

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 26, 2014 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes
 - a. Approval of Minutes from March 12, 2014
3. Voucher Approval
4. Old or General Business
 - a. Roger Brooks – Brand Camp
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case #14005 – 300 Main St – Demolition – M.R. Gustafson
 - b. Case #14009 – 130 Charles St – Windows – Ensminger
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - c. Retaining Wall Program/Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other business
12. Adjournment

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

Case No. 14005

Address: 300 Main Street

Staff Report

The applicant has submitted an application for Project Approval for the demolition of 300 Main Street a contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Mike Gustafson

Owner: Same

Constructed: c. 1927

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:** According to Myrtle Auer, her husband Carl Auer and his brother Otto Auer built this service station in 1927. The service station apparently became a franchise of the Sinclair Oil Company around the mid-1930s, but remained under the management of the Auer's. Myrtle Auer fondly recalls that she worked the station for a number of years and likely was one of the first women in the area to pump gas. Carl Auer managed the station until he suffered a heart attack in 1964.
2. **Architectural design of the resource and proposed alterations:** The applicant requests permission to demolish the last section of the original Sinclair Station structure to provide additional space for parking.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

This historic structure is within the National Historic Landmark District and the State and National Historic Register Districts. It is listed as a contributing structure. This listing in the National Register of Historic Places took place over 40 years prior to the acquisition of the applicant. Furthermore, the implementation of ordinances to protect Deadwood's historic resources and the creation of the Deadwood Historic Preservation Commission was established prior to limited stakes gaming and the owner's acquisition of this historic resource. The owner of this property is aware of these measures the City of Deadwood has taken to protect our history, yet there has been a complete disregard to the historic integrity of this property and the surrounding environs. This is evidence on record with the statements such as "the intent of the purchase of this property was to demolish the building for additional parking."

The M.R. Gustafson Family Trust purchased the Sinclair Station in 2006. Prior to this, the building had been used by First Gold as their administrative offices and was vacated soon after acquisition. At this point, it is staff's opinion; the building began to suffer serious deterioration and intentional neglect.

On November 1, 2007, the Deadwood Historic Preservation Chairman received notification from Roger Tellinhuisen announcing Mr. Gustafson's intention to demolish the structure under SDCL 1-19B.27 giving the City a 180 day notice. (See exhibit 1)

The City of Deadwood, through the actions of the Deadwood City Commission and the Deadwood Historic Preservation Commission appealed the request for demolition under SDCL 1-19B.27 to the Circuit Court. The Circuit Court ruled in the favor of Mr. Gustafson; however, the City of Deadwood and the Deadwood Historic Preservation Commission appealed to the Supreme Court of the State of South Dakota. An opinion by the South Dakota Supreme Court was filed on January 13, 2010 which reversed the decision of the Circuit Court under SDCL 1-19B.62 and the applicant (Mr. Gustafson) would need to go through the City's review process under the Deadwood Historic Preservation Commission through DCO 17.68.020. (See exhibit 2)

Following this ruling, at the property owner's request, staff had several discussions regarding options available for rehabilitation of the resource throughout the course of 2010 and 2011. This included a personal meeting with Kevin Kuchenbecker, Mr. Bob Nelson, Jr., Mr. Gustafson and Mr. Brad Hemmah to discuss rehab options in December of 2010. This meeting was also followed up with a meeting with the State Historic Preservation Office to discuss tax incentives for the rehabilitation tax credit and the property tax moratorium. Mr. Kuchenbecker also discussed options for life-safety issues through the Historic Preservation Revolving Loan funds. The agencies administering the funding and tax incentives did not receive any applications or requests for additional information. The owner was made aware of opportunity up to \$50,000 at 0% interest for life safety issues and that most of the issues regarding the Sinclair Station rehabilitation were life safety issues. This loan program is still available to the applicant. (See Exhibit 3)

In March 2011, Mr. Gustafson applied for a project approval for the rehabilitation of the Sinclair Station. The application was for the rehab as well as removal of an adjacent structure and portions of the resource. It also included lifting the resource and relocating it to an area immediately adjacent to the existing location in order to facilitate a new foundation for the resource. This application came from meetings between this office, the state historic preservation office along with the property owner, his agents and the architect. The application was a compromise to allow the applicant additional parking and to mitigate or at least minimize any adverse effect on the historic property and the historic districts. The applicant engaged the services of a professional registered architect to provide the rehabilitation plans. There was no mention that this project could not be completed in a timely manner without continued deterioration.

The removal of portions of the structure included a lean-to addition at the rear of the resource which built into the hillside and extremely deteriorated as well as a garage bay addition to the 1927 structure. Also a portion of the garage which also sat adjacent to the property was also allowed to be retired. Furthermore, a large section of the hillside was allowed to be removed as

part of the overall plan for the rehabilitation of the property. The alterations to the resource (selective demolitions) as well as the excavation of the hillside again were a compromise for additional parking in exchange for the rehabilitation of the resource. It was understood the mitigation of the adverse effect of altering the site and setting of the area (excavations) was the actual rehabilitation of the resource as submitted. The Deadwood Historic Preservation Commission approved the submitted application for Project Approval on March 23, 2011 with the understanding that as outlined in the application and discussions during the meeting there would not be an adverse effect. The architect further stated the building could be moved and rehabilitated even though the building was in a state of deterioration. (See exhibit 4 {application} and exhibit 5 {minutes})

This action was a compromise to retain the historic character of the original Sinclair Station and allow the owner to expand parking in the area. By rehabilitating the original portion of the 1927 Sinclair Station it was mitigating potential adverse effect to the area through the retention of a portion of the historic fabric of this area.

The archaeological investigation and architectural recordation of the existing buildings, the Sinclair Station, the Sinclair addition, and the Auer Garage was completed in May 2011 as part of the outlined steps required by the City of Deadwood. (See exhibit 6)

In July 2011, Mr. Gustafson was issued a building permit for the removal of the approved structures and the beginning of the hillside cut. This was necessary for the preparation of the lifting, move and foundation work for the Sinclair Station. (See exhibit 7)

On December 14, 2011, the Deadwood Historic Preservation Commission reviewed alterations to the Project Approval for the Sinclair Station previously approved in March of that year. This included altering the site location and foundation work. By this time, the structure had been lifted from its original foundation and sill and wall repairs had started to be incorporated in the rehabilitation. The new site for the foundation was very near the original site of the structure. (See exhibit 8 {application} and exhibit 9 {minutes})

The foundation plans identify the work needed to be completed for the rehab of the structure. It was understood that the status of the building was in a poor condition and deteriorated; however, the architect had not indicated specific structural deficiencies. (See exhibit 10)

It is this office's opinion; this building is relatively small in size and the repairs are actually similar in comparison to other resources this office has actively been involved with in successful rehabilitations. If this structure is to be considered "too far gone" as a bench-mark, Deadwood would lose several other resources which are in far worst condition.

In 2012, this office along with the Building Inspector required the architect conduct a property inspection. It was an interim look at the structure that took place. This office also attempted several times to ascertain why further rehabilitation work was not being completed. The applicant and his agents indicated there was no funding to complete the project and they were also waiting for the ground to settle around the building.

On July 30, 2013, the City of Deadwood issued a Notification of Violation(s) for property maintenance code violations under DCO 15.01.010. This notification gave Mr. Gustafson sixty

(60) days to remedy the violations and bring the building into compliance with the 2012 International Property Maintenance Code. (See exhibit 11)

On August 13, 2013, Mr. Gustafson appealed to the City of Deadwood's Board of Appeals and Examiners. (See exhibit 12) This appeal was heard by the Board of Appeals and Examiners on October 29, 2013 at which time the Board ruled in favor of the Building Inspector and Mr. Gustafson was in violation of the code. (See exhibit 13)

The canopy collapsed during the October 2013 early winter storm which delivered Deadwood nearly four feet of snow. It was immediately allowed to be removed for safety reasons. This canopy could be reconstructed as it was recorded as part of the rehabilitation plans which provide the size and dimensions. Part of the reason of the collapse appears to be the fact this portion of the building was never permanently set on a permanent foundation. This appears to be part delay tactics and intentional deterioration tactics of the applicant.

Both the 1991 and the 1993 Deadwood Historic Surveys of the Sinclair Station indicates the structure as being in good condition. (See exhibit 14)

In 2008, an architectural survey was done with photographic evidence and it was also evident in the March 2011 application that the building was in better condition than it does today. (See exhibit 15)

It is staff's opinion; the most reasonable and prudent alternative to demolition is to follow through with the original rehabilitation plans as initially submitted approved by the Deadwood Historic Preservation Commission.

Based upon the review of this project as submitted and based on the GUIDELINES FOR UNDERTAKINGS IN THE CITY OF DEADWOOD NATIONAL HISTORIC LANDMARK DISTRICT, it is staff's opinion that this project DOES cause damage and destroys a historic property (the Sinclair Station as well as the historic districts) included in the national register of historic places or the state register of historic places and fails to address **ALL reasonable and prudent alternatives** and therefore is adverse to Deadwood.

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 project approval.

If you, as a commissioner, have determined the Project DOES 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 Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

3/26th

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

DEADWOOD

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

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

City of Deadwood Application for ☒ Project Approval or ☐ Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>300 MAIN ST</u>
Historic Name of Property (if known): <u>SINCLAIR STATION</u>

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

Owner's Name: <u>MIKE GUSTAFSON</u>
Address: <u>4021 MOUNTAIN SHADOW PL</u>
City: <u>RAPID CITY</u> State: <u>SD</u> Zip: <u>57702</u>
Telephone: <u>291-4111</u> Fax: _____
E-mail: _____

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

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

Agent's Name: <u>BRAD IFEMA</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: <u>920-1314</u> Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT			
☐ Alteration (change to exterior)	☐ New Building	☐ Addition	☐ Accessory Structure
☐ New Construction	☐ Re-Roofing	☐ Wood Repair	☐ Exterior Painting
☐ General Maintenance	☐ Siding	Other _____	
☐ Other <u>DEMOLITION</u>	☐ Awning	☐ Sign	☐ Fencing
Estimated Cost of Work: \$ _____			

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

DESCRIPTION OF ACTIVITY

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

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

DEMOLITION AND REMOVAL OF MATERIALS AND PERB

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SIGNATURES

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

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

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

 **REPRESENTING**
MIKE GUSTAFSON
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

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FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: 14005 Date of Filing: _____

- ☐ Certificate of Appropriateness
☒ Project Approval
☐ Sign Application

Property Designation:

- ☐ Contributing
☐ Non-contributing

Historic Overlay District:

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

Application complete

Project Documents submitted (check all that apply)

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

Staff Preparation

Initials _____ Date below _____

- | | | |
|---|-----------|--|
| ☐ Site Visit | _____ | ____/____/____ |
| ☐ Project visible from right-of-way? | _____ | ☐ Yes ☐ No |
| ☐ Logged into HPC Agenda | <u>KS</u> | <u>2/19/14</u> |
| ☐ Staff Report (research) | _____ | ____/____/____ |
| ☐ Packet to HPC Members | _____ | ____/____/____ |

Post Meeting Documentation

Initials _____

Date below _____

- | | | | |
|--|---------------------------------|-------|----------------|
| ☐ Approval | ☐ Denial | _____ | ____/____/____ |
| ☐ Property owner notification | | _____ | ____/____/____ |

Building & Zoning Department (if applicable)

Initials _____

Date below _____

- | | | |
|--|-------|----------------|
| ☐ Building Permit Application | _____ | ____/____/____ |
| ☐ Setback(s) checked by P & Z | _____ | ____/____/____ |
| ☐ Detailed plans reviewed | _____ | ____/____/____ |
| ☐ Building Permit Issued | _____ | ____/____/____ |
| ☐ Fee collected (if applicable) | _____ | ____/____/____ |
| ☐ Setback(s) reviewed | _____ | ____/____/____ |

Filed on ____/____/____



March 10, 2014

Subject: Partial Sinclair Building at 300 Main St, Deadwood SD 57732

To: Historic Preservation Officer and Commissioners

This letter is my letter of intent, as to the future plans of the property, on which the Partial Sinclair Building at 300 Main Street resides.

At this time, I have no plans now or in the foreseeable future to build a parking garage or further expand First Gold Hotel. It is my intent to pave the parking area and improve lighting for public safety. I will also continue with the beautification of the rock wall. We planted ivy that will eventually climb the rock wall, to beautify the Gateway to Deadwood.

Thank you for your consideration

Michael Gustafson
Owner, First Gold Hotel & Gaming

Date: March 20, 2014

Case No. 14009

Address: 130 Charles Street

Staff Report

The applicant has submitted an application for Project Approval for work at 130 Charles Street a contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Rick Ensminger

Owner: Same

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 resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades not seen since the nineteenth century. In Deadwood, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These houses could display elements of Tudor, Colonial, or Cape Cod design.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to repair existing windows and install new wood storm windows. Also requested is an easily reversible sunshade awning at the rear of the resource over the deck as submitted.

Attachments: Yes

Plans: No

Photos: Yes

Staff 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.

The applicant has also applied for the Special Needs Wood Window program. Staff recommends acceptance into the program.



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 project approval.

If you, as a commissioner, have determined the Project DOES 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 Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the Deadwood Codified Ordinances under Chapter 17.68 and the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

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City of Deadwood Application for

- ☐ Project Approval or
☐ Certificate of Appropriateness

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108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION	
Property Address:	<u>130 Charles St.</u>
Historic Name of Property (if known):	

APPLICANT INFORMATION	
Applicant is ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____	
Owner's Name: <u>Barbara Ensminger</u>	Architect's Name: _____
Address: <u>Po Box 276</u>	Address: _____
City: <u>Haxten</u> State: <u>CO</u> Zip: <u>80731</u>	City: _____ State: _____ Zip: _____
Telephone: <u>970-774-7403</u> Fax: <u>970-774-6133</u>	Telephone: _____ Fax: _____
E-mail: <u>barbensminger@hotmail.com</u>	E-mail: _____
Contractor's Name: <u>Mike Conover</u>	Agent's Name: _____
Address: <u>618 Houston St.</u>	Address: _____
City: <u>Lead</u> State: <u>SD</u> Zip: <u>57754</u>	City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
E-mail: _____	E-mail: _____

TYPE OF IMPROVEMENT			
☐ Alteration (change to exterior)	☐ New Building	☐ Addition	☐ Accessory Structure
☐ New Construction	☐ Re-Roofing	☐ Wood Repair	☐ Exterior Painting
☐ General Maintenance	☐ Siding	Other _____	☐ Fencing
☒ Other <u>Windows</u>	☐ Awning	☐ Sign	
Estimated Cost of Work: \$ _____			

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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	
	☐ Front	☐ Side(s)	☐ Rear
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☐ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____ Dimensions _____			
☒ WINDOWS	☒ STORM WINDOWS	☐ DOORS	☐ STORM DOORS
	☒ Restoration	☒ Replacement	☐ New
	☐ Front	☐ Side(s)	☐ Rear
Material <u>Wooden Storm</u> Style/type _____ Dimensions _____			
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement
Material _____ Style/type _____ Dimensions _____			
☐ OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

Continuation of wood window program
repairing & restoring 10 original windows
installing 10 storm windows
install removable sun shade on deck at rear of house

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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

DEADWOOD

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

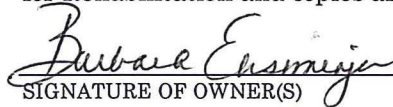
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGNATURES

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

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

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


SIGNATURE OF OWNER(S)

3-17-14
DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

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FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: 14009 Date of Filing: _____

- ☐ Certificate of Appropriateness
☒ Project Approval
☐ Sign Application

Property Designation:

- ☒ Contributing
☐ Non-contributing

Historic Overlay District:

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

Application complete

Project Documents submitted (check all that apply)

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

Staff Preparation	Initials	Date below
☐ Site Visit	_____	____/____/____
☐ Project visible from right-of-way?	_____	☐ Yes ☐ No
☐ Logged into HPC Agenda	<u>KS</u>	<u>3/20/14</u>
☐ Staff Report (research)	<u>KK</u>	<u>3/20/14</u>
☐ Packet to HPC Members	_____	____/____/____

Post Meeting Documentation	Initials	Date below
☐ Approval ☐ Denial	_____	____/____/____
☐ Property owner notification	_____	____/____/____

Building & Zoning Department (if applicable)	Initials	Date below
☐ Building Permit Application	_____	____/____/____
☐ Setback(s) checked by P & Z	_____	____/____/____
☐ Detailed plans reviewed	_____	____/____/____
☐ Building Permit Issued	_____	____/____/____
☐ Fee collected (if applicable)	_____	____/____/____
☐ Setback(s) reviewed	_____	____/____/____

Filed on ____/____/____