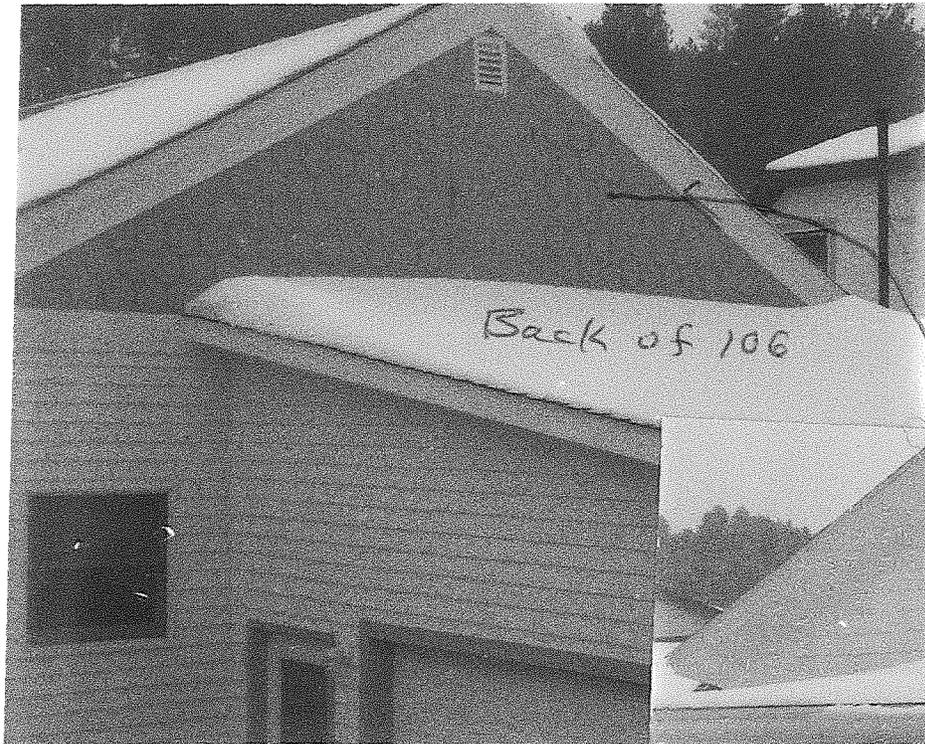
APPLICATION DEADLINE

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

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

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

Half-round concrete siding similar to back of 106 Charles to replace asbestos siding on front of 106. It will be painted the same green as the rest of the trim.



Rear gable w/ half round cement scallops



Detail to show the condition of siding on 106 Charles Rental

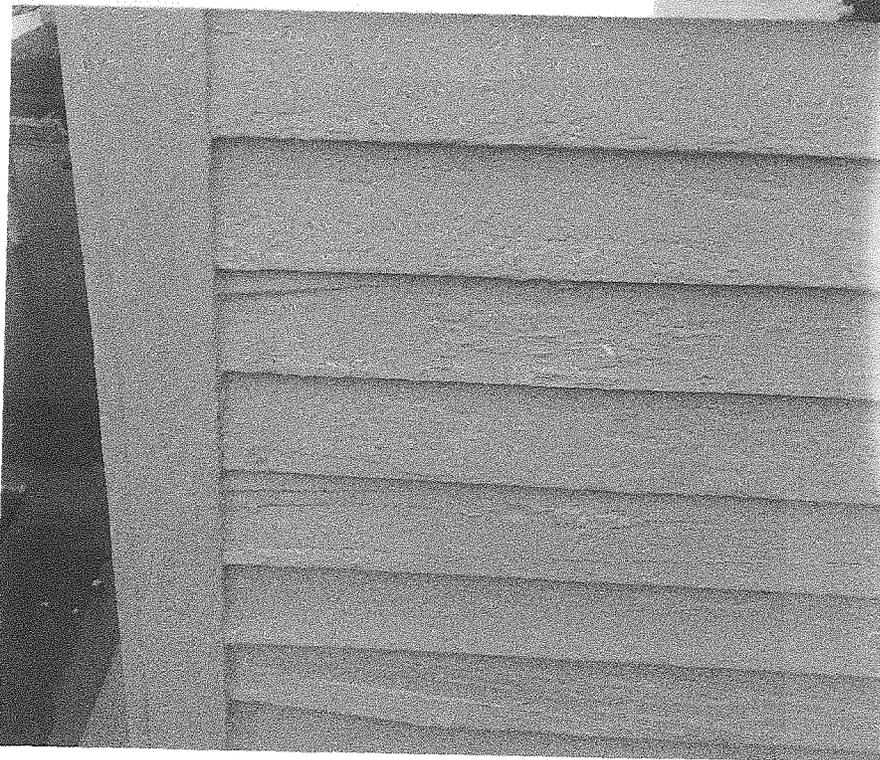


EXHIBIT H

Date: April 17, 2020

Case No. 200051
Address: 31 Seventy Six Drive

Staff Report

The applicant has submitted an application for Project Approval for work at 31 Seventy Six Drive a contributing structure located in the Original Town Planning Unit in the City of Deadwood.

Applicant: City of Deadwood
Owner: City of Deadwood
Constructed: c. 1990s

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 is part of the historic complex of the Days of 76 rodeo grounds. The chutes and crow's nest has been changed and altered numerous times throughout the complex's history.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to construct a deck above the chute area of the crow's nest which will include additional seating and a handicap access area.

Attachments: Yes

Plans: Yes

Photos: No

Staff Opinion: Staff has worked closely with other City Departments and the design team. It is staffs opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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:

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 certificate of appropriateness or project approval].

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

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.]

Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation projects in 36 C.F.R. 67, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

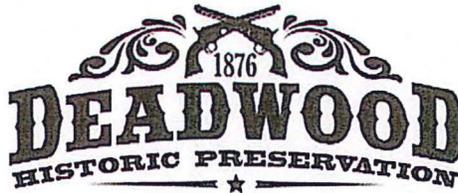
OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation projects in 36 C.F.R. 67, 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 projects in 36 C.F.R. 67, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

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



FOR OFFICE USE ONLY	
Case No.	_____
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	___/___/___
Date of Hearing	___/___/___

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>31 Seventy Six Drive</u>
Historic Name of Property (if known): <u>Historic Rodeo Grounds</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>City of Deadwood</u>
Address: <u>102 Sherman St.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>578-2082</u> Fax: _____
E-mail: <u>bobjr@cityofdeadwood.com</u>

Architect's Name: <u>Chamberlin Architects</u>
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: _____

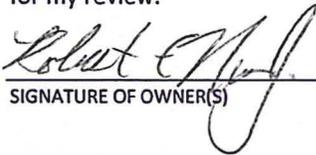
TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/>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

SIGNATURES

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

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

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

 4/16/20

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

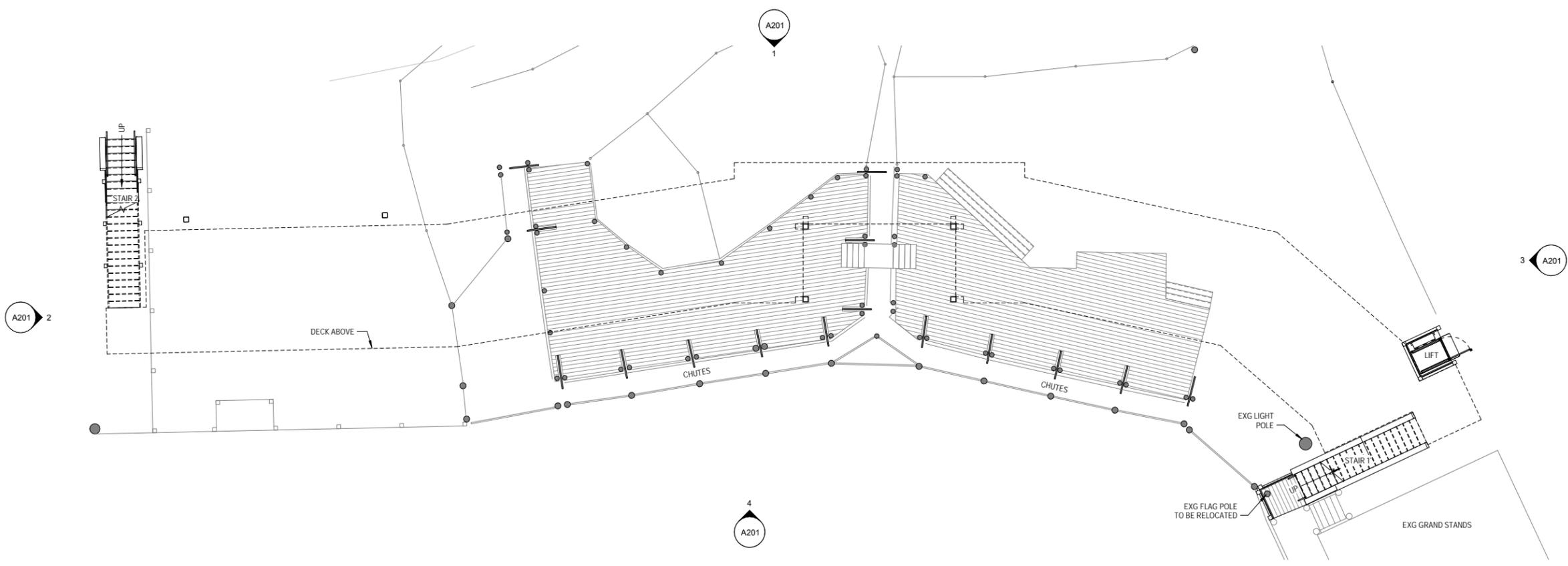
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.



chamberlin

725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.6804
chamberlinarchitects.com

NOT FOR CONSTRUCTION



1 LOWER LEVEL PLAN
A101
1/8" = 1'-0"

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING ITEM TO REMAIN
	NEW WALL
	NEW ITEM

DAYS OF '76 ARENA

DEADWOOD, SOUTH DAKOTA

LOWER LEVEL - FLOOR PLAN

NO: ISSUED FOR: DATE:



PROJECT STATUS: 0%

DATE: **4.15.20** SHEET NO:

PROJECT NO: **1810** **A101**



chamberlin

725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.6804
chamberlinarchitects.com

NOT FOR CONSTRUCTION

DAYS OF '76 ARENA

DEADWOOD, SOUTH DAKOTA

**UPPER LEVEL -
FLOOR PLAN**

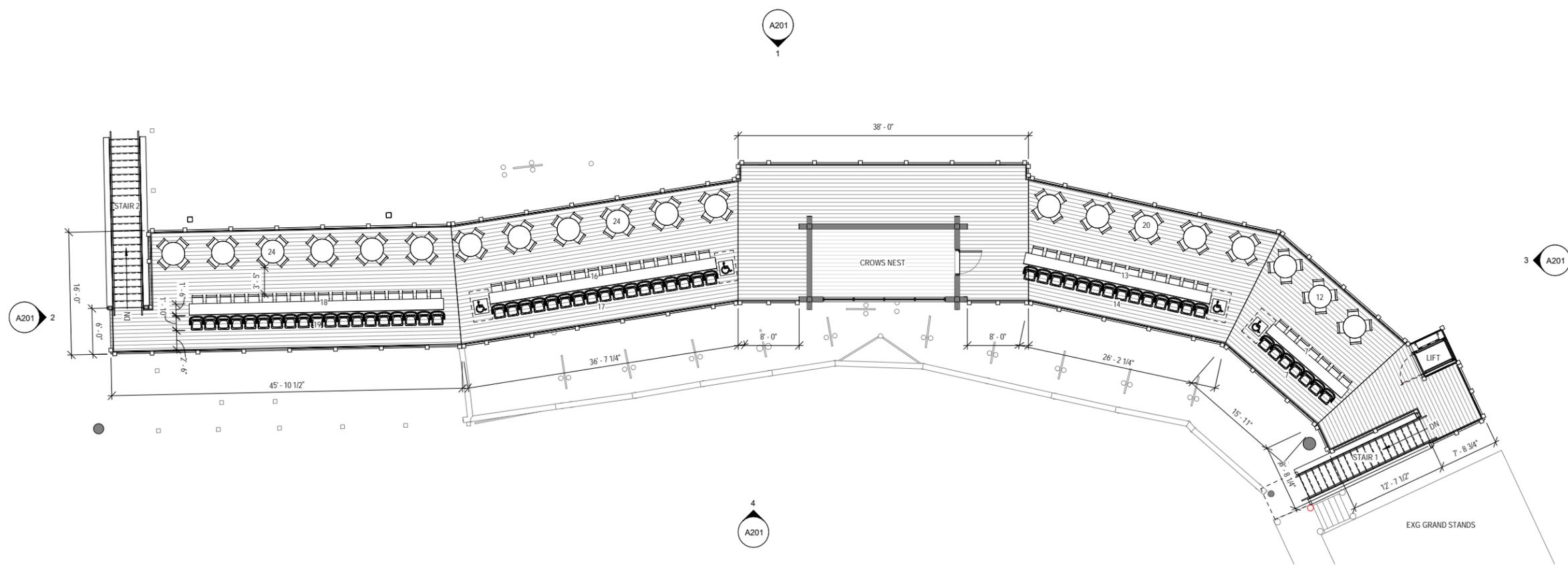
NO: ISSUED FOR: DATE:



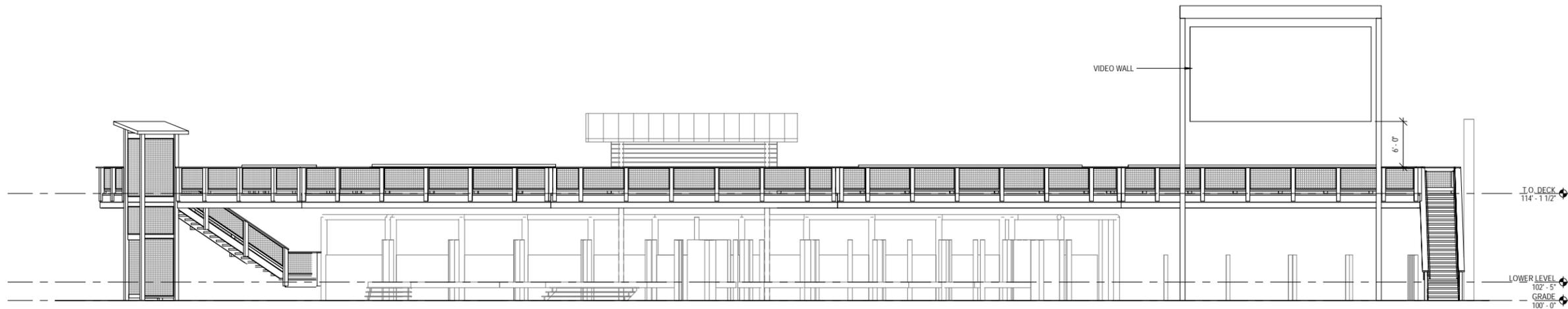
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4.15.20 SHEET NO:

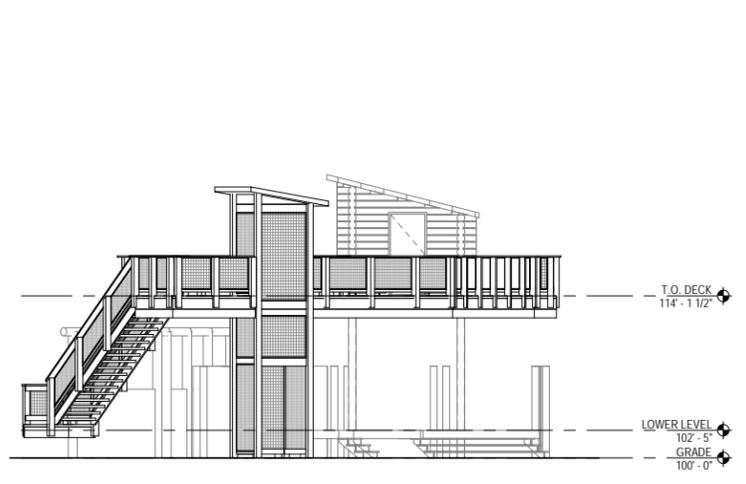
PROJECT NO:
1810 A102



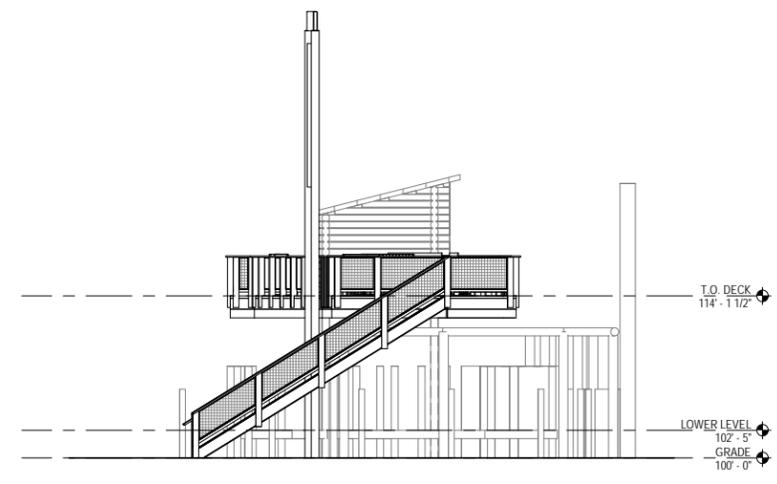
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A102 **UPPER LEVEL PLAN**
1/8" = 1'-0"



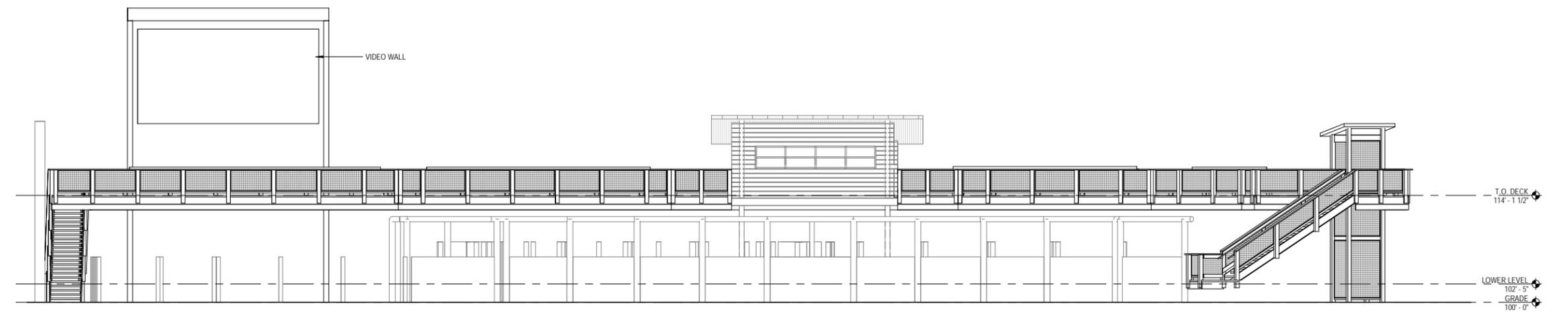
1 EAST EXTERIOR ELEVATION
A201 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
A201 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION
A201 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
A201 1/8" = 1'-0"



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DEADWOOD, SOUTH DAKOTA

EXTERIOR ELEVATIONS

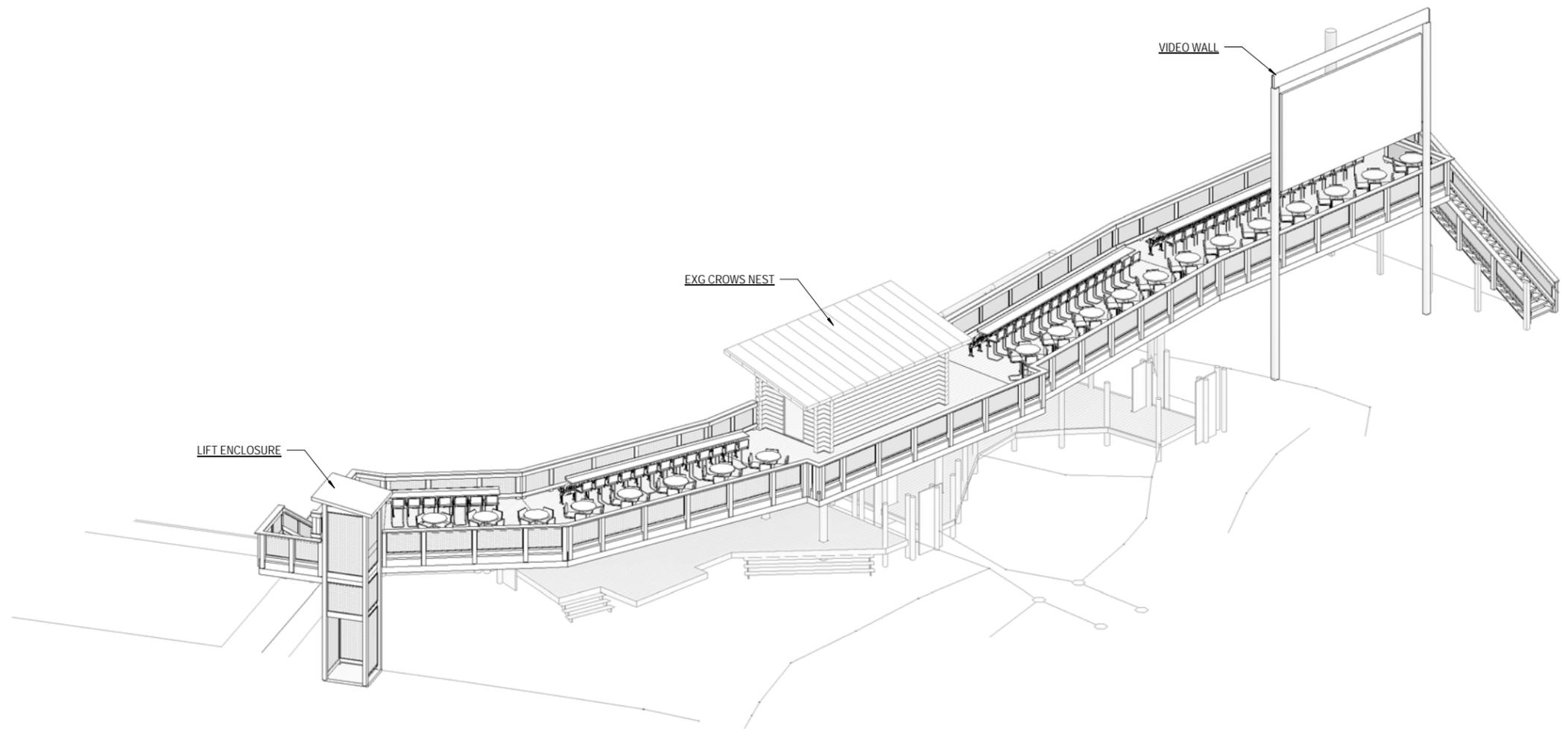
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PROJECT STATUS: 0%

DATE: 4.15.20 SHEET NO:

PROJECT NO: 1810 **A201**



1 ISOMETRIC VIEW 1
A801 NOT TO SCALE



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3D MODEL

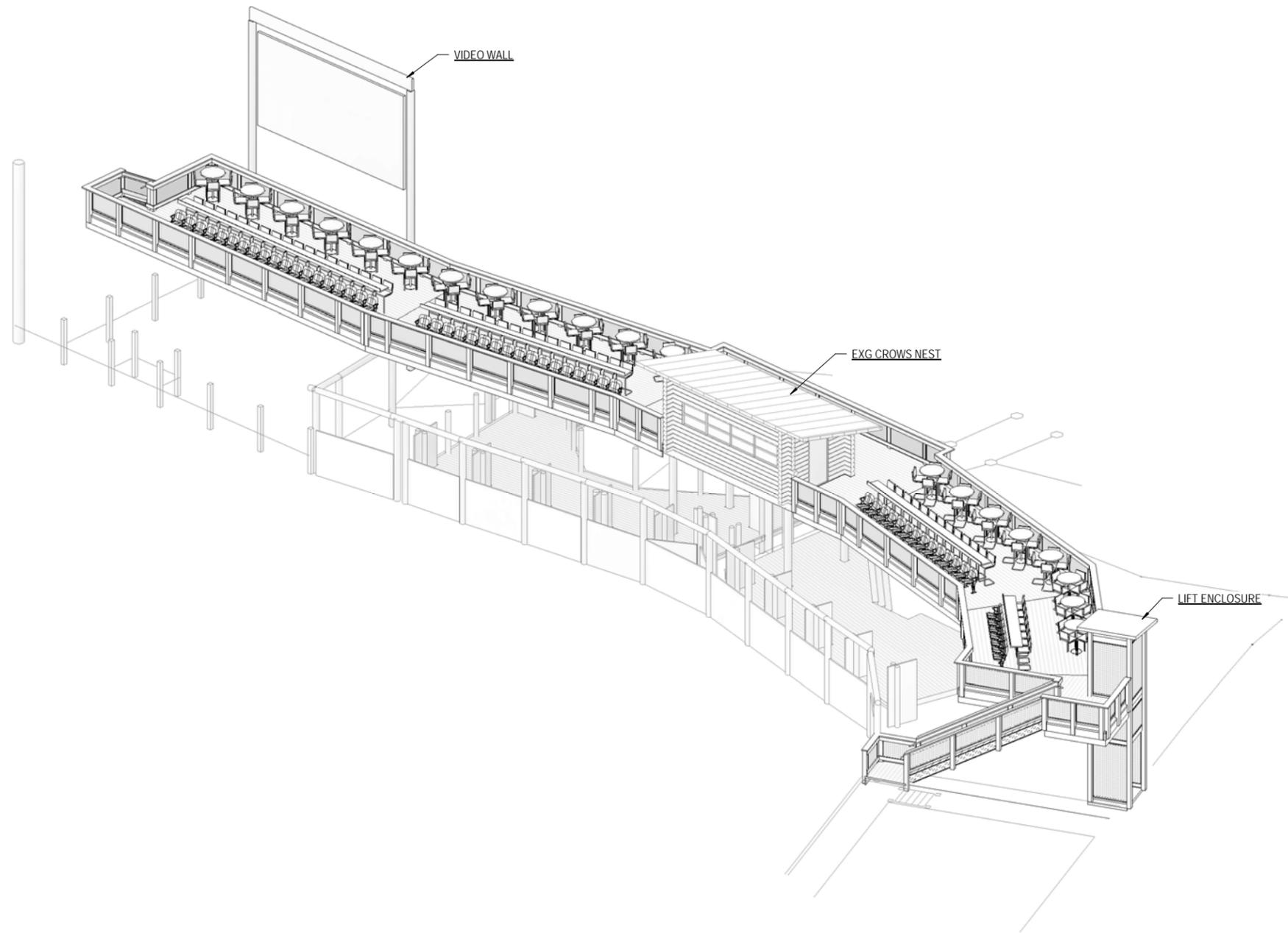
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PROJECT STATUS: 0%

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PROJECT NO: **1810** **A801**



1 ISOMETRIC VIEW 2
A802 NOT TO SCALE

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3D MODEL

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PROJECT STATUS: 0%

DATE: **4.15.20** SHEET NO:

PROJECT NO: **A802**
1810