

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, April 29, 2014 ~ 10:00 a.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes
 - a. Continuance requested on Approval of Minutes from April 23, 2014 until May 14, 2014
3. Voucher Approval
4. Old or General Business
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 14010 – 673 Main Street – Awning – David Jensen
 - b. Case# 14014 – 12 Lee Street – Addition & Covered Loading Dock – Blake Haverberg
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 14015 – 63 Taylor Avenue – Siding & Wood Storms – John & Terry Rodiack
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
8. Retaining Wall Program/Disbursements
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. Other business
13. Adjournment

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 Historic Preservation Commission Meeting.*

Case No. 14015
Address: 673 Main Street

April 25, 2014

STAFF REPORT

The applicant requests Certificate of Appropriateness for an awning at 673 Main Street in the Deadwood City Historic Planning Unit of the City of Deadwood.

Applicant: Dave Jensen
Owner: Sandra K. McCallum
Constructed: 1879/1902

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

General Factors:

1. ***Historic significance of the resource:*** This building is a contributing resource in the Deadwood National Historic Landmark District. Under territorial government, before the incorporation of the City of Deadwood, Lawrence County used a building at this site for its courthouse. After the fire of 1879, Edward Cuthbertson built a new two-story brick building here for the county. Although the court system occupied the property the commissioners rented a separate building on Sherman Street and ultimately forced the court system to relocate.

Edmonds and Pinney clothing store was the first commercial tenant in January, 1880. The Vienna Bakery and Ackermann Millinery Parlors were other early tenants. By 1902 the building had been weakened by floods and neglect, and substantial reconstruction was required by the city. Horace Clark, who purchased the building in that year, constructed a new front and an entirely new two-story rear addition.

I.H. Chase occupied almost the entire main floor with his clothing store from 1903 to 1912, when he was replaced by Lowe's Bee Hive Store. The Mining Review was printed in the basement. The upper story housed apartments. The storefronts were remodeled in the 1930's and again with the installation of logs c .1980. Other tenants have included The Hub Clothiers and in the basement Mapleway Bowling Alley. The second story was known for many years as the Brunswick Rooms.

2. ***Architectural design of the resource and proposed alterations:*** The applicant is requesting approval to install a canvas awning four (4) feet in height and with a four (4) foot projection and a 12" valance. The proposed colors will be a royal blue with an orange and cream stripe as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Staff is waiting for clarification on awning colors and samples.



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: 673 Main Street Deadwood, SD
Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Sandra K. McCallum
Address: 404 Mountain View Drive
City: Lead State: SD Zip: 57154
Telephone: _____ 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: DAVID Jensen
Address: 5342 Current Ct
City: Rapid City State: SD Zip: 57702
Telephone: 430-2172 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 _____ | ☒ Awning | ☐ Sign | ☐ Fencing |

Estimated Cost of Work: \$ 2000.00

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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): <u>end of May 2014</u>	
☐ 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			

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.

Awning to consist of two fabrics: 1) Royal Blue #0017
And 2) RC0523 Orange stripe/cream stripe
Signage - would be a blade sign, non-illuminate
with DO Orange Julius trademark logos as
displayed on Attached diagram #1

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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SIGNATURES

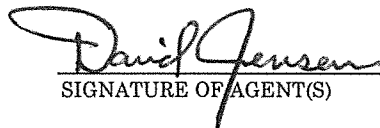
I HEREBY CERTIFY that I understand this application will not be accepted and processed until all the requested information has been supplied. I realize that drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to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

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

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

SIGNATURE OF OWNER(S)

DATE


SIGNATURE OF AGENT(S)

3/31/14
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.: 14010

Date of Filing: 4/1/2014

- ☒ 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 | _____ | ___/___/___ |
| ☐ Staff Report (research) | _____ | ___/___/___ |
| ☐ Packet to HPC Members | _____ | ___/___/___ |

Post Meeting Documentation

Initials

Date below

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

Building & Zoning Department (if applicable)

Initials

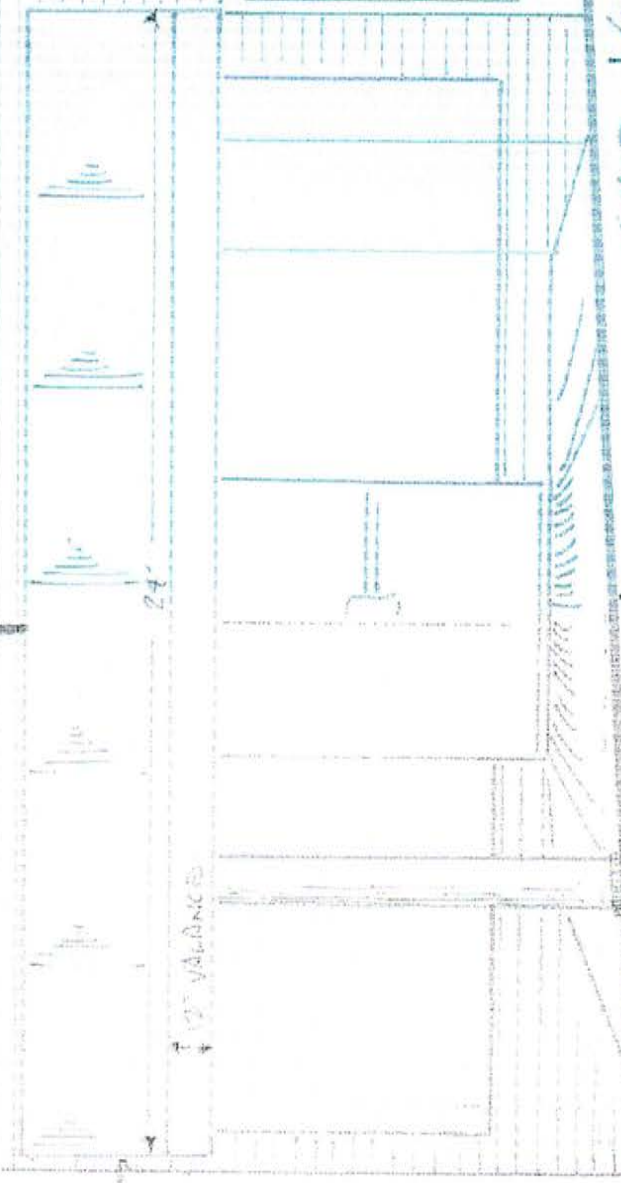
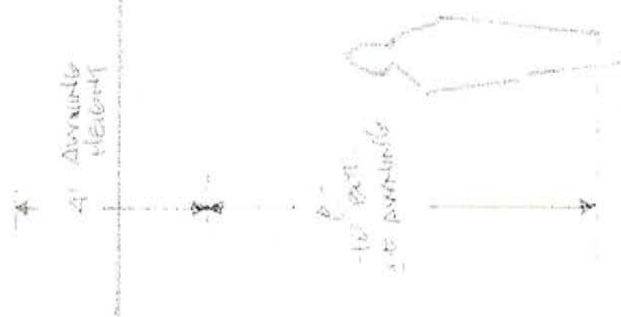
Date below

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

Filed on ___/___/___

NO. 2000000
ELEVATION

W. 1st St. & Avenue



SCALE: 1/4" = 1'-0"

CENTER OF GRADE



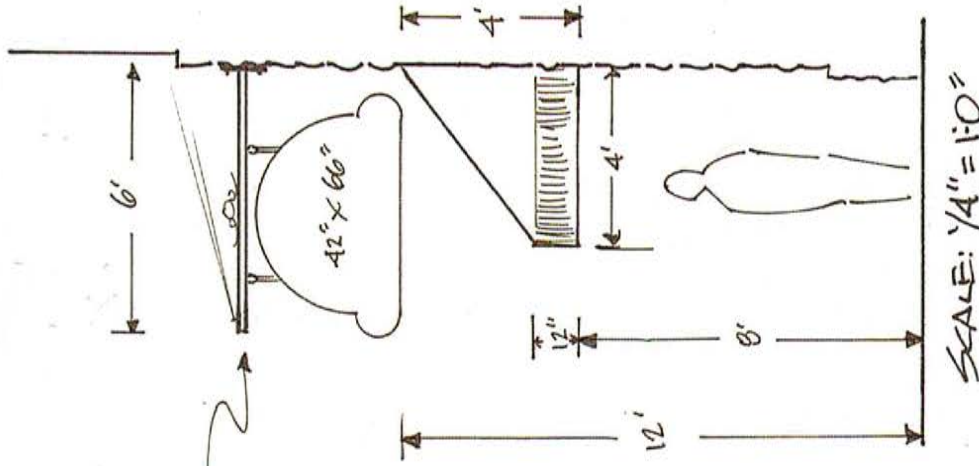
Tim Peterson

1001 E. 1st St. Ste. 200
Tulsa, OK 74103
(605) 642-5794

Project Summary for Dairy Queen - Dave Jensen 679 Main St. Deadwood, SD	Date: 4/6/14 Phone: 490-2172	50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION. This design is the property of the designer, and may not be reproduced in any manner without written permission.
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EXISTING
BRACKET



SCALE: 1/4" = 1'-0"

Designed exclusively for:

DAVE JENSEN

Address:

673 MAIN ST. DEADWOOD, SD

The prices, specifications, and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature

Date

Date:

4/6/14

Phone:

430-2172

50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION.

This design is the property of the designer, and may not be reproduced in any manner without written permission.



Tim Peterson

3123 E. FAIRGROUNDS LOOP STE. C
SPEARFISH, SD 57783

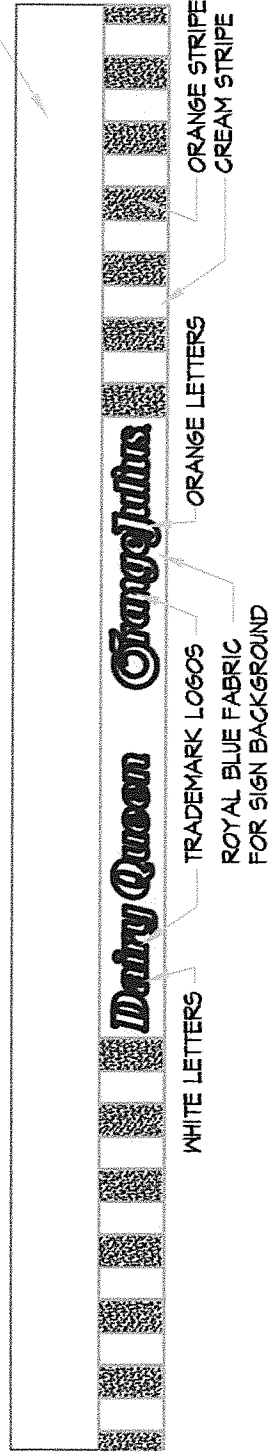
(605) 642-5794

EXISTING SIDING
TO REMAIN

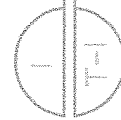
BLADE SIGN
PER HISTORIC DESIGN
CRITERIA
(NON-ILLUMINATED)



FABRIC AWNING
PER HISTORIC DESIGN
CRITERIA
(NON-ILLUMINATED)



1 STOREFRONT SIGNS



SCALE: NONE

Diagram
#2

Case No. 14014
Address: 12 Lee Street

April 25, 2014

STAFF REPORT

The applicant requests Certificate of Appropriateness for an addition and a covered loading dock at 12 Lee Street in the South Deadwood Historic Planning Unit of the City of Deadwood.

Applicant: Blake Haverberg
Owner: Gallows, LLC
Constructed: 1915

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

General Factors:

- 1. *Historic significance of the resource:*** This building is a contributing resource in the Deadwood National Historic Landmark District. It was built in 1915. Horace Clark built most of this building in 1915 as a cold storage house for Cudahy Packing Company at a cost of \$15,000.00. In 1919, the Black Hills Mercantile Co., a local wholesale company was formed, with members from Lead, Deadwood, Sturgis, Rapid City and Belle Fourche. They acquired this building, and built an addition in 1925. Their base of operations was moved down the street to the Adams Block in 1950. This building was then converted into a wax museum and theater.
- 2. *Architectural design of the resource and proposed alterations:*** The applicant is requesting approval to reconstruct a portion of an addition which was historically part of the Black Hills Mercantile Co. The applicant is also requesting to convert an existing addition to resemble a covered loading dock as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Staff has worked with the owner on this project to meet the guidelines and standards for historic preservation. There is photographic evidence of the addition which was used to develop the plans; furthermore, the proposed covered loading dock will be an appropriate visual enhancement to the building. The existing area is partially covered with a painted OSB paneling which does not add to the historic integrity of the resource.

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



Motions available for commission action:

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

OR

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

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

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This application must be typed or printed in ink and submitted to:
City of Deadwood
Deadwood Historic Preservation
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION

Property Address: 12 Lee St.

Historic Name of Property (if known): Cudahy, Black Hills Mercantile, Old Towne Hall, Gailows

APPLICANT INFORMATION

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

Owner's Name: Gailows LLC
Address: 12 Lee St.
City: Deadwood State: SD Zip: 57732
Telephone: 605-578-3275 Fax: 605-578-3250
E-mail: haverberg@gmail.com

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

Contractor's Name: Deadwood Development Co.
Address: 470 Main St
City: Deadwood State: SD Zip: 57732
Telephone: 605-578-2510 Fax: 605-578-3250
E-mail: haverberg@gmail.com

Agent's Name: Blake D Haverberg
Address: 470 Main St
City: Deadwood State: SD Zip: 57732
Telephone: 605-578-3275 Fax: 605-578-3250
E-mail: haverberg@gmail.com

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>Replication</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 _____ Style/type _____			
☐ 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.

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SUBMITTAL CRITERIA CHECKLIST

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ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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SIGNATURES

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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.

Bleke D. Haverberg 4/10/14

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.

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

DEADWOOD

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

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

FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: 14014 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 | _____ | ____/____/____ |
| ☐ 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 ____/____/____

PROPOSAL FOR CHANGES TO GALLOWS BUILDING

NORTH-PARKING LOT-ELEVATION:

The existing structures on the North Parking lot side of the Gallows as shown in Exhibit A were constructed of wood in the 1960's with chip board for siding. The small structure on the Sherman St. side was used as a jury room for the Trial of Jack McCall and the long lower building running east and west was a cover for the exit ramp leading from the basement which housed the Ghosts of Deadwood Gulch Wax Museum.

The building was historically used as a commercial warehouse initially by Cudahy Meat Packing and then Black Hills Mercantile. Attachment B is a picture from around 1938 that shows a building addition to the original 1913 and 1925 buildings which was more than likely used for loading purposes. We would like to reconstruct this building.

Exhibit C shows the floor plan of the proposed restructure. The existing ramp to the basement would remain and we would keep the footing for the exterior side of the ramp. The walls would be constructed of 8" concrete with reinforcement and rough sawed pine siding. We would have three false loading doors with overhead lights on the North parking lot side and there would be a functional loading door on the Sherman St. Side of the building with a light over the door. The roof line would be straight across and just below the existing scuppers with black standing seam steel roofing. Exhibit D shows the proposed exterior facade.

WEST FOUR LANE ELEVATION:

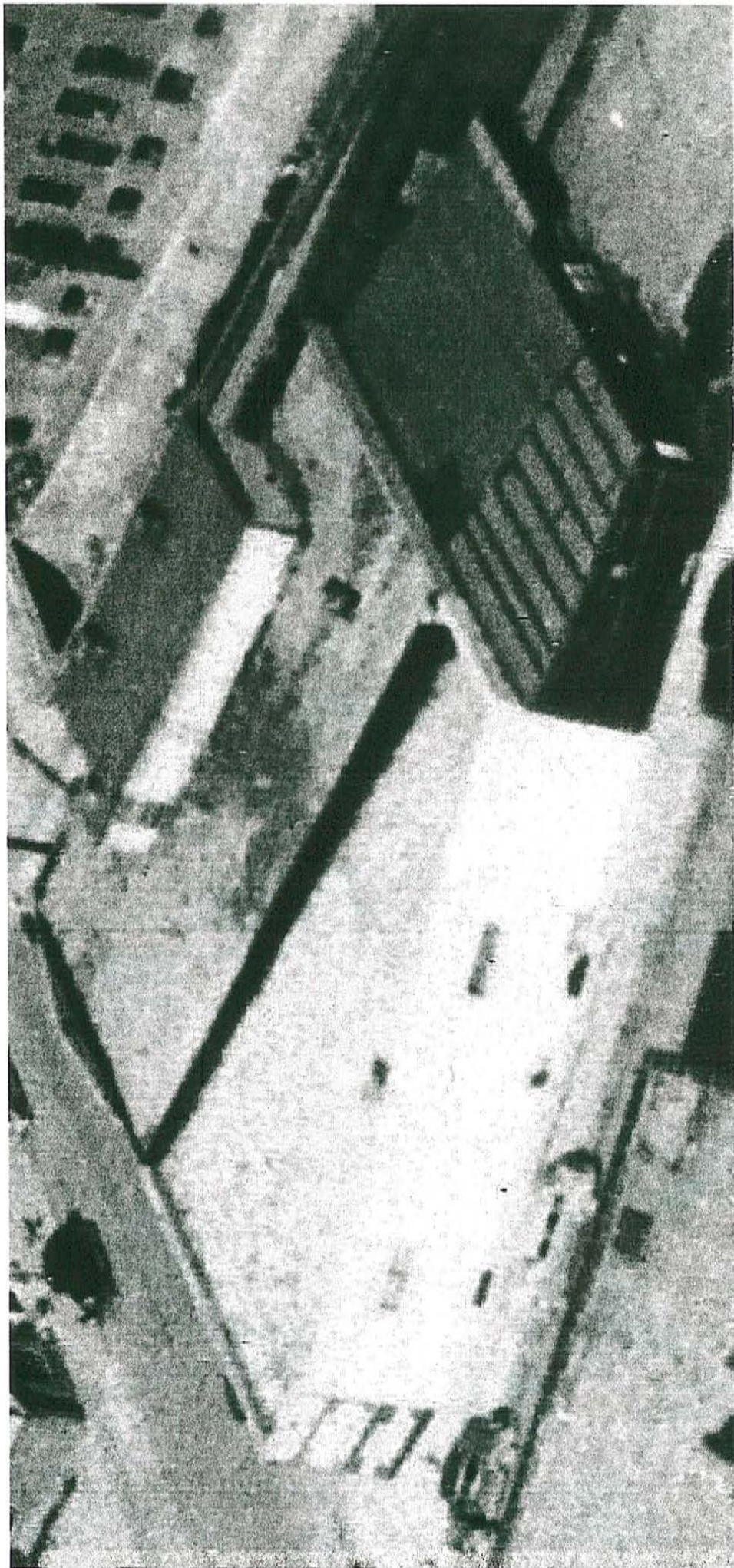
The existing structure on the West 4 lane side of the building was built in the 1960's as a cover for the entrance ramp to the Ghosts of Deadwood Gulch Wax Museum in the basement as shown in Exhibit E. The framing is 2" x 4" with chip board siding and the roof is white membrane.

Exhibit F is a picture taken sometime before the 1925 addition but after the initial poured concrete 1913 building. Although this train probably never stopped here, some early Sanborn maps show a loading dock that would have been used to load and unload freight trains existed. Until a suitable train can be located and because the ramp to the basement needs a cover, I would like to retain the existing structure and give it the appearance of a covered loading dock. I would like to remove the chip board siding and replace the 2" x 4" supports with some dimensional lumber. The concrete footings would be faced with rough sawed pine and if the train is not a possibility, I would like to put black standing seam steel ceiling on top of the white membrane. There would have to be some steps down onto the loading dock from the Lee St. side for access and the openings on the four lane side would probably have to be covered during the 6 to 8 month winters with an appropriate historic material

A

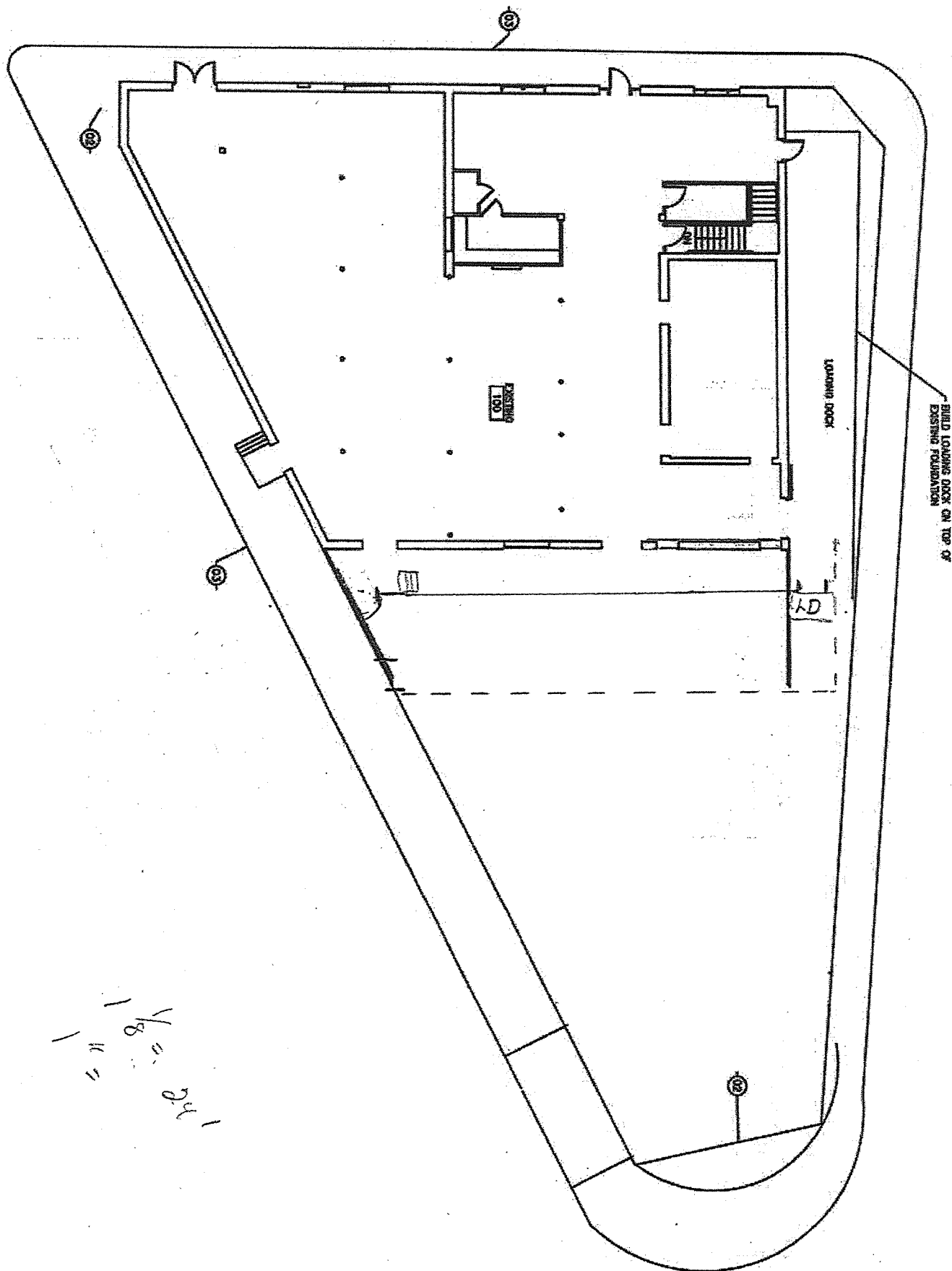


Attachment B

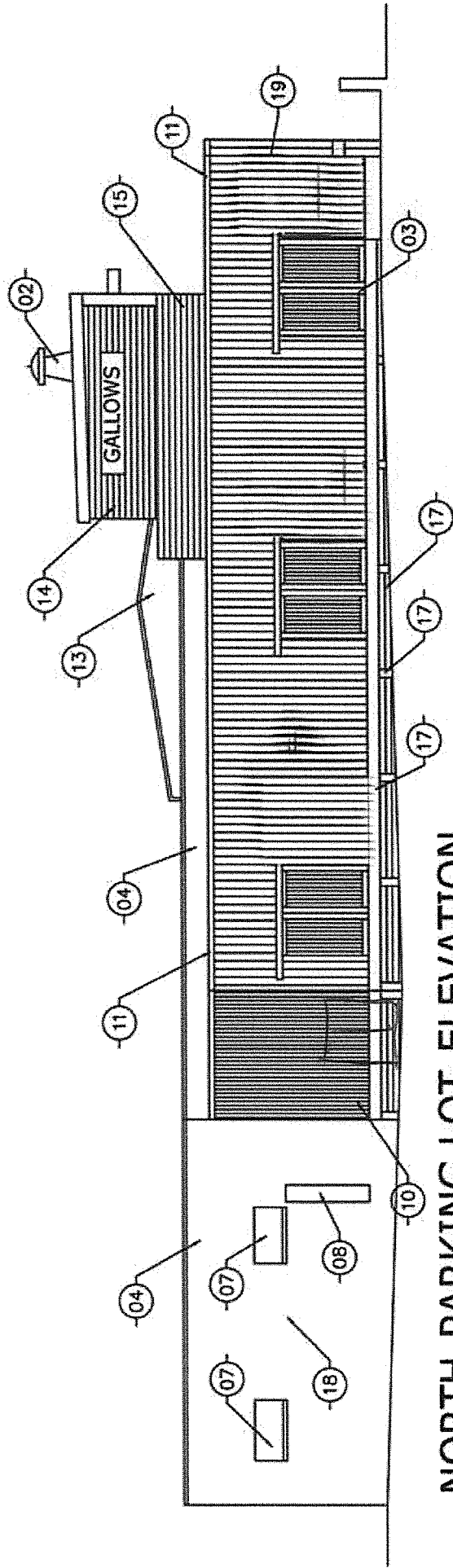


C

FIRST FLOOR PLAN-OPTION TWO
Scale: 1/8" = 1'



D

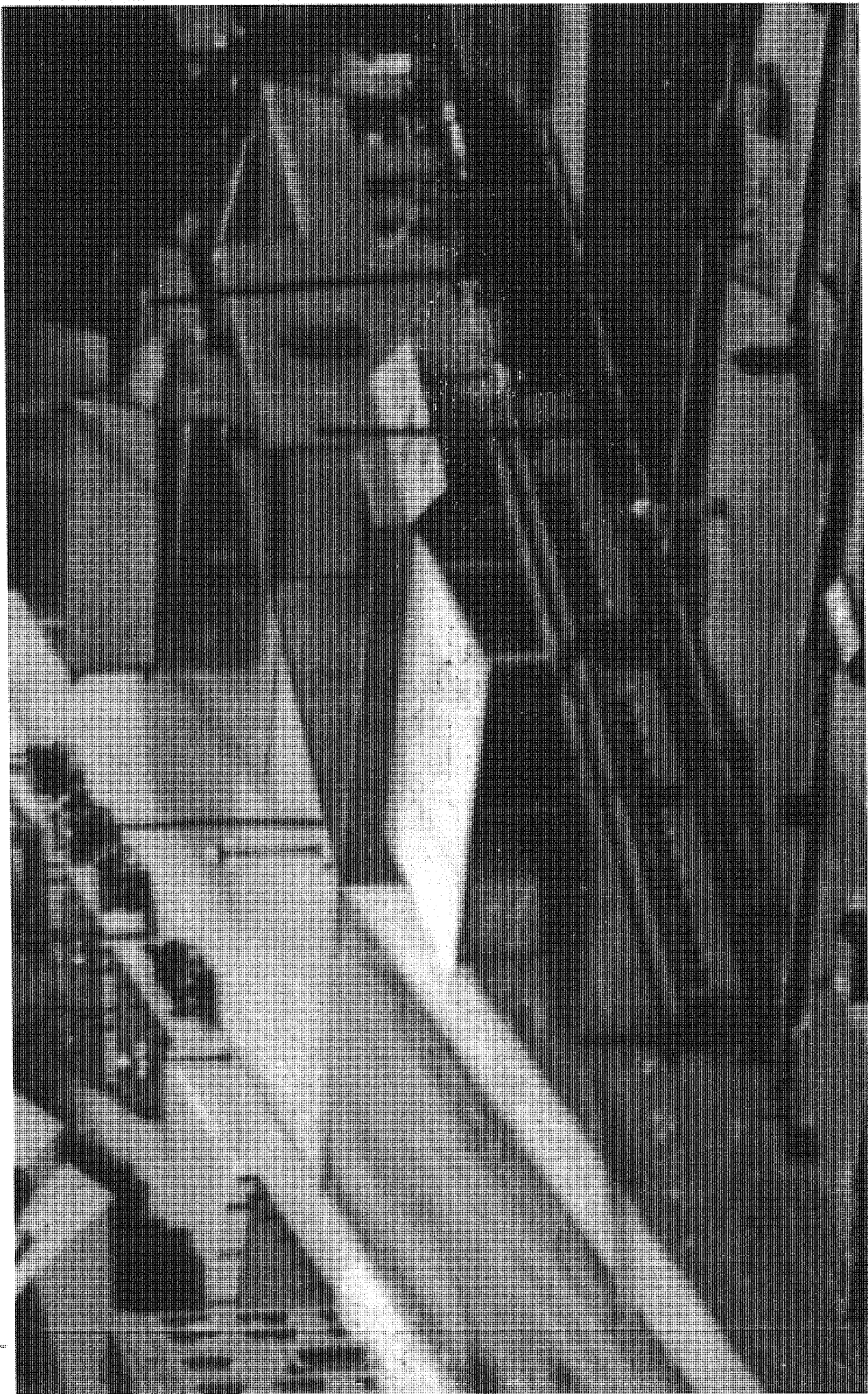


NORTH-PARKING LOT-ELEVATION

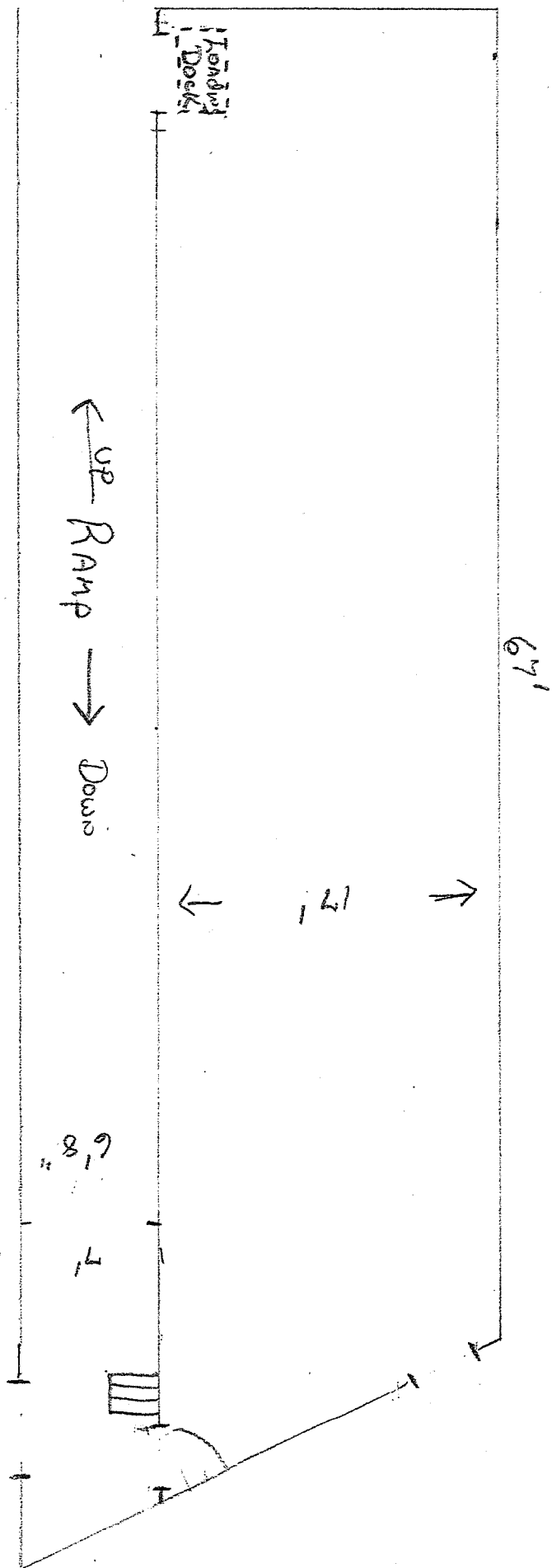
Scale: 1/8" = 1'

E





11



Case No. 14014
Address: 63 Taylor Avenue

Date: April 25, 2014

Staff Report

The applicant has submitted an application for Project Approval for work at 63 Taylor Avenue a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: John & Terry Rodiack
Owner: Same
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. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to repair, replace, and restore original siding; remove, repair and or replace ten storm windows at 63 Taylor Avenue as submitted.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: This work was approved by the Historic Preservation Commission in 2012; however, the work was not completed. The applicant is now requesting approval to begin.

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 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.

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

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

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

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

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

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

PROPERTY INFORMATION

Property Address: 63 Taylor Ave

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: JOHN + TERRY RODIACK
Address: 63 TAYLOR AVE
City: DEADWOOD State: SD Zip: 57732
Telephone: 717-8515 Fax: _____
E-mail: LRodiack@gmail.com

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

Contractor's Name: BILLY WAGNER
Address: _____
City: _____ State: S.D Zip: 57732
Telephone: 580-5657 Fax: _____
E-mail: _____

Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ 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 _____ | ☐ Fencing |
| ☐ Other _____ | ☐ Awning | ☐ Sign | |

Estimated Cost of Work: \$ 6,000.00

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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>05-01-2014</u>		Project Completion Date (anticipated): <u>?</u>	
☐ 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			

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.

RESTORATION to ORIGINAL - REMOVE EXISTING SIDING
REPAIR + REPLACE ORIGINAL SIDING. REPLACE w/ WOODEN
STORM WINDOWS - REPAINT -

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

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SIGNATURES

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

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

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

John C. Rodiak 04-17-2014
SIGNATURE OF OWNER(S) DATE SIGNATURE OF AGENT(S) DATE

Terrey J. Rodiak 04-14-2014
SIGNATURE OF OWNER(S) DATE SIGNATURE OF AGENT(S) DATE

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

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Initials

Date below

- | | | |
|---|-------|--|
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|--|---------------------------------|-------|----------------|
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Building & Zoning Department (if applicable)

Initials

Date below

- | | | |
|--|-------|----------------|
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Filed on ____/____/____