

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 11, 2014 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order – Laura Floyd, Interim Vice-Chair
 - a. Swear in Lyman Toews
2. Election of Chair and Vice Chair
3. Approval of Minutes from May 28, 2014
4. Voucher Approval
5. Old or General Business
 - a. 2014-2015 Committee Assignments
6. New Matters before the Deadwood Historic District Commission
 - a. Case # 14033 – 641 Main St – Awning – Lisa Jorgenson
 - b. Case # 14036 – 771 Main St – Windows & re-roof – Shirlene Joseph
7. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 14024 – 3 Burnham St – Demolition – Haverberg Family Ltd
 - b. Case # 14030 – 8 Dudley St – Re-roof steel over shingles – Shannon Morris
 - c. Case # 14031 – 69 Forest – Replace Windows/Repaint/ Re-roof – Pat Wyss
 - d. Case # 14032 – 270 Main St – New Building – Mike Gustafson, First Gold Inc
 - e. Case # 14037 - 41 Jackson St – Window replacement – James Wilson
8. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - John Rodiack – 63 Taylor – Windows & Siding
 - Scott Oechsner – 47 Centennial
 - c. 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 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 28, 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 May 14, 2014
3. Voucher Approval
4. Old or General Business
 - a. Recognition of out-going Historic Preservation Commissioners – Historic Preservation Office
 - b. Cemetery Headstones -#14004 – Goodrich, Thomas – DOD 7/19/1892
5. New Matters before the Deadwood Historic District Commission
 - a. Case # 14027 – 659 Main St – Windows – Saloon 10
 - b. Case # 14028 – 788 Main St – wooden railing/corbels on porch posts – Lyman Toews
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 14025 – 15 Washington – Windows – Bernard Voll
 - b. Case # 14026 – 19 Centennial Ave – Windows – Gregg Vecchi
 - c. Case 14029 – 20 McKinley St – Re-roof/Addition – Daniel Kneip
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. Gary Herdt – 15 Madison
 - ii. Terry Vaughn – 408 Williams
 - iii. Richard Morgan – 2 Dudley
 - iv. Scott Oechsner – 47 Centennial
 - 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.*)
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CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION
Wednesday, May 28, 2014

Present Historic Preservation Commission: Chairman Willie Steinlicht, Michael Johnson, Lynn Namminga, Laura Floyd, Chuck Williams and Darin Derosier were present.

Absent: Vice-Chair George Milos was absent.

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

Present City Commission members: Georgeann Silvernail, Dave Ruth Jr. and Jim Van Den Eykel were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 28, 2014 at 5:00 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of May 14, 2014 HPC Minutes:

It was moved by Mr. Johnson and seconded by Ms. Floyd to approve the corrected minutes of Wednesday, May 14, 2014 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Ms. Floyd and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$213,623.15. Aye – All. Motion carried.

It was moved by Ms. Floyd and seconded by Mr. Johnson to approve the Bonded Account in the amount of \$1,801.46. Aye – All. Motion carried.

Election of Officers:

It was moved by Ms. Floyd and seconded by Mr. Johnson to nominate Darin Derosier as Interim Chair of the Historic Preservation Commission for the meeting on June 11, 2014. Chairman Steinlicht asked if there were any other nominations for chair. There being none, he entertained a vote on the nomination of Mr. Derosier as Interim Chair. ***Aye – All. Motion carried.***

It was moved by Mr. Johnson and seconded by Mr. Namminga to nominate Laura Floyd as Vice-Chair of the Historic Preservation Commission for the meeting on June 11, 2014. Chairman Steinlicht asked if there were any other nominations for Vice-Chair. There being none, he entertained a vote on the nomination of Ms. Floyd as Interim Vice-Chair. ***Aye – All. Motion carried.***

Old or General Business:

Recognition of out-going Historic Preservation Commissioners – Historic Preservation Office

Mr. Kuchenbecker presented Chairman Steinlicht with a plaque to recognize his nearly nine years of dedicated service as a member of the Deadwood Historic Preservation Commission from 2005 to 2014. Mr. Kuchenbecker also awarded Chairman Steinlicht with an honorary gavel for his role as Chairman of the Commission from June 2007 to May 2009 as well as June 2013 to May 2014.

Cemetery Headstones -#14004 – Goodrich, Thomas – DOD 7/19/1892

Mr. Kuchenbecker informed the Commission that on May 6, 2014 the Cemetery Committee met and reviewed headstone grant applications. After reviewing the two applications received, it was decided that additional research was needed on application #14001, Thomas Goodrich.

On May 20, 2014, Ms. Mabry provided additional documentation in the form of newspaper articles on Thomas Goodrich; the City Archivist forwarded the application with the new information onto the Cemetery Committee via email for an email vote. Based on the responses, the Cemetery Committee recommended approval of the Thomas Goodrich application for the 2014 Headstone Grant Program as it met the required criteria. ***It was moved by Mr. Namminga and seconded by Mr. Williams to accept applications #14004 for Thomas Goodrich into the 2014 Historic Preservation Commission Headstone Grant Program as presented. Aye – All. Motion***

carried. (The recommended application and newspaper article are attached hereto on Exhibit A and incorporated herein by this reference.)

New Matters before the Deadwood Historic District Commission:

Case # 14027 – 659 Main Street – Windows – Saloon #10

Mr. Kuchenbecker informed the Commission the applicant requests approval to install windows in the recessed store front area on 659 Main Street as submitted. (The application is attached hereto on Exhibit B and incorporated herein by this reference.) ***Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Derosier and seconded by Ms. Floyd that this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness as submitted for 659 Main Street. Aye - All. Motion carried.***

Case # 14028 – 788 Main Street – wooden railing/corbels on porch posts – Lyman Toews

Mr. Kuchenbecker informed the Commission the applicant requests approval to install a wooden railing for the porch and steps similar to the original as well as corbels on porch posts on 788 Main Street as submitted. (The application is attached hereto on Exhibit C and incorporated herein by this reference.) ***Based upon the guidance found in DCO 17.68.050, it was moved by Ms. Floyd and seconded by Mr. Johnson that this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness as submitted for 788 Main Street. Aye - All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission:

Case # 14025 – 15 Washington – Windows – Bernard Voll

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace two basement windows with egress windows at 15 Washington Street as submitted. (The application is attached hereto on Exhibit D and incorporated herein by this reference.) ***Based upon all the evidence presented, it was moved by Ms. Floyd and seconded by Mr. Derosier 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 grant project approval as submitted for 15 Washington. Aye - All. Motion carried.***

Case # 14026 – 19 Centennial Ave – Windows – Gregg Vecchi

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace windows at 19 Centennial Ave as submitted. (The application is attached hereto on Exhibit E and incorporated herein by this reference.) ***Based upon all the evidence presented, it was moved by Mr. Johnson and seconded by Mr. Namminga 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 grant project approval as submitted for 19 Centennial. Aye - All. Motion carried.***

Case # 14029 – 20 McKinley St – Re-roof/Addition – Daniel Kneip

Mr. Kuchenbecker informed the Commission the applicant requests permission to construct an addition on the existing lower level block wall addition with no change to the existing footprint. The flat-roofed addition on the right, the front picture window and the roofing are non-historic alterations. The new roof line is intended to match the existing gable opposite of the front elevation. Furthermore, the applicant requests permission to replace the existing garage with a new garage with matching materials to the house at 20 McKinley Street as submitted. (The application is attached hereto on Exhibit F and incorporated herein by this reference.) ***Based upon all the evidence presented, it was moved by Mr. Derosier and seconded by Mr. Milos 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 grant project approval as submitted for 20 McKinley. Aye - All. Motion carried.***

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

It was moved by Mr. Derosier and seconded by Mr. Johnson to approve the HP Revolving Loan Fund disbursement in the amount of \$30.00, based on information as presented by Ms. Joy McCracken,

Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried. Delinquency Report was reviewed and updates on projects were given. Overview of the Revolving Loan Fund was presented.

15 Madison – Gary Herdt

It was moved by Mr. Derosier and seconded by Ms. Floyd to approve a one (1) month extension to the Retaining Wall loan for Gary Herdt, 15 Madison, in the amount of \$20,911.05 as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit G and incorporated herein by this reference.)

408 Williams – Terry Vaughn

It was moved by Ms. Floyd and seconded by Mr. Derosier to forgive the Retaining Wall loan for Terry Vaughn, 408 Williams, in the amount of \$2,822.00 as it met all criteria for forgiveness as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit G and incorporated herein by this reference.)

2 Dudley – Richard Morgan

It was moved by Ms. Floyd and seconded by Mr. Derosier to approve a loan increase to the Retaining Wall loan for Richard Morgan, 2 Dudley, in the amount of \$2,450.00 as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit G and incorporated herein by this reference.)

47 Centennial – Scott Oechsner

It was moved by Ms. Floyd and seconded by Mr. Namminga to refinance loan to Scott Oechsner, 47 Centennial, in the amount of \$4,648.00 as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit G and incorporated herein by this reference.)

It was moved by Mr. Derosier and seconded by Ms. Floyd to refinance loan ending in SN5 to Scott Oechsner, 47 Centennial, in the amount of \$13,951.00 as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit G and incorporated herein by this reference.)

It was moved by Ms. Floyd and seconded by Mr. Johnson to refinance loan ending in SN4 to Scott Oechsner, 47 Centennial, in the amount of \$12,816.17 as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit G and incorporated herein by this reference.)

Retaining Wall Program/Disbursements:

No disbursements were addressed at this meeting.

Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported on the following items:

- CLG State Historic Preservation meeting is tomorrow, May 29th in Pierre;
- The "Trial of Jack McCall" put on by Deadwood Alive started last Saturday, May 24; it is running approx. 75 people each day at the trial and hundreds of people viewing the gunfights throughout the day;
- The Annual Chamber Board Annual meeting was a few weeks ago; Jeana Dewey was elected as President and Tracy Island as Vice-President;
- Receiving quotes for Adams Museum roof due to asbestos issue;
- St. Ambrose Cemetery is coming along and will be cleaned up for Memorial Day;
- The Archives Report from Mike Runge was included in the packet;
- Hickok's Traveling Exhibit was sent off to Hulett, WY;
- Archive Dept is starting to get a lot more Research Requests as people come to town;
- Opening Day of Baseball Season was yesterday, May 27; four interpretive panels were mocked up down at field and have been very popular with public;
- Gateway Monuments are turning out great; both Mickelson Trail and Downtown Main Street monuments have been completed with monument at entrance of Boulder Canyon next to be colorized;
- Quote for the Rodeo ground fence have gone out for public bid; only one has been received as of yet;
- John Kelsh, Roger Brooks Marketing Rep, met with several groups over course of 3 days to go over revitalization and branding ideas for Deadwood;
- RW under construction at 91 Forest to start today, May 28; 2 Dudley to start later this week as will 416 Williams;
- Mr. Kuchenbecker met with Blake Haverberg today to issue building permit for Burnham to do structural repairs and re-roof upper house; he is not able to save lower house that caved in after October snowstorm at 3 Burnham;
- First Gold constructed a building without a permit; Mr. Umenthum, City Building Inspector, put stop order on building and it will be on the agenda at next meeting;

HPC Meeting

Wednesday, May 28, 2014

- Special Thank you to Chairman Steinlicht for his years of service on the Commission; Mr. Kuchenbecker said it was an honor to work with Mr. Steinlicht;
- Historic Preservation Commission's next meeting will be June 11, 2014 at 5:00 PM.

Other Business:

- Ms. Floyd thanked Mr. Steinlicht for servicing on the Historic Preservation Commission with her;
- Mr. Namminga met with Mr. Runge for the AAA Committee to discuss projects;

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of May 28, 2014 adjourned at 5:42 PM.

ATTEST:

Willie Steinlicht

Chairman, Historic Preservation Commission

Kate Storhaug, Historic Preservation Office/ Recording Secretary

2014-2015 Historic Preservation Commission Committee Assignments

Archaeology, Archives, & Acquisitions (AAA) Committee

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

- 1).
- 2).
- 3).

Budget Committee

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

- 1).
- 2).
- 3).

Cemetery/GIS Committee

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

- 1).
- 2).
- 3).

Chamber of Commerce

- 1).
- 2).

Demolition by Neglect

Meets as needed

- 1).
- 2).
- 3).

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

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

- 1).
- 2).
- 3).
- 4). Mayor Chuck Turbeville

Loan Committee

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

- 1).
- 2).
- 3).

NeighborWorks

- 1).

Deadwood Alive

- 1).

Policies & Procedures

Meets as needed

Entire Commission

2013-2014 Historic Preservation Commission Committee Assignments

Archaeology, Archives, & Acquisitions (AAA) Committee

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

- 1). Lynn Namminga
- 2). Laura Floyd
- 3). Darin Derosier

Budget Committee

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

- 1). George Milos
- 2). Willie Steinlicht
- 3). Lynn Namminga

Cemetery/GIS Committee

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

- 1). Laura Floyd
- 2). Lynn Namminga
- 3). Michael Johnson

Chamber of Commerce

- 1). Willie Steinlicht
- 2). Chuck Williams

Demolition by Neglect

Meets as needed

- 1). Chuck Williams
- 2). George Milos
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- 3). Laura Floyd

NeighborWorks

- 1). Darin Derosier

Deadwood Alive

- 1). Willie Steinlicht

Policies & Procedures

Meets as needed

Entire Commission

Case No. 14033
Address: 641 Main Street

June 3, 2014

STAFF REPORT

The applicant requests Certificate of Appropriateness for windows at 641 Main Street in the Deadwood City Historic Planning Unit of the City of Deadwood.

Applicant: Lisa Jorgenson
Owner: Ayers
Constructed: 1891/1903

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 and dates from the period when Main Street came to dominate the retail trade in Deadwood. The design of the building is typical of the commercial buildings constructed in Deadwood during the late 1880's and early 1890's. The building from the 1890's has been associated with the hardware and appliance business. During the early 1900's for a brief period, the building was occupied by the Ayers and Wardman Hardware store. The Ayers hardware business has been in operation from the late 1800's to then present. The building also served as one of the earliest automobile dealerships and supply house in Deadwood. During the 1900's the Gambles Store operated downtown Deadwood trade i.e. tourist trade.
2. ***Architectural design of the resource and proposed alterations:*** The applicant is requesting approval to replace awning torn off by snow; awning will use same framework and similar colors with white letters reading "Woody's Old Time Photos" on the front as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

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



Motions available for commission action:

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.

#14033

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:	641 Main St. Deadwood SD
Historic Name of Property (if known):	Ayres-

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

Owner's Name:	Lisa Jorgenson
Address:	641 Main
City:	Deadwood
State:	SD
Zip:	57732
Telephone:	605 641 3356
Fax:	605 642-3356
E-mail:	thejorgies83@gmail.com

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

Contractor's Name:	Black Hills Tent & Awning
Address:	409 2nd St.
City:	Rapid City
State:	SD
Zip:	57701
Telephone:	342-0135
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 _____	
☐ Other _____	☒ Awning	☐ Sign	☐ Fencing
Estimated Cost of Work: \$ _____			

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DEADWOOD

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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>June 15</u>		Project Completion Date (anticipated): <u>July 30</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 <u>Colonnade Redwood 4857-0000</u>
Material <u>Sunbrella</u>		Style/type <u>4857-0000</u>	Dimensions <u>as before</u>
☐ OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

Replace awning torn off by snow. Same framework
to be used. Awning similar colors to before, front of
awning will have "Old time Photos" on it in white letters
Woody's
as before,

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108 Sherman Street
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DEADWOOD

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

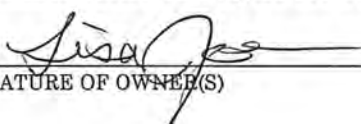
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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.

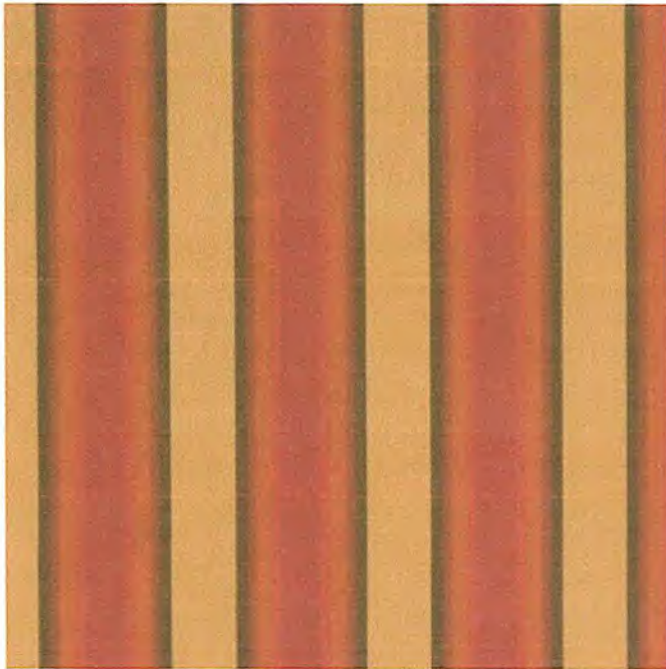
	<u>6/2/14</u>		
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE

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.



WIDTH: 46" / 116.84 cm
REPEAT: 9"
CONTENT: 100% Sunbrella® acrylic

SELVEDGE POSITION: Left / Right

RECOMMENDED USES:
Awning

SWATCH SIZE SHOWN ~ 29" x 29"

CARE AND CLEANING:
Brush off loose dirt. Wash with a mild soap and lukewarm water solution. Rinse thoroughly. Allow to air dry. For more information visit www.sunbrella.com/cleaning

WARRANTY: 10-year
For more information visit www.sunbrella.com/warranty

46" Colonnade Redwood
4857-0000

UPHOLSTERY COORDINATES



54" Canvas Nutmeg
5445-0000



54" Canvas Tuscan
5417-0000

AWNING COORDINATES



46" Tuscan
4677-0000

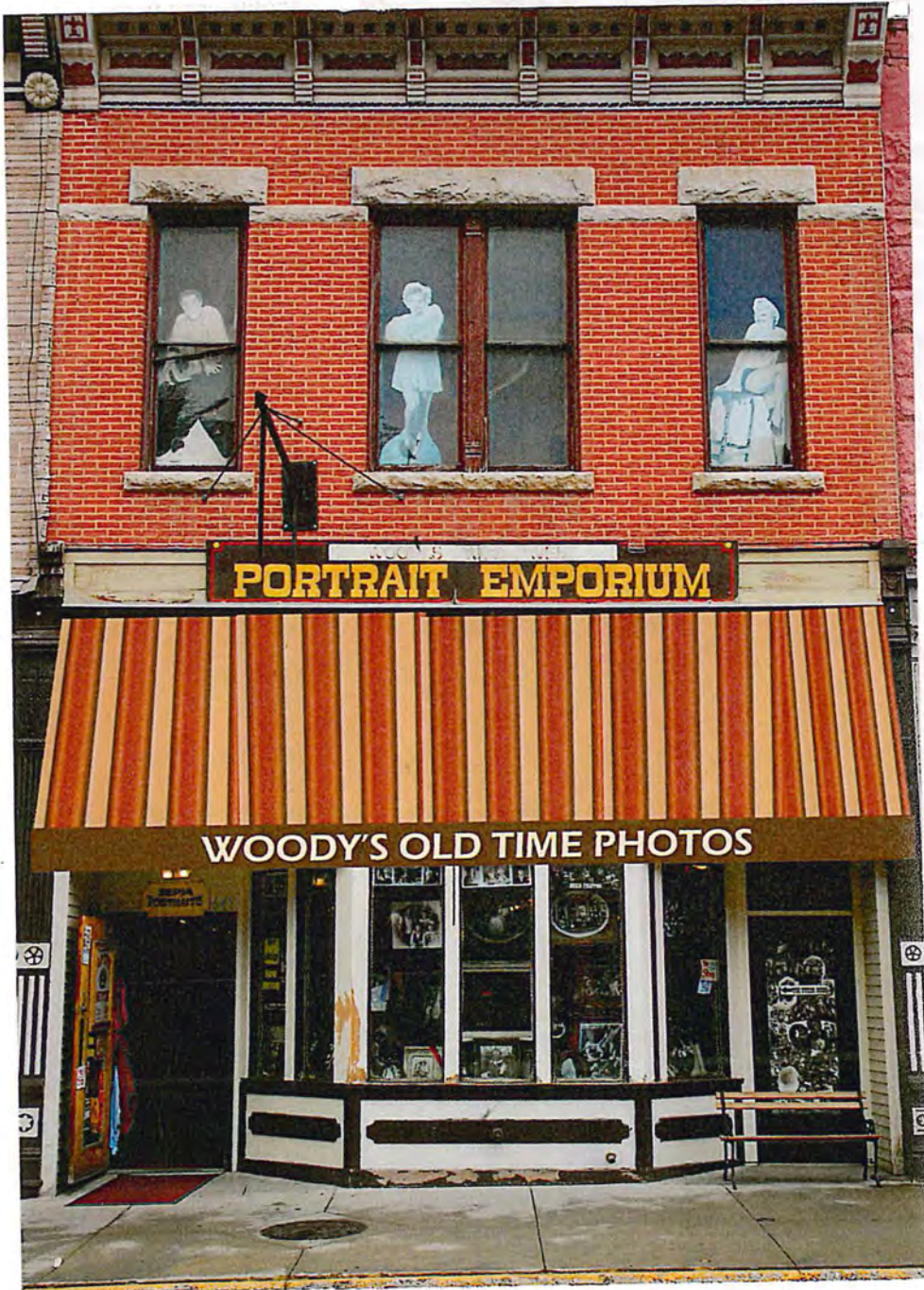


46" Tresco Ginger
4697-0000

DISCLAIMER

Monitor/printer colors may vary. Please refer to an actual fabric swatch before making your final decision.

Sunbrella® is a registered trademark of Glen Raven, Inc.





Case No. 14036
Address: 771 Main Street

June 4, 2014

STAFF REPORT

The applicant requests Certificate of Appropriateness for windows at 771 Main Street in the Deadwood City Historic Planning Unit of the City of Deadwood.

Applicant: Shirlene Joseph
Owner: Same
Constructed: 1940

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 to the fabric of the Deadwood National Historic Landmark District.
2. **Architectural design of the resource and proposed alterations:** The applicant is requesting approval to re-roof and repair and restore windows as submitted.

Attachments: Yes

Plans: Yes

Photos: Yes

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

The applicant has been waiting since 2011 for roof to be fixed; contractor showed up on June 5 to start. Building Permit was issued prior to HPC approval for work to be started as roof is in extreme need of repair.



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.

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

#14036

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: 771 Main Street

Historic Name of Property (if known): The Tucker Inn

APPLICANT INFORMATION

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

Owner's Name: Shirlene Joseph
Address: 771 Main Street
City: Deadwood State: SD Zip: 57732
Telephone: 605-641-2843 Fax: _____
E-mail: deadwoodtuckerinn@gmail.com

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

Contractor's Name: Gary Keen
Address: P.O. Box 100
City: Deadwood State: SD Zip: 57732
Telephone: 641-2898 Fax: _____
E-mail: daKotah@gmail.com

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 _____ | |
| ☒ Other <u>Windows</u> | ☐ Awning | ☐ Sign | ☐ Fencing |

Estimated Cost of Work: \$ _____

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102 Sherman Street
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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.

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

See estimate - for roof.

*Repairing existing windows -
casings & sills.*

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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.

Shirlene K. Joseph ⁶⁻⁵⁻¹⁴
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.

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.

DEADWOOD

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Deadwood, South Dakota 57732

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

FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: _____ Date of Filing: _____

- ☐ Certificate of Appropriateness
- ☐ Project Approval
- ☐ Sign Application

Property Designation:

- ☐ Contributing
- ☐ Non-contributing

Historic Overlay District:

- | | | |
|--|---|--|
| ☐ 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 ____/____/____

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.

2011 - Waiver

Revolving Loan Fund – Residential - Application/Policy Guidelines

Return this form to:
City of Deadwood Historic Preservation
C/O Neighborhood Housing Services
795 Main Street
Deadwood, SD 57732

**Revolving Loan Fund – RESIDENTIAL
Application**

The Deadwood Historic Preservation Commission reviews all applications.
Please read the attached Policy Guidelines and provide the requested information below.

1. Address of Property:

771 Main Street
Deadwood, SD
57732

2. Applicant's name & mailing address:

Shirlene K. Joseph
771 Main Street
Deadwood, SD 57732

Telephone: (605) 641-2843

3. Organization name and mailing address:
(If different from applicant)

Tucker Inn

Email deadwoodtuckerinn@
gmail.com

Telephone: () -

E-mail

Type of Entity (Please check one of the following):

Government _____ Non-profit Corporation _____ Profit Corporation _____

4. Description of Proposed Work:

Please describe, in detail, the work to be funded by the Revolving Loan Fund Program, including a detailed description of the facility, project, its location, existing conditions, a description of how the work will benefit the City of Deadwood and its historic qualities, and the reasons why funding for the work is required. Use additional sheets if necessary.

See attached estimate

Revolving Loan Fund – RESIDENTIAL

I acknowledge that 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 that any contractors, which I hire for this project, will hold contractors licenses for the City of Deadwood and will require that they also agree to and abide by the terms and conditions of the policy guidelines.

I certify that 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 and is true and complete to the best of my knowledge and belief.

I acknowledge that the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project, and that 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 that I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant or loan.

In Witness whereof, the _____, being duly authorized, has caused this document to be executed in its name on this _____ day of _____, 20____.

Signature: Shirlene K. Joseph

Signature: _____

Signature: _____

Signature: _____

PROPOSAL

From Keeln Construction
Box 100
Deadwood, SD 57732

No. _____

Date _____

Sheet No. _____

Proposal Submitted To:

Work To Be Performed At:

Name S. Joseph dba Tuckert Inn
Street Main St
City Deadwood
State SD
Phone 605-641-2843

Street _____
City _____ State _____
Date of Plans _____
Architect _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Remove and dispose of asphalt Shingles on
house and garage. Replace with 35yr Malunky
archetctural grade GREEN Shingles and all
Necessary Flashings and Pipe boots. We will
add code required Ice & water seal and
propose to replace edges and gutter apron with
green if available (white if necessary), at
all perimeters. Painting fascia and chimney
will be included (homeowner will furnish
Paint) Materials & Labor 9416.00 + Exc Tax

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in substantial workmanlike manner for the sum of
Dollars [\$9608.18]

with payments to be made as follows:

3000 - at Start-up 3608.18 when
shingles arrive and 3000 upon completion

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Worker's Compensation and Public Liability Insurance on above work to be taken out by

Respectfully submitted,

5/13/2014 Per owners request

Note—This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____ Signature _____

Revolving Loan Fund – RESIDENTIAL Policy Guidelines

1. Statement of Purpose:

The restoration and protection of Deadwood's historic buildings and structures are acknowledged to be a primary part of the City's goal to preserve and maintain Deadwood's historic integrity. The expense of such restoration and protection projects may discourage property owners from having the work completed or may result in lower quality of craftsmanship. The purpose of this loan fund is to assist and encourage property owners to restore and protect their properties through the use of quality materials and craftsmanship.

Deadwood Historic Preservation Commission reserves the right to revise loan policy or discontinue the program at any time without public notice.

2. Objective:

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

3. Eligibility:

To be eligible for Revolving Loan Funds, a project must meet the following criteria:

- a. The project must exist within the Deadwood city limits;
- b. The project must exist as part of a residential property;

A project must also meet one of the following:

- a. The project must affect a property listed on the city's 1994 Historic Sites Inventory as an historic property in the Deadwood National Historic Landmark District. Properties not listed on the inventory must be eligible for the National Register of Historic Places as defined in the National Park Service's National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.
- b. The project must affect individual life safety as determined by the City of Deadwood's building Inspector and applicable life safety codes. Determination of individual life safety issues is based upon the Uniform Building Code, the Uniform Mechanical Code, and the Uniform Fire Code.

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

4. Priority Schedule:

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

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

Revolving Loan Fund – Residential - Application/Policy Guidelines

- b. Second priority projects are those affecting the preservation and protection of properties listed on the city's 1994 Historic Sites Inventory as historic, or contributing, in the Deadwood National Historic Landmark District.
- c. Third priority projects are those affecting structures which in the opinions of the Deadwood Historic Preservation Commission, contribute to the historical integrity of the City of Deadwood as defined in Chapter 24:52:00:01 (4) of the administrative rules of the South Dakota State Office of History.

5. Program Requirements:

1. All properties must be located within the Deadwood city limits.
2. All projects must meet the Revolving Loan Fund's eligibility requirements.
3. The Deadwood Historic Preservation Commission will evaluate each proposed project received and will base awards on a competitive process that takes into consideration the needs and priorities.
4. Mobile homes and manufactured structures are excluded from participation in this program.
5. All persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
6. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral (when so required).
7. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
8. The City Building Inspector and Historic Preservation Officer will monitor all projects.
9. All projects will be performed pursuant to the requirements of the Uniform Building Code, the Uniform Mechanical Code, and the Uniform Fire Code.
10. All projects will be performed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings.

6. Loan Criteria:

1. First priority projects may be the subject of an application for Revolving Loan Funds in accordance with the following schedule:

AMOUNT	INTEREST RATE	TERM	SECURITY
\$50.00 - \$10,000.00	Interest free	5 years	Security required

2. Restoration of buildings and structures may be the subject of an application for Revolving Loan Funds in accordance with the following schedule:

AMOUNT	INTEREST RATE	TERM	SECURITY
Up to \$25,000	4%	7 years	Security required

7. Loan Application:

Revolving Loan Fund – Residential - Application/Policy Guidelines

1. Loan package forms and technical assistance are available at the City of Deadwood's Office of Planning, Zoning and Historic Preservation, located at 108 Sherman Street in Deadwood. E-mail: info@cityofdeadwood.com
2. The Credit application should be submitted to Neighborhood Housing Services. The project application form should be submitted to City of Deadwood.

8. Approval process:

The application and approval process is divided into three steps: application, reservation and commitment.

- a. Application – In the application stage, the applicant will submit an application form outlining the basic project and including the following:
 1. Verification of Income – If the property is owner-occupied, the applicant may submit a copy of a paycheck. If the property is a rental, the applicant may submit copies of lease agreements(s) or copies of the last two years tax returns.
 2. Proof of ownership – A copy of the deed, the contract for deed, or the acquisition contract must be submitted.
 3. Project Description – The applicant must provide a narrative description of the project, including specific building rehabilitation activities to be funded by the Revolving Loan Fund, and any historical information related to the property.
 4. Itemized list of project costs.

All acceptable applications will be reviewed and recommendations will be presented to the Deadwood Historic Preservation Commission within 30 days of submission of a complete application. Upon commission action, an applicant will be notified in writing, whether or not their application has been approved.

The Deadwood Historic Preservation Commission reserves the right to deny funding for any proposal, if it determines, in its sole discretion, that the project does not further the purposes and goals as set forth by the Deadwood Historic Preservation Commission.

- b. Reservation – Upon notification from the Deadwood Historic Preservation Commission of a reservation of funds the applicant will have one hundred and eighty days (six months) in which to provide all necessary documentation needed to complete the evaluation required to provide a commitment for the proposed project. The required documentation includes:
 1. Verification of Leverage – A commitment from a lending institution, or a bank statement verifying cash assets.
 2. A new appraisal, if required as a condition.
 3. Plans and specifications to be approved by the City of Deadwood's Historic Preservation Officer and Building Inspector and/or the Deadwood Historic Preservation Commission. Plans and specifications must include plans for any interior work and evaluations for any interior work, showing all existing and proposed materials and finishes. Plans and specifications must also include samples of all materials or items to be installed, accurately showing color, texture, and scale.
 4. Contractors must provide evidence of previous preservation/rehabilitation experience. All contractors must have a current license in the City of Deadwood.

Revolving Loan Fund – Residential - Application/Policy Guidelines

5. Copies of Insurance Policies on collateral.
6. Environmental Disclaimer – The applicant must submit documentation evidencing that the borrower has evaluated the presence of hazardous substances in the property to be rehabilitated. This disclaimer will not be required if the purpose of the loan is to fund removal of the hazardous material.

Failure to provide the required information within the allowed time period may result in cancellation of the application. The Deadwood Historic Preservation Commission will evaluate the application based on the additional information required.

- c. Commitment – The applicant must submit final construction bids and other pertinent information requested by the Deadwood Historic Preservation Commission. The Deadwood Historic Preservation Commission will again evaluate the additional information provided prior to the final commitment of funds. Once the city of Deadwood's Historic Preservation Officer, Building Inspector and the Neighborhood Housing Services of the Black Hills have reviewed and approved the additional information submitted a commitment of funds would be issued. When a commitment of funds is made, the applicant will have one hundred and eighty days (six months) to begin construction of the project. Failure to begin within this time frame will cause immediate cancellation of funds.

9. Loan Restructure:

In the event the loan has matured prior to full payment of the principle balance, the loan may be restructured or amended.

For loans with outstanding principal balances of \$5,000.00 or less:

With a good payment history the applicant may request to have a loan restructured. For such a request, the applicant must complete a new application, and a credit report will be completed at the applicant's cost. The restructure request will then be presented to the Deadwood Historic Preservation Commission for approval. The following conditions apply:

1. The interest rate will be increased to the present market rate.
2. The monthly payment will be adjusted to accommodate the applicant's repayment capabilities.
3. The term will be extended, not to exceed the original term.

For loans with outstanding principal balances of \$5,000.00 or more:

With good payment history, the applicant may request to have a loan restructured. For such a request, the applicant must complete a new application, and a credit report and title search of the property will be completed at the applicant's cost. The restructure request will be presented to the Deadwood Historic Preservation Commission for approval. The following conditions apply:

1. The interest rate will be increased to the present market rate.
2. The monthly payment will be adjusted to accommodate the applicant's repayment capabilities.
3. The term will be extended, not to exceed the original term.

In the event the loan has matured prior to full payment of the principal balance and the borrower does not have a good payment history and cannot pay the loan in full, the Deadwood Historic Preservation Commission reserves the right to request the borrower seek other financing. If the borrower is denied other financing, the existing loan will be considered as a "Non-Conforming Loan." The preceding guidelines will be followed and the Deadwood Historic Preservation Commission on a case-by-case basis will review restructure of the loan.

EXHIBIT “A”

Submission requirements for the Application stage may include but are not limited to:

Applicant’s Financial Information:

1. Completed application (attached)
2. Verification of Income – If the property is owner-occupied, then the applicant may submit a copy of a paycheck. If the property is a rental, the applicant may submit copies of lease agreement(s) or copies of tax returns from the last two years.

Proof of ownership:

1. Copy of deed, copy of contract for deed or acquisition contract.

Project information:

1. Brief narrative description of the project including specific building rehabilitation activities to be funded by the Revolving Loan Fund and any historical information you may have about the building.
2. Itemized list of project costs.

EXHIBIT “B”

Submission requirements for Reservation stage may include but not limited to:

Applicant:

1. Verification of leverage; commitment from lending institution or bank statement verifying cash assets.

Project:

1. A new appraisal, if required as a condition.
2. Plans and specifications to be approved by Deadwood Historic Preservation Commission. Include plans for any interior work and elevations for any exterior work showing all existing and proposed materials and finishes. Include samples of all materials or items to be installed accurately showing color, texture, and scale.
3. Include evidence of previous preservation/rehabilitation experience. All contractors must have a current license in the City of Deadwood.
4. Copies of Insurance Policies on collateral.
5. Environmental Disclaimer evidencing that borrower has evaluated the presence of hazardous substances in the property to be rehabilitated. This disclaimer (Exhibit D) will not be required if the purpose of the loan is to fund the removal of the hazardous material.

Date: May 21, 2014

Case No. 14024

Address: 3 Burnham Street

Staff Report

The applicant has submitted an application for Project Approval for work at 3 Burnham Street a non-contributing structure located in the Pinecrest Planning Unit in the City of Deadwood.

Applicant: Haverberg Family Ltd

Owner: Same

Constructed: 1925

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

The Historic Preservation 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 located in the Elizabeth Town Planning Unit in the City of Deadwood.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to demolish the building at 3 Burnham Street as submitted.

Attachments: Yes

Plans: No

Photos: Yes (Submitted with application)

Staff Opinion: This resource collapsed under the weight of the snow during the October 2014 storm. Because of its current condition, it is dangerous, insanitary and is unsafe to occupy. The applicant has indicated it is unreasonable to repair the structure and to address the life-safety matters due to the condition of the collapse. The applicant had painted the structure two years ago. The applicant is working on repairing and rehabilitating 1 Burnham and will create an open space in the location of 3 Burnham until such time the market supports the reconstruction of a resource in size and scale to the existing resource which he is requesting to demolish.

The proposed work and changes does destroy a historic resource and has an adverse effect on the character of the building and will have an adverse effect on 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.

#14024

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:	3 BURSHAM ST
Historic Name of Property (if known):	

APPLICANT INFORMATION	
Applicant is ☐ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____	
Owner's Name: <u>Haverberg Family Ltd Pte</u> Address: <u>470 MAIN ST</u> City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u> Telephone: <u>605-578-3275</u> Fax: <u>605-578-3250</u> E-mail: <u>haverberg@gmail.com</u>	Architect's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
Contractor's Name: <u>Deadwood Development Co</u> Address: <u>470 MAIN ST</u> City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u> Telephone: <u>605-578-2510</u> Fax: <u>605-578-3250</u> E-mail: <u>haverberg@gmail.com</u>	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 <u>Renovate</u>	☐ Awning	☐ Sign	
Estimated Cost of Work: \$ <u>1000.00</u>			

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

DEADWOOD

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

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

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>5/22/14</u>		Project Completion Date (anticipated): <u>6/15/14</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 _____ Dimensions _____			
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement
Material _____ Style/type _____ Dimensions _____			
☒ OTHER – Describe in detail below or use attachments <u>Removal</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.

Removal To protect #1 Burnham St.

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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DEADWOOD

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Deadwood, South Dakota 57732

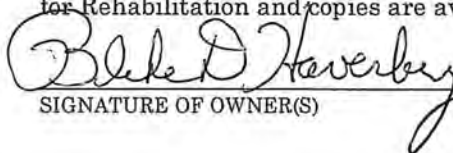
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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.

 5/19/14

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.

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.







Case No. 14030
Address: 8 Dudley

Date: June 3, 2014

Staff Report

The applicant has submitted an application for Project Approval for work at 8 Dudley a non-contributing structure located in the Spruce Gulch Planning Unit in the City of Deadwood.

Applicant: Shannon Monrus
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 historic, foursquare house was built (circa 1900) and has suffered several modern modifications, including construction of a two-story addition on the rear, installation of all new windows, and application of metal siding. Because of these changes, it cannot currently contribute to the Deadwood National Historic Landmark District.
2. **Architectural design of the resource and proposed alterations:** The applicant requests permission to re-roof house by putting steel over shingles as done on garage at 8 Dudley 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.





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
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DEADWOOD

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Deadwood, South Dakota 57732

DEADWOOD CITY HALL
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June 11
in on June 4
6/1/14
#14030

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:

8 Dudley St Deadwood SD 57732

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Shannon Moncriis

Address: 8 Dudley St

City: Deadwood State: SD Zip: 57732

Telephone: 605-717-6446 Fax: _____

E-mail: Shannon.moncriis@knowledge.net

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: David Wintees

Address: 11760 Dublin Lane

City: Sturgis State: SD Zip: 57785

Telephone: 605-578-7706 Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☒ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

Other _____

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Fencing

Estimated Cost of Work: \$ _____

DEADWOOD

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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

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Re-roofing the roof - putting steel over shingles

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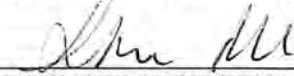
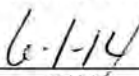
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SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

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SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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DEADWOOD

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Deadwood, South Dakota 57732

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102 Sherman Street
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FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: 14030 Date of Filing: 6-1-14

- ☐ 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 ___/___/___

Winter Construction

11760 Dublin Lane

Sturgis, SD 57785

(605) 578-7708

Cell (605) 641-1169

Bld for Brenda Morris to Re-roof house at 8 Dudly In Deadwood, SD.

Includes:

1. Tear off ridge cap and install a fold form leveling layer \$254.00
2. Material will be Pro-Rib metal roof system 20 sq. \$3,500.00
4. Install new metal roof 20 sq. \$1,685.00
5. Excise tax \$111.00

Total \$5,550.00

Contractor: Daniel White

Date: 5-24-14

Case No. 14030

Date: June 3, 2014

Address: 69 Forest

Staff Report

The applicant has submitted an application for Project Approval for work at 69 Forest a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Pat Wyss

Owner: Same

Constructed: c. 1891

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. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood- -as elsewhere in the United States- -residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles. This historic house originally was a mirror twin to the dwelling next door at 71 Forest Ave. Both houses were built about 1890-1891, around the time that Kirk G. Phillips acquired the portion of lot 18 of block P on which they both stand. A mortgage from the First National Bank received by Phillips in September 1891 covered this property as well as two adjacent lots and included the buildings & improvements thereon. Both houses appear in an 1892 view of the Forest Hill area. By the late 1890s, if not since construction, both houses served as rental property. The original porch and a bay at front were removed and the current front porch and triple window (at location of the former bay) were added between 1915 and 1923. A presumed balcony once at the right toward the rear was removed after 1923. The lattice rail and cinder block foundation at the front porch appear to be modern.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to replace two deteriorated top story front windows with in-kind replacement, repair rotten siding with hardy siding (same reveal), repaint with like colors and reroof resource with 50 year shingles of like color 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.



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.

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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

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#14031

OFFICE OF
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DEADWOOD

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Deadwood, SD 57732

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

PROPERTY INFORMATION

Property Address: 69 Forest

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Pat Wyss
Address: 69 Forest
City: Deadwood State: _____ Zip: 57732
Telephone: 209-0101 Fax: _____
E-mail: _____

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

Contractor's Name: FootHills Const.
Address: 2309 Colorado Dr.
City: _____ State: _____ Zip: 57785
Telephone: 641-8023 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 _____ | |
| ☐ Other _____ | ☐ Awning | ☐ Sign | ☐ Fencing |

Estimated Cost of Work: \$ _____

Replace
Windows

DEADWOOD

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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.

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

Remove & replace two top story front windows
repair rotten siding with hardy siding with
same reveal. Re paint with like colors
re roof with 50 yr shingles like color

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) 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.

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.

DEADWOOD

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Deadwood, South Dakota 57732

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

FOR OFFICE USE ONLY:

Please check and initial items as they are completed.

Case No.: _____ Date of Filing: _____

- ☐ Certificate of Appropriateness
- ☐ Project Approval
- ☐ Sign Application

Property Designation:

- ☐ Contributing
- ☐ Non-contributing

Historic Overlay District:

- | | | |
|--|---|--|
| ☐ 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 ____/____/____

Date: June 3, 2014

Case No. 14032

Address: 270 Main Street

Staff Report

The applicant has submitted an application for Project Approval for work at 270 Main Street structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Mike Gustafson

Owner: Same

Constructed: ca. 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:** The proposed structure is a new construction and is not contributing.
2. **Architectural design of the resource and proposed alterations:** The applicant requests permission to construct a new building for utilities. This building was not part of the original Project Approval issued for the cutting of the hillside and the building was started without building permit. The applicant's agent, Jerry Anderson, has agreed to not use steel siding but rather sheath the building with plywood and add a rough sawn board and batten siding stained to blend in with the area and the "old west" store fronts behind the site.

Attachments: Yes

Plans: No

Photos: Yes

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



Motions available for commission action:

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.

#14032

OFFICE OF
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Fax (605) 578-2084

DEADWOOD

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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: 270 Main St.

Historic Name of Property (if known): First Gold Inc

APPLICANT INFORMATION

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

Owner's Name: Mike Gustafson
Address: 270 Main St.
City: Deadwood State: SD Zip: 57732
Telephone: 578-9977 Fax: _____
E-mail: _____

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

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

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

TYPE OF IMPROVEMENT

- | | | | | |
|--|--|--|--------------------------------------|--|
| ☐ Alteration (change to exterior) | ☒ New Construction | ☒ New Building | ☐ Addition | ☐ Accessory Structure |
| ☐ General Maintenance | ☐ Re-Roofing | ☐ Siding | ☐ Wood Repair | ☐ Exterior Painting |
| ☐ Other _____ | ☐ Awning | ☐ Sign | ☐ Fencing | |

Estimated Cost of Work: \$ 1,000.00

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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>Steel</u>		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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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.

Mike Gustafson 5-28-17

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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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.: _____ 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
Addition | ☐ 13. Hillside Environs |
| ☐ C. Chinatown | | |
| ☐ 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 ___/___/___

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

Date: June 4, 2014

Case No. 14037
Address: 41 Jackson

Staff Report

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

Applicant: James Wilson
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: Tax Assessor's records indicated that this house was constructed in 1900, and this date is supported by city directory research. The historic building has been substantially altered with modern stucco exterior cladding, substantial structural additions, and a prominent modern front deck/porch. Because of the loss of integrity caused by these changes, this building cannot currently contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations: The applicant requests permission to repair stucco and replace windows and doors at 41 Jackson as submitted.

Attachments: No

Plans: No

Photos: Yes

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



Motions available for commission action:

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.

#14037

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DEADWOOD

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

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

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

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

PROPERTY INFORMATION

Property Address: 41 Jackson Street

Historic Name of Property (if known):

APPLICANT INFORMATION

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

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

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

- | | | | |
|---|---------------------------------------|--------------------------------------|--|
| ☐ Alteration (change to exterior) | ☐ New Building | ☐ Addition | ☐ Accessory Structure |
| ☐ New Construction | ☐ Re-Roofing | ☐ Wood Repair | ☐ Exterior Painting |
| ☐ General Maintenance | ☐ Siding | Other _____ | ☐ Fencing |
| ☒ Other <u>Window Replacement</u> | ☐ Awning | ☐ Sign | |

Estimated Cost of Work: \$ 10,000

DEADWOOD

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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>6-20-14</u>		Project Completion Date (anticipated): <u>8-30-14</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 <u>Fibrex/Wood</u>		Style/type <u>Double Hung (12) Casement + (2) Fixed (1)</u>	
☐ 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.

Replace all (except 2) windows in Home
Replace door on upper floor with Window - deck long Removed
Replace front and back doors
Repair Stucco
Home is non-contributing with multiple additions

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.

James Wilson 6/3/14
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.

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.: _____ 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 ___/___/___

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James Wilson
41 Jackson Street
Deadwood, SD 57732

Re: 41 Jackson Street – New Windows

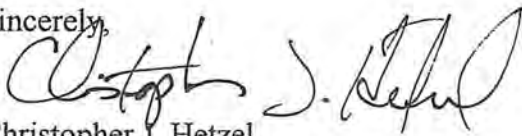
June 16, 1997

Dear Mr. Wilson,

At a meeting on May 14, the Deadwood Historic Preservation Commission granted preliminary approval for the replacement of three windows on the residence at 41 Jackson Street. Your proposal was then forwarded to the South Dakota State Historic Preservation Office for their review. Enclosed you will find a copy of their response. The state office determined that your proposal does not meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. However, they approved the project because it will have no adverse effect on the Deadwood National Historic Landmark District.

This letter constitutes final Project Approval for the work reviewed by this office. Any changes to your original plans must be approved by the Historic Preservation Commission, and you are required to submit a new application for any additional projects. Project Approval expires one year from the date of this letter. Please contact me if you have any questions or require assistance.

Sincerely,



Christopher J. Hetzel
Historic Preservation Officer

Enclosure

June 9, 1997

Mr. Christopher J. Hetzel
Historic Preservation Officer
Deadwood Historic Preservation Commission
108 Sherman Street
Deadwood, SD 57732

SDCL 1-19A-11.1 DETERMINATION
Project 970519004S: 41 Jackson - New Windows

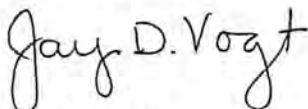
Dear Mr. Hetzel:

Thank you for submitting information about the proposed new windows on the non-contributing house located at 41 Jackson Street in Deadwood. Our office concurs with your recommendation to approve this project.

The proposed treatment fails to meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. However, our office has determined that the project would have no adverse effect on the Deadwood Historic District because the house does not currently contribute to the historic character of the district and the proposed work will not impact the appearance of the overall neighborhood.

This approval covers only the specific work presented in your staff report of May 14, 1997 and your email of May 29, 1997; any additional work or modifications to this proposal will require review at a later date. Please contact Mary Troutman at 773-6005 if you have any questions or comments.

Sincerely,



Jay D. Vogt
State Historic Preservation Officer

MT

Upper window
RO 2'2" x 5'3" High



Replace Door with Window
on 2nd Floor

↓ RO 2'7" x 5'1"



Bay →

3 Double
hung Unit

RO size

8' Wide

5' Tall

Repair Stucco

↗ Replace front door with Steel
door and new storm



←
Replace
Upper
Window

RO size

2'2" x 5'7"

Replace
Lower
Window

RO size

2'3" x 5'11"



↗ Replace Porch Windows with 2 Composite units
(3 double hung each - 6 total)

On side - 6'11" x 4'11" (each)

Repair Stucco



Replace Kitchen Window
with Casement RO Size
2'0 x 2'11

Replace Bathroom
Window with
Casement Window
RO Size 3'0 x 3'3" High



Replace
Window
with
double hung
RO Size
2'5 x 4'6
←

Replace Exterior door with
Steel door and storm ↑

Replace 2 Small upper windows with double hung
RO size 2'5" x 3'3" high (both)



Lower windows remain



Replace with double hung RO size 2'6" x 4'0" H

Replace upper window with double hung

R.O Size 2'2" x 5'3"



Replace
fixed
stairwell
window
R.O Size
2'10" x 1'7"



WINDOWS

DOORS

IDEAS & PLANNING

PARTS & SERVICE

FOR PROS

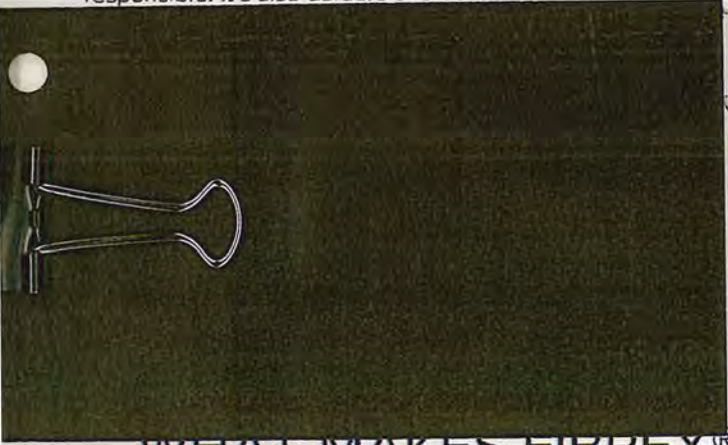
HOME \ PLANNING \ FIBREX MATERIAL

FIBREX® MATERIAL

Andersen's sustainable window and door frame material.

ABOUT FIBREX® MATERIAL

FibreX® material combines the strength and durability of wood with the maintenance ease of vinyl. It even offers builders and owners the comfort of choosing a sustainable, green building material. Andersen uses Fibrex material across its product lines. But Fibrex material is more than just environmentally responsible. It's also durable and beautiful.



WHAT MAKES FIBREX® MATERIAL SUSTAINABLE?

- Composition: We blend 40 percent wood fiber by weight, mostly reclaimed from Andersen manufacturing processes, with 60 percent thermoplastic polymer by weight, some of which is also reclaimed. Pre-consumer Fibrex material is also reclaimable.
- Fibrex material blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.
- Reduces VOC emissions because no wood preservative treatments or painting is required.

HOW DURABLE IS FIBREX® MATERIAL?

- Fibrex material is twice as strong as vinyl, so weathertight seals stay weathertight.
- Fibrex material retains its stability and rigidity in all climates.
- Our unique fabrication process blends the color with the Fibrex material during production for long-lasting beauty.
- Fibrex material resists rot, decay and fungal growth, and won't flake, blister, peel, pit or corrode.

See the [individual product warranties](#) for more information.



WINDOWS

DOORS

IDEAS & PLANNING

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400 SERIES TILT-WASH DOUBLE-HUNG WINDOW



CANVAS

FOREST
GREEN

TERRATONE®



SANDTONE



WHITE

DARK
BRONZE

INTERIOR WOOD (1)

INTERIOR FINISH (2)

HARDWARE FINISH (12)

EXTERIOR COLOR (6)

EXTERIOR TRIM COLOR (11)

EXTERIOR TRIM PROFILES (6)

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SHAPES](#)[GLASS](#)[GRILLES](#)[HARDWARE &
ACCESSORIES](#)[PERFORMANCE](#)[INSTALLATION
& WARRANTY](#)[TECHNICAL
DOCUMENTS](#)

OVERVIEW

Double-hung windows have two sash in a single frame which slide up or down to provide ventilation. Because their sash remain flush with the wall while the window is open, they are a good choice for placement adjacent to patios, decks and walkways.

- Six exterior colors
- Natural pine or white interiors
- Energy efficient