

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 12, 2014 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
 - a. Welcome new Historic Preservation Commissioner Dale Berg
2. Approval of Minutes from October 22, 2014
3. Voucher Approval
4. Old or General Business
 - a. Election of Vice-Chair of Commission and Committee assignments
 - b. Set next meeting date for HP Commission from November 26 to November 25, 2014
 - c. Set meeting date for HP Commission from December 24 to December 23, 2014
 - d. 2014 National Historic Landmark Status Report by SHPO for NPS – Ted Spencer
 - e. Update on St. Ambrose Cemetery Project – Phase V – Set for Bidding in December 2014
5. New Matters before the Deadwood Historic District Commission
 - a. CoA – Case# 14051 – Exterior Wall Restore/Replace Door– 795 Main Street - NeighborWorks
 - b. CoA – Case# 14067 – Awnings – 531 Main Street – Blue Sky Gaming
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case#14034 – Wood Storm windows & doors – 14 Van Buren – Tom McNary
 - b. PA – Case# 14065 – Replace door and storm door – 4 Washington – Louie Van Rochele
 - c. PA – Case# 14065 – Re-roofing change of materials – 20 Lincoln – Donna Randolph
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - Richard Walker – 56 Lincoln
 - Barnard Voll & June Sheaks – 15 Washington
 - Charles Turbiville – 458 Williams
 - Shelley Corbitt – 35 Jackson
 - Estate of Mary Ellen Casey – 61 Forest
 - Kevin & Jan Bloom – 17 Fillmore
 - c. Retaining Wall Program / Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

Executive Session for Personnel per SDCL 1-25-2 (1)

Executive Session for Legal Matters per SDCL1-25-2 (3) with possible action

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, October 22, 2014 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes from October 8, 2014
3. Voucher Approval
4. Old or General Business
 - a. Wall of Fame Presentation (temporary suspension of meeting)
 - b. Recommendation to accept donations 2014.12-2014.16
 - c. Cemetery Headstone Grant Applications
 - d. Chapter 17.68 – Ordinance update and recommendation to City Commission
 - e. PA – Case #14057 – 2 Freemont St – Demolition – Jeff Snedeker
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - i. Travis Conrad – 10 Harrison Street
 - b. Revolving loan Program/Disbursements
 - i. Ronald Underhill – 28 Taylor Ave
 - ii. David Folger & Erin Little – 15 Denver
 - c. Retaining Wall Program / Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

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

**CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION**

Wednesday, October 22, 2014

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

Absent: None

Mr. Kevin Kuchenbecker, Historic Preservation Officer; Ms. Terri Williams, City Attorney; Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services; and Mr. Mike Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services were all present.

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, October 22, 2014 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Voucher Approval:

Approval of October 8, 2014 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Johnson to approve the minutes of Wednesday, October 8, 2014 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$28,639.09. Aye – All. Motion carried.

Old or General Business:

2014 Wall of Fame Inductees

On behalf of the City of Deadwood and Deadwood Historic Preservation Commission, Mr. Kuchenbecker welcomed and thanked all those in attendance for the Wall of Fame Ceremony. He explained that the Deadwood Historic Preservation Commission has been recognizing individuals who have made significant contributions to the community at any time in the City's history. He went on to say since 2005 they have recognized 18 individuals under many different categories such as the arts, athletics, humanities, business and trade, education and cultural affairs, governmental affairs, historic characters, professional and unsung heroes, and good hearts. He announced the 2014 inductees: Willis Carlton Spindler and Lars Peter Shostrom. Mr. Kuchenbecker said the framed prints will go on exhibit at City Hall and a print will go to each family.

Mr. Kuchenbecker read the first Wall of Fame award for Lars Peter Shostrom. Mr. Shostrom's grandson, Keith Shostrom, accepted the award and spoke on behalf of the entire family. He said his family was very grateful and thankful for the recognition and award.

Mr. Kuchenbecker read the second Wall of Fame award for Willis Carlton Spindler. Mr. Spindler's great-grandson, Adam Spindler, accepted the award and thanked the Historic Preservation Commission for honoring his great-grandfather. He stated he wished his father was alive to see his grandfather honored and reminded everyone, "Deadwood is special because of its history." As a closing he read a paragraph from an Adams Museum Dedication program dated October 4, 1930, "*Objects rich in story such as those which are taking their place within these walls increase man's knowledge and enlarge his conception of human possibilities. Thus, they are not only mirrors of the glorious past of the Black Hills, but also stepping stones to its greater future. The Adams Memorial Hall stands as a loving tribute to all Pioneers of the Black Hills and especially to those endeared to us by sacred human ties.*"

Mr. Kuchenbecker thanked the staff for helping to put the awards together, especially City Archivist, Mike Runge, for all his time and effort put into the program. The meeting was suspended at 5:22 pm to honor the Wall of Fame inductees.

The meeting reconvened at 5:35 pm.

Mr. Kuchenbecker informed the Commission the City Archives is requesting permission to formally accept donation items into the City's permanent collection. These donations fall within the City Archives mission statement and were approved by the Archaeology, Archives and Acquisitions (AAA) Committee at the October 15, 2014 meeting. The donations consisted of the following: **Donation 2014.12** Richard Popp of Chillicothe, Illinois donated twenty-three (23) black and white prints from the 1960s focusing on Lead/Deadwood City Circle Tour, which was part of the Old West Trail system; **Donation 2014.13** Don Toms of Lead, South Dakota donated a copy of the Homestake Veterans Association yearbook which contains names and photographs of Homestake employees who worked there for over 20 years; **Donation 2014.14** Robert Kolbe of Sioux Falls, South Dakota donated an 8x10 inch cabinet card of the Presidential Neighborhood in Deadwood, circa 1902; **Donation 2014.15** Mrs. Kathleen Hensley of Spokane, Washington donated a Revere Eight Model 88 camera and leather carrying case. This camera was owned and used by her grandfather William McGuigan of Spearfish, South Dakota, and will be incorporated with Collection 2012.10, the William McGuigan collection. (The memo is attached hereto on Exhibit A and incorporated herein by this reference.) ***It was moved by Mr. Johnson and seconded by Mr. Williams to accept the donations into the City's permanent collection as recommended by the Archaeology, Archives and Acquisitions Committee. Aye – All. Motion carried.***

Headstone Grant Applications: #14005 Gertrude Marnette Oldt and #14006 Dr. Flora Hayward Stanford

Mr. Kuchenbecker informed the Commission on October 14 and October 16, 2014, the Cemetery Committee reviewed headstone grant applications. After reviewing the two applications received, the Cemetery Committee recommends approval of the applications for the 2014 Headstone Grant Program as they met the required criteria. (The recommended applications are attached hereto on Exhibit B and incorporated herein by this reference.) ***It was moved by Mr. Johnson and seconded by Mr. Williams to accept applications #14005 for Gertrude Marnette Oldt and #14006 for Dr. Flora Hayward Stanford into the 2014 Historic Preservation Commission Headstone Grant Program as presented. Aye – All. Motion carried.***

Chapter 17.68 – Ordinance update and recommendation to City Commission

Chair Floyd suggested continuing the final ordinance review for one month. Due to all the updates and changes that continue to be discussed and made to the ordinance, she proposed putting together an Ordinance Task Force which will review the ordinance changes line-by-line and to bring a final draft back to the Commission for later consideration.

It was moved by Mr. Toews and seconded by Mr. Johnson to continue the review of Ordinance 17.68 for one month and to allow an assigned Task Force to review ordinance changes line-by-line so a final draft can be proposed to the Commission for consideration. Aye – All. Motion carried.

Chair Floyd invited Mr. Toews to sit on the Ordinance Task Force as she felt his analytical thought process would be beneficial to the review of the ordinance.

Mr. Toews accepted Chair Floyd's invitation.

Chair Floyd asked the Commission for a volunteer to fill the third seat on the task force.

Mr. Namminga volunteered.

PA – Case #14057 – 2 Fremont St – Demolition – Jeff Snedeker

Mr. Kuchenbecker informed the Commission the applicant was contacted following the last meeting. He noted five contractors were contacted who were willing to look at the project. He informed the Commission once the Building Inspector has discussed with the contractors the scope of work needed to stabilize the structure, a request will be made for written estimates from each showing what it would take to rehabilitate the resource. Staff recommended continuing the review of Mr. Snedeker's demolition request at 2 Fremont Street until all information has been compiled for a more thorough review. ***It was moved by Mr. Toews and seconded by Mr. Johnson, to continue review of Case#14057, 2 Fremont Street, until all information has been compiled for a thorough review. Aye - All. Motion carried.***

New Matters before the Deadwood Historic District Commission:

No Cases were addressed at this meeting.

New Matters before the Deadwood Historic Preservation Commission:

No Cases were addressed at this meeting.

Revolving Loan Fund/Retaining Wall Program Update:

10 Harrison Street – Travis Conrad

Mr. Kuchenbecker informed the Commission the applicant, Mr. Conrad, requests permission to be entered into the retaining wall program. Staff recommended acceptance into the program because the wall meets all criteria for the program. (The statement of eligibility and application are attached hereto on Exhibit C and incorporated herein by this reference.) ***It was moved by Mr. Johnson and seconded by Mr. Blair to grant eligibility for Retaining Wall Program for residence at 10 Harrison Street. Aye – All. Motion carried.***

Revolving Loan Program/Disbursements

It was moved by Mr. Blair and seconded by Mr. Johnson to approve the HP Revolving Loan Fund disbursement in the amount of \$45,613.84, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Williams to approve the HP Retaining Wall Loan Fund disbursement in the amount of \$66,115.78 for work done at 91 Forest, Naomi Gathman, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried. Delinquency report was reviewed by Commission. Overview of the Revolving Loan Fund was presented.

Ronald Underhill – 32 Taylor

It was moved by Mr. Namminga and seconded by Mr. Williams to approve the HP Windows Loan for Ronald Underhill, 32 Taylor, in the amount of \$2,100.00, based on information as presented by Mr. Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Erin Little & David Folger – 15 Denver

It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Revolving Loan for Erin Little & David Folger, 15 Denver, in the amount of \$25,000.00 based on information as presented by Mr. Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Retaining Wall Program/Disbursements:

No applications were addressed at this meeting.

Items from Citizens not on Agenda

Mr. Paul Casey addressed the Commission and explained his delay in contacting NeighborWorks regarding the outstanding loans on 61 Forest. He informed the Commission he is currently working on the painting the house and asked for more time for the remainder of the painting located up on the high gables of the house. Mr. Casey stated he will have the loan paid off around the end of the year.

Several Commissioners thanked Mr. Casey for attending the meeting to explain his situation and for communicating his intentions.

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

Mr. Kuchenbecker reported on the following items:

- Reminded Commissioners of the South Dakota Main Street Summit Meeting in Rapid City on October 30-31, 2014;
- Mr. Runge, the City Archivist, gave a presentation at the West River History Conference on Friday, October 17;
- Retaining Walls at 91 Forest had a final inspection with a Change Order deduct;
- Retaining Walls at 2 Dudley is progressing slowly;
- City Attorney sent out a letter to Barney's Signs today addressing the slow pace in which the Deadwood Rodeo Grounds fence project has been moving; a completion date was proposed for November 15, 2014;
- A letter of thanks along with photos were sent from the First Congregational Church United Church of Christ of Belle Fourche, SD to the Commission for a \$10,000 Outside of Deadwood grant used in refurbishing their building;
- The newly released *Souvenir Edition of the "Destination Deadwood"* publication was presented to Commission;
- The office is looking at moving the Office Assistant position to full-time as well as review position descriptions; funds are available in the budget to do so;
- The Chinese Coins just completed desalination and should be shipped back from Maryland by the end of this year;
- DNA testing results came back on the skeletal remains, affectionately named Jackson found at 33 Taylor, showing he had red hair and brown eyes; the molecular analysis of the gold fillings will begin shortly;
- The Fountain House variance was denied by the Planning & Zoning Commission on Tuesday, October 21.

Other Business:

- Mr. Johnson stated the Cemetery Committee along with the Archaeology, Archives, & Acquisitions Committee met with the City Archivist, Mr. Runge, and commented on how interesting all the topics were;
- Mr. Toews, Chair for the Minimum Maintenance/Demolition by Neglect Committee, updated the Commission on the second meeting to review progress of the work process to use in improving consistency and tracking methods; to address how to handle violations; discussed who the stakeholders are and how the City can educate them about the process.
- The next Historic Preservation Commission meeting is scheduled for November 12, 2014 at 5:00 PM.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of October 22, 2014 adjourned at 6:11 PM.

ATTEST:

Laura Floyd
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). Michael Johnson
- 2). Lynn Namminga
- 3). Lyman Toews

Budget Committee

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

- 1). Laura Floyd, Chair
- 2). Darin Derosier, Vice-Chair
- 3). Tom Blair

Cemetery/GIS Committee

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

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

Chamber of Commerce

- 1). Chuck Williams
- 2). Darin Derosier

Demolition by Neglect

Meets as needed

- 1). Lynn Namminga
- 2). Chuck Williams
- 3). Lyman Toews

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

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

- 1). Laura Floyd, Chair
- 2). Tom Blair
- 3). Lyman Toews
- 4). Mayor Chuck Turbiville

Loan Committee

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

- 1). Laura Floyd, Chair
- 2). Darin Derosier, Vice-Chair
- 3). Mike Johnson

NeighborWorks

- 1). Darin Derosier, Vice-Chair

Deadwood Alive

- 1). Tom Blair

Policies & Procedures

Meets as needed

Entire Commission

Case No. 14051
Address: 795 Main Street

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness for work at 795 Main Street a contributing structure located in the Deadwood City Historic Overlay Zone of the City of Deadwood.

Applicant: NeighborWorks / Dakota Home Resources
Owner: Same
Constructed: 1935

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

- 1. Historic significance of the resource:** This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. This service station has a mission style influence.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to remove loose stucco, make all necessary repairs with wire mesh and apply finish coat matching the existing in structure and color; replace one double door with insulated exterior single swing door with insulated glass panels at 795 Main Street as submitted.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: This office worked with the applicant to explore this option, which is more appropriate treatment, over the originally proposed efface.

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.

Furthermore, it is staff's opinion the proposed changes are congruous with the historical, architectural, archaeological or cultural aspects of the districts.



Motions available for commission action:

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

OR

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

DEADWOOD

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

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

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

City of Deadwood Application for Project Approval

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 black 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: 795 Main St. Deadwood, S.D. 57732

Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

Owner's Name: Joy McCracken
Address: 795 Main St.
City: Deadwood State: S.D. Zip: 57732
Telephone: _____ Fax: _____

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

Contractor's Name: Julian Brown Eyes
Address: 1765 225th St.
City: Rapid City State: S.D. Zip: 57701
Telephone: 605-381-4187 Fax: _____

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

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: \$ 20,000.00

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>12-2014</u>		Project Completion Date (anticipated): <u>5-2015</u>	
☒ ALTERATION	☒ Front	☒ Side(s)	☐ Rear
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear
☐ NEW CONSTRUCTION	☐ Residential	☐ Other _____	
☐ ROOF	☐ New	☐ Re-roofing	
	☐ Front	☐ Side(s)	☐ Rear
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☐ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____ Dimensions _____			
☐ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS
☐ Restoration		☐ Replacement	☐ New
☐ Front	☐ Side(s)	☐ Rear	
Material _____ Style/type _____			
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement
Material _____ Style/type _____ Dimensions _____			
☐ OTHER - Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

Describe as specific as possible 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 all loose stucco, make all repairs
necessary with wire mesh and concrete based
stucco. Replace one double door with an insulated
exterior single swing door with insulated glass, matching
the existing door. Remove abutments on both sides
of the front door. Paint all surfaces to match existing color

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)	<u>11/6/14</u> _____ 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 12:00 noon prior to the closing time for filing an application 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 Commission. 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.

Front of Building



Remove abutment

Front Door

Remove abutment

Replace door to match existing



Remove the two abutments at both sides
of the front door. They interfere with foot traffic.

Photo #5



Photo #6





Left side, removal loose stucco, install foam board. Apply base coat cement and embed mesh. Apply finish coat match existing in structure and color.

Same applies to front of the building.

Case No. 14067
Address: 531 Main St.

November 4, 2014

STAFF REPORT

The applicant has submitted an application for a Certificate of Appropriateness for exterior alterations at 531 Main Street, a non-contributing structure located in the Chinatown Planning Unit in the City of Deadwood.

Applicant: Blue Sky Gaming
Owner: Same
Constructed: 1993

CRITERIA FOR THE ISSUANCE OF CERIFICATE OF APPROPRIATENESS

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

General Factors:

1. **Historic significance of the resource:** This building cannot contribute to the Deadwood National Historic Landmark District at this time. The resource is outside the period of significance for the NHL.
2. **Architectural design of the resource and proposed alterations:** The applicant would like approval to install black awnings with square tube steel frames in the following sizes: (3) 42" x 9'-8" awnings; (1) 8' x 16' x 4' bull-nose awning; (1) 4'-4" x 10'-4" awning as well as to re-skin the existing awning 5' x 10'-8" with black fabric. All awnings will have an 8' clearance to ground 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 local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Furthermore, it is staff's opinion the proposed changes are congruous with the historical, architectural, archaeological or cultural aspects of the districts.



Motions available for commission action:

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

OR

B: Based upon the guidance found in DCO 17.68.050, I find that the proposed structure 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

Case # 14067

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: 531 Main St.

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Blue Sky Gaming
Address: 502 W. Blvd.
City: Rapid City State: SD Zip: 57701
Telephone: _____ Fax: _____
E-mail: _____

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

Contractor's Name: Conrads Big Signs
Address: 1740 E. North St.
City: Rapid City State: SD Zip: 57701
Telephone: 348-8744 Fax: 388-6199
E-mail: Signs@hills.net

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: \$ 18,000

DEADWOOD

"The Historic City of the Black Hills"
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ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>Dec. 2014</u>		Project Completion Date (anticipated): <u>march 2014</u>	
☐ ALTERATION	☐ Front	☐ Side(s)	☐ Rear
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear
☐ NEW CONSTRUCTION	☐ Residential		☐ Other _____
☐ ROOF	☐ New	☐ Re-roofing	
	☐ Front	☐ Side(s)	☐ Rear
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☐ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material _____		Style/type _____ Dimensions _____	
☐ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS
☐ Restoration		☐ Replacement	☐ New
☐ Front	☐ Side(s)	☐ Rear	
Material _____		Style/type _____	
☒ SIGN/AWNING	☒ New	☐ Restoration	☒ Replacement
Material <u>Sunbrella fabric</u>		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.

1. (3) 42" x 9'8" black fabric awnings w/sq tube steel frame
 2. (1) 8' x 16' x 4'd black fabric awning w/sq tube steel frame
 3. (1) 4'4" x 10'4" black fabric awning w/sq tube steel frame
 4. (1) Reskin existing awning 5' x 10'8" black fabric awning
- all awnings will have an 8' clearance to ground.

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

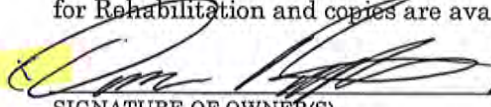
DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

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)

11-3-14
DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

Please use the enclosed criteria checklist as a guide to completing the application.

Incomplete applications cannot be reviewed and will be returned to you for more information.

All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

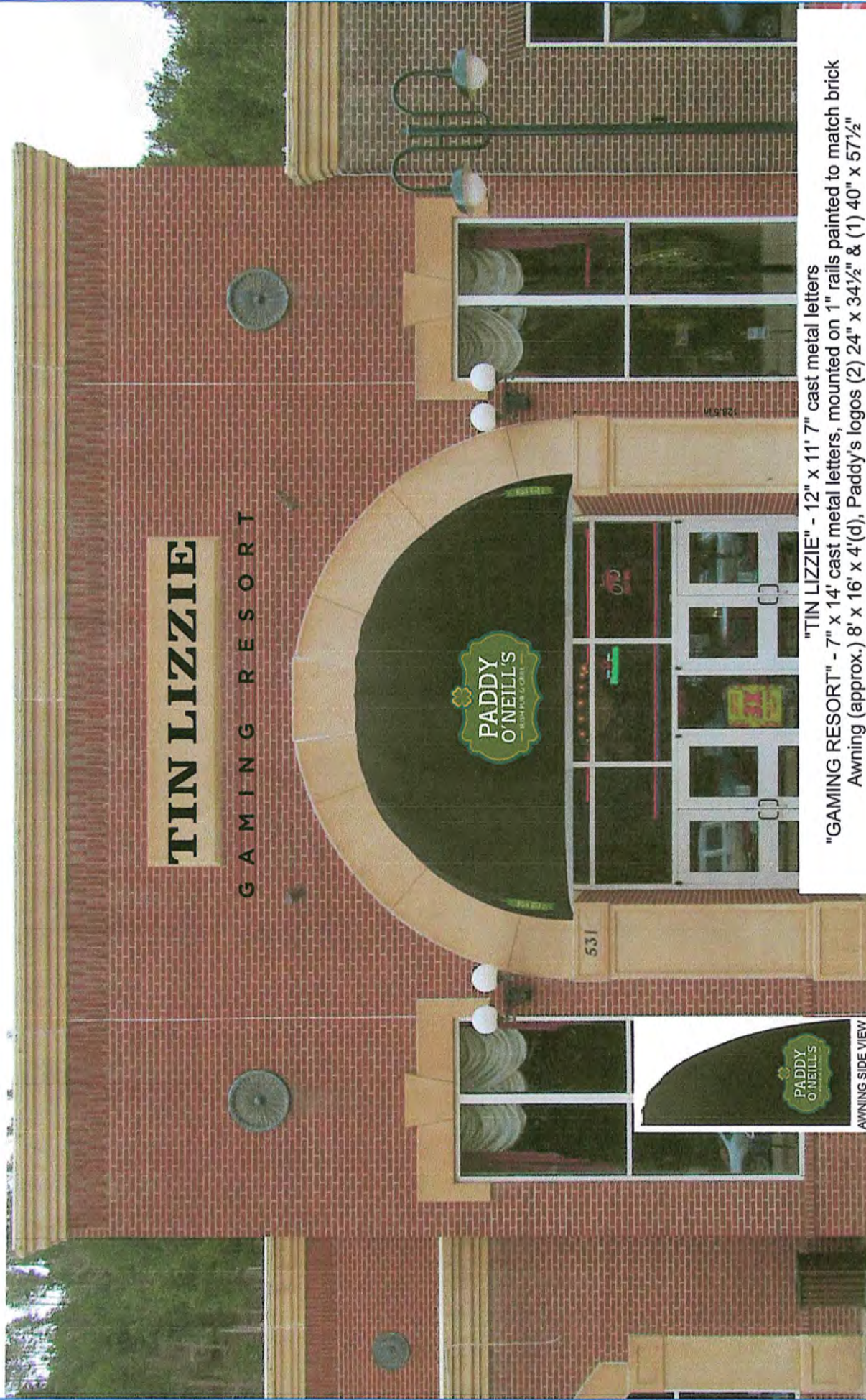
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.



(3) black fabric awnings
approx. 42" x 9' 8" with 8" valance
metallic gold vinyl sublimated to fabric (5" letters)
(survey needed before production)

		1740 East North St. Rapid City, SD 57701 605-348-8744 Fax: 388-6199 Email: signs@hills.net		Date: 10/28/2014 Vicky Fenhaus Sales Consultant © Copyright 2014	SCALE: nts Jeri Kalvin Designer	Tin Lizzie File Name: TL 3 awnings5	Approved by: <u>NAME</u> <u>DATE</u> Contact: Caleb Location: Phone: E-mail/Fax:
---	--	---	--	---	---------------------------------------	--	--

This drawing was created to assist you in visualizing our proposal. Actual sign may vary (color design & size). The original ideas herein are the property of Conrad's Big "C" Signs. Permission to copy or revise this drawing can only be obtained through a written agreement with Conrad's Big "C" Signs.



"TIN LIZZIE" - 12" x 11' 7" cast metal letters
 "GAMING RESORT" - 7" x 14' cast metal letters, mounted on 1" rails painted to match brick
 Awning (approx.) 8' x 16' x 4'(d), Paddy's logos (2) 24" x 34½" & (1) 40" x 57½"

		1740 East North St. Rapid City, SD 57701 605-348-8744 Fax: 388-6199 Email: signs@hills.net		Date: 10/28/2014 Vicky Fenhaus Sales Consultant © Copyright 2014 This drawing was created to assist you in visualizing our proposal. Actual sign may vary (color design & size). The original ideas herein are the property of Conrad's Big "C" Signs. Permission to copy or revise this drawing can only be obtained through a written agreement with Conrad's Big "C" Signs.	SCALE: nts Jeri Kalvin Designer	Tin Lizzie File Name: TL paddy awning7	Approved by: _____ NAME _____ DATE _____ Contact: Caleb Location: _____ Phone: _____ E-mail/Fax: _____
---	--	---	--	--	---------------------------------------	---	--

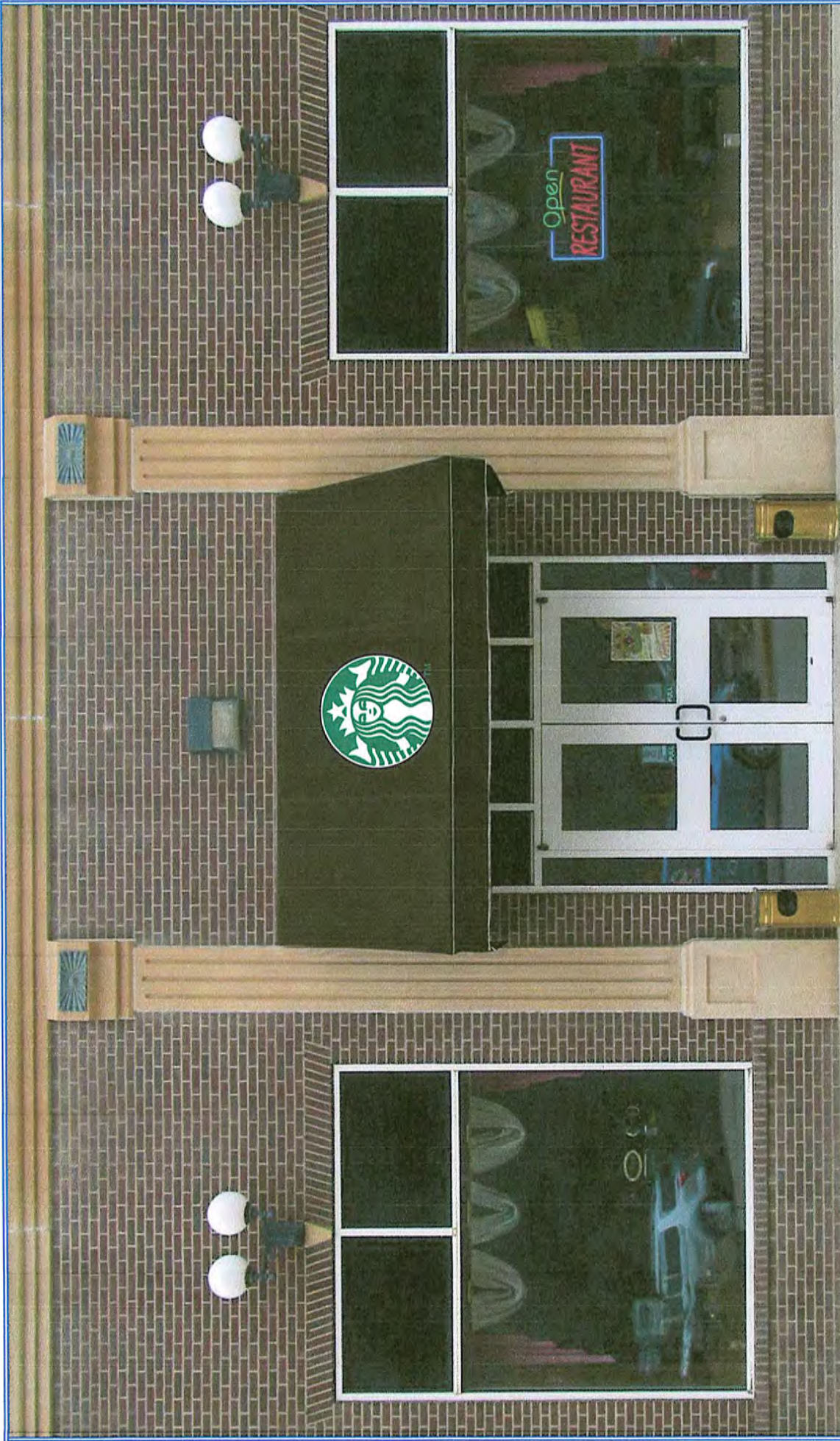


black fabric awning
approx. 4' 4" x 10' 4" x 2'(d) with 10" valance
white vinyl sublimated to fabric
Logos = 9" x 14", "VALET" = 5" x 21.5"
(survey needed before production)

8" flat cut metal letters - "EXIT" & "ENTER"
typestyle = Helvetica Bold
black finish

1740 East North St. Rapid City, SD 57701 605-348-8744 Fax: 388-6199 Email: signs@hills.net		Date: 10/24/2014 Vicky Fenhaus Sales Consultant	SCALE: nts Jeri Kalvin Designer	Tin Lizzie File Name: TL Hampton awning2	Approved by: NAME _____ Contact: Caleb _____ Location: _____ Phone: _____ E-mail/Fax: _____
This drawing was created to assist you in visualizing our proposal. Actual sign may vary (color design & size). The original ideas herein are the property of Conrad's Big "C" Signs. Permission to copy or revise this drawing can only be obtained through a written agreement with Conrad's Big "C" Signs.		© Copyright 2014			





Reskin awning (approx. 5' x 10' 8" with 9 1/4" valance) with black fabric
Sublimated 32" vinyl logo

 1740 East North St. Rapid City, SD 57701 605-348-8744 Fax: 388-6199 Email: signs@hills.net	Date: 9/14/2014 Vicky Fenhaus Sales Consultant	SCALE: nts Jeri Kalvin Designer	Tin Lizzie File Name: Starbucks awning2	Approved by: NAME _____ DATE _____ Contact: Caleb Location: _____ Phone: _____ E-mail/Fax: _____
--	---	--	--	--

This drawing was created to assist you in visualizing our proposal. Actual sign may vary (color design & size). The original ideas herein are the property of Conrad's Big "C" Signs. Permission to copy or revise this drawing can only be obtained through a written agreement with Conrad's Big "C" Signs.

Date: November 4, 2014

Case No. 14034

Address: 14 Van Buren

Staff Report

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

Applicant: Tom McNary

Owner: Same

Constructed: c. 1915

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

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

2. Architectural design of the resource and proposed alterations: The applicant requests permission to install new wood storm windows and storm door as well as repair primary wood front and back doors at 14 Van Buren as submitted.

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.

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



Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

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

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

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

Special Needs – Wood Windows - Application/Policy Guidelines

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

**Revolving Loan Fund – Special Needs/Wood Windows & Doors
Application**

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

1. Address of Property:

14 Van Buren
Deadwood SD

2. Applicant's name & mailing address:

Tom McNary
14 Van Buren
Deadwood SD 57732

Telephone: (605) 999-1759

E-mail tmcnary5@gmail.com

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

Telephone: (____) ____-_____

E-mail _____

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.

Proposed work includes installation of 24 new wood storm
windows + storm door, and repair primary wood front
door. One reason for this work is to "help fulfill the City's
goal to preserve + maintain Deadwood's historic integrity."

Another reason might be that the property is located adjacent to the Adam's House. Proximity to the A.H. means constant exposure to the public & visitors.

The reason funding is required is the large number of windows that require attention and the financial liability this project would impose.

Thank you for consideration of these requests.

Tom McNamee
5/27/2014

Revolving Loan Fund – Special Needs/Wood Windows & Doors Application

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

Elevations	Repair of Existing Windows	Installation of new wood storm window	Replacement of existing window	Total Windows per elevation	New Wood Door (Storm)	Repair Existing Wood Door
Front Elevation		5		5	1	1
Right Elevation		6		6		
Left Elevation		5		5		
Rear Elevation		8		8		
Total Windows		24		24	1	1
	Window(s) qualified for the restoration of the existing wood window(s) and a forgivable loan of \$150 per window. or for the removal of the inappropriate window alterations and installing an appropriate window	Window(s) qualified for the purchase and installation of approved wooden storms or for the restoration of existing wooden storms and screens and a forgivable loan of \$150 per window opening	Window(s) qualified for the purchase and installation of new primary wood windows and a forgivable loan of \$100 per window opening.		The program provides a forgivable loan of \$200 for a purchase and installation of a new primary wood door (storm)	The program a forgivable loan in the amount of \$300 to repair an existing wood door

**Revolving Loan Fund – Special Needs/WOOD WINDOWS & Doors
Application**

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 27 day of May, 2014.

Signature: Don McHenry 5/27/2014

Signature: _____

Signature: _____

Signature: _____

State of South Dakota
County of Lawrence



May 27, 2014
Notary: Susan
My Comm. Expires: March 24, 2020

Revolving Loan Fund – Special Needs/WOOD WINDOWS 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 repair first, where possible, and replace, only if necessary, their properties through the use of quality materials and craftsmanship.

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 – Special Needs/Wood Windows, a project must meet the following criteria:

- 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 building must be a residential property;

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.

Wood Windows:

4. Program Requirements:

1. The program provides a forgivable loan of \$150 per window for the restoration of an existing wood window or for the removal of an inappropriate window alteration and installation of a window that is appropriate in material and style of operation for a particular house.
2. The program provides a forgivable loan of \$100 per window opening for the purchase and installation of new primary wood windows.
3. The program provides a forgivable loan of \$150 per window opening for the restoration of existing wooden storms and screens or for the purchase and installation of approved wooden storms and screens, if restoration is not an option or is not possible.
4. Only recording cost are collected.

Revolving Loan Fund – Special Needs/WOOD WINDOWS Policy Guidelines

Wood Doors:

5. The program a forgivable loan in the amount of \$300 to repair an existing wood door. Or, the program provides a forgivable loan of \$200 for the purchase and installation of a new primary wood door, if restoration is not an option or is not possible.

Loan Criteria:

Owner Occupied:

LOAN AMOUNT:	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
\$3000 maximum	0% forgivable loan	3 years	*see below	Loan Agreement

Non-owner Occupied:

LOAN AMOUNT:	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
\$3000 maximum	0% forgivable loan	10 years	*see below	Loan Agreement

***The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan payment.**

If one or more of the following criteria occurred the Historic Preservation Commission has the authority to modify, amend, or forgive the loan.

- i. **The original applicant continues to occupy the property, or in the event of death of the applicant's estate, or personal representative, agent or joint tenant may assume loan terms and conditions.**
- ii. **The owner/applicant has addressed additional preservation issues beyond the original work completed with these loan funds.**
- iii. **The property meets Minimum Property Standards (in the event the Deadwood City Commission adopts a Minimum Property Standard Ordinance)**

6. Loan Application:

1. Loan application forms and technical assistance are available at the City of Deadwood's Office of Planning, Zoning and Historic Preservation.
2. The project application forms should be submitted to the City of Deadwood's Office of Planning, Zoning and Historic Preservation located at 108 Sherman Street in Deadwood. Telephone: (605) 578-2082.

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: 14 Van Buren

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Tom + Janet McNary
Address: 14 Van Buren
City: Deadwood State: SD Zip: 57732
Telephone: 999-1759 Fax:
E-mail: tmcnary5@gmail.com

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

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

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

TYPE OF IMPROVEMENT

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

Estimated Cost of Work: \$ _____

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: _____		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			

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

Remove + replace wood storm windows + front storm door & refurbish front + back doors.

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

DEADWOOD

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SIGNATURES

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

 SIGNATURE OF OWNER(S)	<u>10-30-14</u> DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
 SIGNATURE OF OWNER(S)	<u>10-30-14</u> DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE

APPLICATION DEADLINE

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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.

Deadwood/Tim McNeary New Project 1

Quote #: AY1N8AF

A Proposal for Window and Door Products prepared for:

Shipping Address:

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



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

Email: crystall.wws@gmail.com

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

Featuring products from:



UNIT SUMMARY

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

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

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

LINE ITEM QUOTES

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

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

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

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

278.40
81.60
21.60

Initials required

Seller: _____

Buyer: _____

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

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

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

180.00

Initials required

Seller: _____

Buyer: _____

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

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

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

92.00
21.60

Initials required

Seller: _____

Buyer: _____

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

Configured Part: Storm Sash for:

Accepted:

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

Page 3 of 7

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

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

72.00
21.60

Initials required

Seller: _____

Buyer: _____

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

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

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

180.00

Initials required

Seller: _____

Buyer: _____

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

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

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

141.60

Initials required

Seller: _____

Buyer: _____

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

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

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

72.80
21.60

Initials required

Seller: _____

Buyer: _____

Accepted:

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

Page 4 of 7

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

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

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

151.20

Initials required

Seller: _____

Buyer: _____

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

MARVIN
Windows and Doors
Built around you.
Entered As: OM
RO 23 1/2" X 69 11/16"

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

424.80

76.00

21.60

Initials required

Seller: _____

Buyer: _____

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

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

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

187.20

Initials required

Seller: _____

Buyer: _____

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

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

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

298.40

187.20

Accepted:

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

Page 5 of 7

Charcoal Fiberglass Mesh
Primed Pine Finish
Non system generated Pricing

Initials required

Seller: _____

Buyer: _____

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



Built around you.
Entered As: OM

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

187.20

Initials required

Seller: _____

Buyer: _____

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

Accepted:

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

Page 6 of 7

PURCHASE APPROVAL/SIGN OFF

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

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

Seller: _____

Buyer: _____

Accepted:

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

Page 7 of 7

Case No. 14065
Address: 4 Washington

Date: November 5, 2014

Staff Report

The applicant submitted an application for Project Approval for work at 4 Washington Street a non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Louie Van Rochele
Owner: Same
Constructed: c. 1952

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 cannot contribute to the Deadwood National Historic Landmark District at this time. The resource is outside the period of significance for the NHL.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to replace an old wooden door with a new steel door and storm door at 4 Washington Street as submitted.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The applicant's contractor has met with Building Inspector to review this project and ensure it meets the guidelines and obtain the necessary building permit. 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:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

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

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

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

Case #14065

OFFICE OF
PLANNING, ZONING AND
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108 Sherman Street
Telephone (605) 578-2082
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:	4 WASHINGTON
Historic Name of Property (if known):	N/A

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

Owner's Name: <u>LOUIE VanROCHELE</u> Address: <u>4 WASHINGTON</u> City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u> Telephone: <u>605-222-1351</u> Fax: _____ E-mail: _____	Architect's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
---	--

Contractor's Name: <u>JOEL LIVENGOOD</u> Address: <u>508 CROWN</u> City: <u>LEAD</u> State: <u>SD</u> Zip: <u>57754</u> Telephone: <u>605-580-1350</u> Fax: <u>717-2012</u> E-mail: <u>livengood19@yahoo</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>NEW DOOR @ GARAGE</u>	☐ Awning	☐ Sign	
Estimated Cost of Work: \$ <u>300</u>			

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102 Sherman Street
Telephone (605) 578-2600

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>10/27/14</u>		Project Completion Date (anticipated): <u>10/27/14</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
<u>Door</u> X			
☐ 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 w/ WOOD BRICK masonry</u>		Style/type <u>EXTERIOR w/ storm Screen</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 OLD DOOR (WOODEN) DUE TO JAMB DAMAGE

THAT WAS SO SEVERE HARDWARE WOULD NOT FUNCTION

CORRECTLY.

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.

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE 10/27/14

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. 14066
Address: 20 Lincoln Avenue

Date: November 5, 2014

Staff Report

The applicant has submitted an application for Project Approval for work at 20 Lincoln Avenue a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Donna Randolph
Owner: Same
Constructed: c. 1885

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.
- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to repair and roof house as well as repair/replace rain gutters as submitted. This includes a change from wood shingles to asphalt shingles over front addition on resource

Attachments: No

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:

A: If you, as a commissioner, have determined the Project **DOES NOT** Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

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

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

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

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

DEADWOOD

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

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

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

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

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

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

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

PROPERTY INFORMATION

Property Address: 20 Lincoln Avenue

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Donna Randolph

Address: 20 Lincoln Ave

City: Deadwood State: SD Zip: 57732

Telephone: 605-644-5440 Fax:

E-mail: drandolph65@yahoo.com

Architect's Name:

Address:

City: State: Zip:

Telephone: Fax:

E-mail:

Contractor's Name:

Address:

City: State: Zip:

Telephone: Fax:

E-mail:

Agent's Name:

Address:

City: State: Zip:

Telephone: Fax:

E-mail:

TYPE OF IMPROVEMENT

☐ 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: \$ 18,600

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.

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Repair / Replace Roofing material

Repair / Replace Rain Gutters

Repair leaks / holes in roof

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Fax (605) 578-2084

DEADWOOD

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102 Sherman Street
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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.

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

Donna Randolph 10/9/14
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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



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

11/12/2014

Historic Preservation
Deadwood City Hall
102 Sherman Street
Deadwood, SD 57732

HP Commission Agenda for 11/12/2014

Historic Preservation Commission,

Please review the following requests for approval:

- 1) Richard Walker -56 Lincoln
\$4,713 Special Needs Elderly Loan
- 2) Bernard Voll – 15 Washington
\$45,500 RLF & \$1,250 Windows
- 3) Chuck Turbiville – 458 Williams
\$10,000 Siding (forgivable)
- 4) Shelley Corbitt – 35 Jackson
10,000 RLF Life Safety
- 5) Estate of Mary Ellen Casey -61 Forest
Two extension requests
- 6) Kevin and Jan Bloom – 17 Filmore
Extension Request

Sincerely,

Mike Walker
Lending Director

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER, AND EMPLOYER



To be submitted to Historic Preservation Commission 11/12/14

Request for RLF SN Elderly Loan

DATE: 11/06/14

APPLICANT: Richard Walker

PROPERTY ADDRESS: 56 Lincoln

LOAN AMOUNT: \$4,713 (forgivable)

INTEREST RATE: 0%

PAYMENT AMOUNT: \$0 for 10 year term

PURPOSE: RLF- Special Needs Elderly (repair rock wall)

SECURITY: 1st mortgage

OTHER LOANS:

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
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UNDERWRITER'S REVIEW:

The applicant has excellent credit history
DTI 9.38%, Combined DTI \$9.38%, LTV 12.663%, CLTV12.663%

UNDERWRITER'S RECOMMENDATION:

I recommend the SN Elderly loan request based on excellent credit, low DTI & LTV ratios and stability of income

- All work completed must be reviewed and approved by Historic Preservation Officer and the City Building Inspector
- Proof of insurance
- Signed compliance with city code statement

This request was reviewed by Loan Committee: favorable comments were received

To be submitted to Historic Preservation Commission 11/12/14

Request for RLF Residential Loan

DATE: 11/06/14

APPLICANT: Bernard Voll & June Sheaks

PROPERTY ADDRESS: 15 Washington

LOAN AMOUNT: \$45,500 RLF

INTEREST RATE: 5%

PAYMENT AMOUNT: \$306.88 (7 year balloon with 20 year amortization)

PURPOSE: RLF Residential

SECURITY: 3rd mortgage

OTHER LOANS:

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
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UNDERWRITER'S REVIEW:

The applicant has a weak credit history, a contract for deed on this home and is non owner occupied with plans to use the home a B&B
DTI 8.69%, Overall DTI 46.79% LTV 21.43%, CLTV 88.787%

UNDERWRITER'S RECOMMENDATION:

I would be cautious about recommending this RLF Residential loan request due to credit history. However they do have a good income and low reasonable ratios that include Contract for Deed, Windows and RLF Residential Loans

- All work completed must be reviewed and approved by Historic Preservation Officer and the City Building Inspector
- Proof of insurance
- Signed compliance with city code statement

**This request was reviewed by Loan Committee and
Favorable comments were NOT received**

To be submitted to Historic Preservation Commission 11/12/14

Request for Windows Loan

DATE: 11/06/14
APPLICANT: Bernard Voll & June Sheaks
PROPERTY ADDRESS: 15 Washington
LOAN AMOUNT: \$1,250 (forgivable)
INTEREST RATE: 0%
PAYMENT AMOUNT: \$0 for 10 year term
PURPOSE: Windows
SECURITY: 2nd mortgage

OTHER LOANS:

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
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UNDERWRITER'S REVIEW:

The applicant has a weak credit history, a contract for deed on this home and is non owner occupied with plans to use the home a B&B
DTI 0%, Overall DTI 46.79%, LTV .53%, CLTV 88.78%

UNDERWRITER'S RECOMMENDATION:

I would cautious about recommending this Windows loan request due to credit history. However they do have a good income and low DTI & LTV ratios

- All work completed must be reviewed and approved by Historic Preservation Officer and the City Building Inspector
- Proof of insurance
- Signed compliance with city code statement

This request was reviewed by Loan Committee: favorable comments were received

To be submitted to Historic Preservation Commission 11/12/14

Request for Siding Loan

DATE: 11/06/14
APPLICANT: Charles Turbiville
PROPERTY ADDRESS: 458 Williams
LOAN AMOUNT: \$10,000 (forgivable)
INTEREST RATE: 0%
PAYMENT AMOUNT: \$0 for 10 year term
PURPOSE: Siding
SECURITY: 1st mortgage

OTHER LOANS:

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
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UNDERWRITER'S REVIEW:

The applicant has a good credit history
DTI 0%, Overall DTI 17.15%, LTV .8.67%, CLTV 8.67%

UNDERWRITER'S RECOMMENDATION:

I recommend this loan request based on credit history and very low ratios.

- All work completed must be reviewed and approved by Historic Preservation Officer and the City Building Inspector
- Proof of insurance
- Signed compliance with city code statement

This request was reviewed by Loan Committee: favorable comments were received

To be submitted to Historic Preservation Commission 11/12/14

Request for RLF Life Safety Loan

DATE: 11/06/14
APPLICANT: Shelley Corbitt
PROPERTY ADDRESS: 35 Jackson
LOAN AMOUNT: \$10,000
INTEREST RATE: 0%
PAYMENT AMOUNT: \$166.67 per month for 10 year term
PURPOSE: RLF- Residential - Life Safety
SECURITY: 1st mortgage

OTHER LOANS:

Loan #	Loan	Balance	Rate	Term	Payment	Maturity
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UNDERWRITER'S REVIEW:

The applicant has good credit history
DTI 12.32%, Combined DTI 16.98%, LTV 6.45%, CLTV 6.45%

UNDERWRITER'S RECOMMENDATION:

I recommend the RLF Life Safety loan request based on good credit, low DTI & LTV

- All work completed must be reviewed and approved by Historic Preservation Officer and the City Building Inspector
- Proof of insurance
- Signed compliance with city code statement

This request was reviewed by Loan Committee: favorable comments were received

Extension Request Loan # HPMACAS05

DATE: 11/06/14
APPLICANT: Estate of Mary Ellen Casey
PROPERTY ADDRESS: 61 Forest
LOAN AMOUNT: \$4,684.46 (Matured 02/15/2014)
INTEREST RATE: 5%
PAYMENT AMOUNT: \$102.40
PURPOSE: Extension
SECURITY: 2nd mortgage

OTHER HP LOANS:

Loan #	Balance	Rate	Term	Payment	Maturity
HPSPBFCAS	\$10,000	0%	120	\$0	08/16/2014

UNDERWRITER'S REVIEW:

This loan was personally guaranteed by Mary Ellen Casey who passed away. This loan matured on 02/15/2014 and the Conservator of the Estate, Paul Casey has requested an extension of the maturity date to 01/30/2015 to allow additional time to paint the house and to pay off the remaining balance on the loan.

UNDERWRITER'S RECOMMENDATION:

I recommend this request due to the fact that the Homeowners have been working at finding a contractor to get the work completed and due to the excellent payment history on this loan.

This request was reviewed by Loan Committee: favorable comments were received

Extension Request Loan # HPSPBFCAS

DATE: 11/06/14
APPLICANT: Estate of Mary Ellen Casey
PROPERTY ADDRESS: 61 Forest
LOAN AMOUNT: \$10,000 forgivable (Matured 08/16/2014)
INTEREST RATE: 0%
PAYMENT AMOUNT: \$0
PURPOSE: Extension
SECURITY: 2nd mortgage

OTHER HP LOANS:

Loan #	Balance	Rate	Term	Payment	Maturity
HPMACAS05	\$4,684.46	5%	84	\$102.40	02/15/2014

UNDERWRITER'S REVIEW:

This loan was personally guaranteed by Mary Ellen Casey who passed away. This loan matured on 08/16/2014 and the Conservator of the Estate, Paul Casey has requested an extension of the maturity date to 6/16/2015 to allow additional time to paint the house.

UNDERWRITER'S RECOMMENDATION:

I recommend this request due to the fact that the Homeowners have been working at finding a contractor to get the work completed.

This request was reviewed by Loan Committee: favorable comments were received

To be submitted to Historic Preservation Commission 11/12/14

6 Month Extension Request Loan # CHPSIDBLO

DATE: 11/06/14
APPLICANT: Kevin & Jan Bloom
PROPERTY ADDRESS: 17 Fillmore
LOAN AMOUNT: \$10,000 (Mature 11/14/2014)
INTEREST RATE: 0%
PAYMENT AMOUNT: \$0
PURPOSE: Siding
SECURITY: 2nd mortgage

OTHER HP LOANS:

Loan #	Balance	Rate	Term	Payment	Maturity
CHPLSBLOO	\$10,000	0	120	0	07/01/2023
CHPWINBLO	\$3,000	0	36	0	07/01/2016
CNHSBLOOM	\$12,500	0	C	C	01/01/2015

UNDERWRITER'S REVIEW:

This loan currently has a zero balance.

UNDERWRITER'S RECOMMENDATION:

I recommend this request due to the fact that the Homeowners have made progress on the rehabilitation of the home and this extension will allow additional time to draw the remaining funds.

This request was reviewed by Loan Committee: favorable comments were received