



Historic Preservation Commission Meeting Agenda

Wednesday, May 10, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**

2. **Roll Call**

3. **Approval of Minutes**

[a.](#) April 26 Meeting Minutes

4. **Voucher Approvals**

[a.](#) HP Operating Vouchers

[b.](#) HP Grant Vouchers

[c.](#) HP Revolving Vouchers

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

[a.](#) Revolving Loan Requests

Kevin Bloom - 17 Filmore - Extension Request

Rick Ensminger - 130 Charles - Extension Request

Jacqueline Richerson - 66 Taylor Ave. - Extension Request

Dorene Steinlicht - 42 Washington - Request to Forgive

[b.](#) Accept Nick Drummond into Foundation Grant – 18 Denver Ave.

6. **Old or General Business**

[a.](#) Permission to enter into contract with Caleb Sher of Yiddish Book Center to transliterate text of emphemra from Yiddish to English at a cost not to exceed \$1,000.00 to be paid from HP Archives line item.

[b.](#) Not-For-Profit Grant Requestfor \$8,472.63 for repairs on Deadwood Elks Lodge #508

7. **New Matters Before the Deadwood Historic District Commission**

[a.](#) COA 230032 - Northern Hills Alliance - 753 Main - Exterior Repairs

8. **New Matters Before the Deadwood Historic Preservation Commission**

[a.](#) PA 230030 - Nick Drummond - 18 Denver - Repair Foundation/Replace Exterior Stairs

[b.](#) PA 230031 - Noel Fairbairn - 57 Forest - Replace Incorrect Windows/Doors/Siding

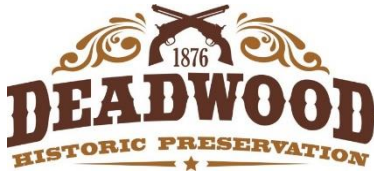
9. **Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)

10. **Staff Report**
(Items considered but no action will be taken at this time.)
11. **Committee Reports**
(Items considered but no action will be taken at this time.)
12. **Adjournment**

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

Please practice the CDC's social distancing recommendations



Historic Preservation Commission Meeting Minutes

Wednesday, April 26, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on April 26, 2023 at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey
 HP Commission Vice Chair Leo Diede
 HP Commission 2nd Vice Chair Robin Carmody
 HP Commissioner Trevor Santochi
 HP Commissioner Tony Williams
 HP Commissioner Vicki Dar

City Commissioner Charlie Struble-Mook

ABSENT: HP Commissioner Jill Weber

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
 Bonny Anfinson, Program Coordinator
 Mike Walker, Director, Neighborworks

3. Approval of Minutes

a. Minutes of April 12, 2023 Meeting

It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the minutes of the April 12, 2023 meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Santochi to approve the HP Operating Vouchers in the amount of \$193,988.21. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

b. HP Grant Voucher

It was moved by Commissioner Williams and seconded by Commissioner Carmody to approve the HP Grant Vouchers in the amount of \$2,190.91. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

- c. HP Revolving Vouchers

It was moved by Commissioner Diede and seconded by Commissioner Dar to approve the HP Revolving Vouchers in the amount of \$16,811.79. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

5. HP Programs and Revolving Loan Program

- a. HP Loan Requests

Larry & Marci Shama - 51 Van Buren - Retaining Wall Loan
 Aaron Sternhagen - 318 Williams - Retaining Wall Loan
 Tom & Nyla Griffith - 21 Lincoln - Life Safety Loan
 Ron & Tate Underhill - 33 Taylor - Windows Extension
 Cody Emrick/Emrick Real Estate - 9 Shine - Retaining Wall Loan Extension
 Bonnie Fosso - 170 Pleasant - Life Safety Loan Extension

It was moved by Commissioner Williams and seconded by Commissioner Dar to approve a retaining wall loan for Larry and Marci Shama, 51 Van Buren; Aaron Sternhagen, 318 Williams, retaining wall loan; Tom & Nyla Griffith, 21 Lincoln, Life Safety Loan; Ron & Tate Underhill, 33 Taylor Ave., windows extension; Cody Emrick, 9 Shine, retaining wall loan extension; Bonnie Fosso, 170 Pleasant, life safety loan extension. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

6. Old or General Business

- a. 2023 Scholarship Recipients Presentation

Cody Rogers
 Jagger Livengood
 Emily Thomas

Chair Posey presented certificates to the 2023 Scholarship Recipients: Cody Rogers, \$1,000; Jagger Livengood, \$1,000; and Emily Thomas, \$500.

- b. Replace failing large format scanner for City Archives

Mike Runge stated the City Archives would like to replace its large format scanner. The City Archives current scanner, donated by the Lawrence County Register of Deeds in 2009, began to fail in the fall of 2022. This scanner has been used to digitize the City's collection of architectural plans, plat maps, historical maps, newspapers, advertisement posters, and oversized ephemera. Staff is requesting permission to purchase the Contex IQ Quattro X4490 scanner from Large Document Solutions in the amount of \$7,700.00. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi to purchase the Contex IQ Quattro X4490 scanner from Large Document Solutions in the amount of \$7,700.00. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.***

- c. Records Research for GIS Layer

Mike Runge stated the Historic Preservation Office would like to hire Julie Stone as an independent contractor to research, compile and print off paper copies for M.S. 72 & 86 to be incorporated into the City's GIS program. ***It was moved by***

Commissioner Dar and seconded by Commissioner Carmody to recommend to the City Commission to hire Julie Stone as an independent contractor to research, compile and print off paper copies for M.S. 72 & 86 to be incorporated into the City's GIS program. The retainer for this project will not exceed \$15,000.00 dollars. Funding for this research will be paid out of the 2023 Public Education/Advocacy Budget line item. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

- 7. New Matters Before the Deadwood Historic District Commission**
- 8. New Matters Before the Deadwood Historic Preservation Commission**
- 9. Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)

10. Staff Report

(Items considered but no action will be taken at this time.)

Mr. Kuchenbecker thanked the Planning and Zoning and Historic Preservation Commissioners who attended the State Historic Preservation Conference and for attending the SHPO Board meeting on Thursday and get to see them in action particularly to congratulate the two out going board members, David Wolff and Brad Tennant. They were avid supporters of Deadwood. Ted Spencer is also retiring. Thank you to Robin Carmody for her research and being a co-presenter on the Chinatown presentation. It was well received. There were a lot of questions afterward. Deadwood was well represented during the conference.

At last Monday's commission meeting we were given approval to go out for bid on the Whitewood Creek FEMA Project. Next week there will be three bid openings: Days Rodeo Grounds Concession Project; Retaining Walls on Broadway and 5 Harrison.

Randy Kittle , Grant Manager with Game Fish and Parks, was in town today to conduct a site visit for the Trail Head Parking Grant. We will not know until June.

This morning we had an update of the parking study. There were 1300 survey results. Fifty-two percent were visitors. Forty-eight percent were residents. We reviewed the preliminary results and are planning on getting it out to the general public. A lot of good ideas and compliments on what we have done already with our vehicle wayfinding. Pedestrian way finding is needed. We have it in the works.

Thank you to staff who all participated in putting together the State of the City. It was a great presentation. The City has accomplished a lot since the last State of the City in 2016.

11. Committee Reports

(Items considered but no action will be taken at this time.)

Commissioner Dar stated Kevin and Robin did a great job on their presentation. Overall it was a great conference.

Commissioner Diedi stated the same thing. The City Commission will be voting on the 2nd reading of the short term rental ordinances.

Commissioner Santochi stated great job Robin on the presentation. It was the best presentation of the conference.

Commissioner Carmody stated thank you to Kevin for allowing her to present with him. Thankful that Mike Runge was in the audience to assist in answering questions as well.

Special thanks to Bonny and Mike for putting the presentation together.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 4:28 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Program Coordinator

Historic Preservation Commission

Bill List - 2023

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 26,757.69

Approved by _____ on ____/____/____
HP Chairperson

HPC	05/10/23
Batch	05/16/23

PACKET: 06165 05/16/23 - HP OPERATING -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0776	ALBERTSON ENGINEERING, INC.					
I-18861		650 MAIN BROADWAY RETAIN WALL	10,907.09			
5/16/2023	FNBAP	DUE: 5/16/2023 DISC: 5/16/2023		1099: N		
		650 MAIN BROADWAY RETAIN WALL		215 4577-755	CAPITAL ASSETS RETAINING	10,907.09
I-18874		10 DENVER RETAINING WALL	2,125.00			
5/16/2023	FNBAP	DUE: 5/16/2023 DISC: 5/16/2023		1099: N		
		10 DENVER RETAINING WALL		215 4575-515	GRANT/LOAN RETAINING WAL	2,125.00
I-18878		WHITE CREEK TRL BOARDWALK	1,762.50			
5/16/2023	FNBAP	DUE: 5/16/2023 DISC: 5/16/2023		1099: N		
		WHITE CREEK TRL BOARDWALK		215 4576-600	PROFES. SERV. CURRENT EX	1,762.50
I-18882		5 HARRISON RETAINING WALL	287.50			
5/16/2023	FNBAP	DUE: 5/16/2023 DISC: 5/16/2023		1099: N		
		5 HARRISON RETAINING WALL		215 4576-600	PROFES. SERV. CURRENT EX	287.50
		=== VENDOR TOTALS ===	15,082.09			
=====						
01-5052	AVID4 ENGINEERING					
I-J18-118-2.29		2022 GIS ENTERPRISE TECH SERV	1,950.00			
5/16/2023	FNBAP	DUE: 5/16/2023 DISC: 5/16/2023		1099: N		
		2022 GIS ENTERPRISE TECH SERV		215 4573-340	HIST. INTERP. GIS	1,950.00
		=== VENDOR TOTALS ===	1,950.00			
=====						
01-3940	EME CORPORATION					
I-230503186		CONTEX IQ 4490 QUATTRO SCNR-H	7,648.00			
5/16/2023	FNBAP	DUE: 5/16/2023 DISC: 5/16/2023		1099: N		
		CONTEX IQ 4490 QUATTRO SCNR-HP		215 4641-434	MACHINERY/EQUIPMENT	7,648.00
		=== VENDOR TOTALS ===	7,648.00			
=====						
01-4625	FIB CREDIT CARDS					
I-043023HP		CREDIT CARD CHARGES APRIL 202	1,896.75			
5/16/2023	FNBAP	DUE: 5/16/2023 DISC: 5/16/2023		1099: N		
		DROP BOX 2023		215 4641-426	SUPPLIES	540.00
		COLUMBIAN COFFEE CONCENTRTE-PB		101 4192-426	SUPPLIES	186.99
		DWD GREETINGS POSTCARD-HP		215 4573-330	HIST. INTERP. HISTORIC C	8.72
		DWD MAIN ST POSTCARD - HP		215 4573-330	HIST. INTERP. HISTORIC C	10.99
		CENEX FUEL PIERRE HIST CONF-HP		215 4641-427	TRAVEL	73.20
		LA MINESTR PIERRE HIST CONF-HP		215 4641-427	TRAVEL	78.17
		REDROSSA PIERRE HIST CONF-HP		215 4641-426	SUPPLIES	150.78
		ZOOM ROOM ANNUAL RENEWAL		101 4193-422	PROFESSIONAL SERVICES	648.90
		GRANTWATCH.COM - HP		215 4641-426	SUPPLIES	199.00
		=== VENDOR TOTALS ===	1,896.75			

PACKET: 06165 05/16/23 - HP OPERATING -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-1786		PETTY CASH/HISTORIC PRESERVATI				

I-50523		PETTY CASH REIMBURSE MAY 2023	156.91			
5/16/2023	FNBAP	DUE: 5/16/2023 DISC: 5/16/2023		1099: N		
		LCRD 18 COPIES FOR NEW ZONE MA		101 4640-426	SUPPLIES	18.00
		USPS CERT LTR BLAKE JOSEPH		101 4640-426	SUPPLIES	8.37
		LCRD COPIES 20,22,32 DENVER EA		101 4640-426	SUPPLIES	12.00
		USPS MAIL PKG TO TWYLA IN RC		215 4573-335	HIST. INTERP. ARCHIVE DE	9.24
		USPS MAIL PACKAGE TO VENICE FL		215 4573-335	HIST. INTERP. ARCHIVE DE	3.05
		LCRD 2023-011196 GMP 51 SHERMA		215 4641-426	SUPPLIES	30.00
		LCRD 2013-04631 CPY 26,32 CHAR		215 4641-426	SUPPLIES	3.00
		SAMS CLUB 6 PKG-LIPTON TEABAGS		215 4641-426	SUPPLIES	68.25
		USPS MAIL CPY PRSNTN CK TO USD		215 4641-426	SUPPLIES	5.00
		=== VENDOR TOTALS ===	156.91			

=====						
01-1605		PFARR, RANDY				

I-050523		RODEO GROUNDS BK REIMBURSEMEN	23.94			
5/16/2023	FNBAP	DUE: 5/16/2023 DISC: 5/16/2023		1099: Y		
		RODEO GROUNDS BK REIMBURSEMENT		215 4576-630	PROFES. SERV. NEIGHBORH.	23.94
		=== VENDOR TOTALS ===	23.94			
		=== PACKET TOTALS ===	26,757.69			

PACKET: 06165 05/16/23 - HP OPERATING -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	26,757.69
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	26,757.69
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** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
	2023	101-2020	ACCOUNTS PAYABLE	874.26-*						
		101-4192-426	SUPPLIES	186.99	72,000		65,419.17			
		101-4193-422	PROFESSIONAL SERVICES	648.90	65,000		24,746.66			
		101-4640-426	SUPPLIES	38.37	3,000		2,631.08			
		215-2020	ACCOUNTS PAYABLE	25,883.43-*						
		215-4573-330	HIST. INTERP. HISTORIC C	19.71	12,500		10,140.91- Y			
		215-4573-335	HIST. INTERP. ARCHIVE DE	12.29	40,600		32,328.23			
		215-4573-340	HIST. INTERP. GIS	1,950.00	25,000		5,323.82- Y			
		215-4575-515	GRANT/LOAN RETAINING WAL	2,125.00	500,000		497,875.00			
		215-4576-600	PROFES. SERV. CURRENT EX	2,050.00	75,000		65,115.08			
		215-4576-630	PROFES. SERV. NEIGHBORH.	23.94	8,000		7,942.44			
		215-4577-755	CAPITAL ASSETS RETAINING	10,907.09	400,000		376,227.98			
		215-4641-426	SUPPLIES	996.03	15,000		12,506.28			
		215-4641-427	TRAVEL	151.37	7,500		1,128.05			
		215-4641-434	MACHINERY/EQUIPMENT	7,648.00	12,500		3,802.01			
		999-1301	DUE FROM FUND 101	874.26 *						
		999-1306	DUE FROM FUND 215	25,883.43 *						
			** 2023 YEAR TOTALS	26,757.69						

5/05/2023 3:30 PM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 06165 05/16/23 - HP OPERATING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	5/2023	874.26
215	5/2023	25,883.43

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Historic Preservation Commission

2023 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 11,962.78

Approved by _____ on ___/___/___
HP Chairperson

Approved by _____ on ___/___/___
HP Officer

HPC	05/10/23
Batch	05/16/23

PACKET: 06172 05/16/23 - HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-2849	DAKOTA LUMBER CO					
I-2304-240595		7 STEWART SIDING/WINDOWS	11,473.78			
5/16/2023	FNBAP	DUE: 5/16/2023 DISC: 5/16/2023		1099: N		
		7 STEWART SIDING/WINDOWS		216 4653-962-03	WINDOWS GRANT EXPENSE	6,232.18
		7 STEWART SIDING/WINDOWS		216 4653-962-04	SIDING GRANT EXPENSE	5,241.60
		=== VENDOR TOTALS ===	11,473.78			
=====						
01-1496	LAWRENCE CO. REGISTER OF DEEDS					
I-050823		REC FEE 57 FOREST SATISFACTIO	30.00			
5/16/2023	FNBAP	DUE: 5/16/2023 DISC: 5/16/2023		1099: N		
		REC FEE 57 FOREST SATISFACTION		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	30.00
		=== VENDOR TOTALS ===	30.00			
=====						
01-1191	UMENTHUM, KEITH					
I-982274		766 MAIN WINDOWS	459.00			
5/16/2023	FNBAP	DUE: 5/16/2023 DISC: 5/16/2023		1099: Y		
		766 MAIN WINDOWS		216 4653-962-03	WINDOWS GRANT EXPENSE	459.00
		=== VENDOR TOTALS ===	459.00			
		=== PACKET TOTALS ===	11,962.78			

PACKET: 06172 05/16/23 - HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	11,962.78
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	11,962.78
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** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
	2023	216-2020	ACCOUNTS PAYABLE	11,962.78-*						
		216-4653-962-01	SPECIAL NEEDS GRANT EXP.	30.00	50,000	48,526.70				
		216-4653-962-03	WINDOWS GRANT EXPENSE	6,691.18	80,000	71,416.41				
		216-4653-962-04	SIDING GRANT EXPENSE	5,241.60	60,000	54,041.43				
		999-1307	DUE FROM FUND 216	11,962.78 *						
			** 2023 YEAR TOTALS	11,962.78						

5/10/2023 11:52 AM

A/P Regular Open Item Register

Section 4 Item b.

PACKET: 06172 05/16/23 - HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	5/2023	11,962.78

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

5/10/2023 10:27am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 5/1/2023 - 5/31/2023
 Batch = 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
05/2023								
Griffith, Nyla or Tom - 1024 22937 - 5/10/2023 - 16,833.93 - Batch: 1 - Header Memo: Work Done-23-25 Lincoln Ave-Griffith								
Work Done-23-25 Lincoln Ave-Griffith	100	1201				NOTES RECEIVABLE	16,833.93	
Work Done-23-25 Lincoln Ave-Griffith	100	2000				ACCOUNTS PAYABLE		16,833.93
Total:							16,833.93	16,833.93
Keith Umenthum - 982273 - 5/10/2023 - 867.00 - Batch: 1 - Header Memo: Work Done-772 Main St-Dragon Belly								
Work Done-772 Main St-Dragon Belly	100	1201				NOTES RECEIVABLE	867.00	
Work Done-772 Main St-Dragon Belly	100	2000				ACCOUNTS PAYABLE		867.00
Total:							867.00	867.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MOD PAHA SAPA - 5/10/2023 - 60.00 - Batch: 1 - Header Memo: Record Mortgage Modifications-23 Monroe-Paha Sapa								
Record Mortgage Modifications-23 Monroe-Paha Sapa	100	5200				CLOSING COSTS DISBURSED	60.00	
Record Mortgage Modifications-23 Monroe-Paha Sapa	100	2000				ACCOUNTS PAYABLE		60.00
Total:							60.00	60.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT GRIFFITH - 5/10/2023 - 30.00 - Batch: 1 - Header Memo: Record Mortgage-23-25 Lincoln-Griffith								
Record Mortgage-23-25 Lincoln-Griffith	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage-23-25 Lincoln-Griffith	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORTS SHAMA - 5/10/2023 - 60.00 - Batch: 1 - Header Memo: Record Mortgages-51 Van Buren-Shama								
Record Mortgages-51 Van Buren-Shama	100	5200				CLOSING COSTS DISBURSED	60.00	
Record Mortgages-51 Van Buren-Shama	100	2000				ACCOUNTS PAYABLE		60.00
Total:							60.00	60.00

5/10/2023 10:27am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 5/1/2023 - 5/31/2023
 Batch = 1

Page 2 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
05/2023 (cont'd from page 1)								
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORTS STERNHAGEN - 5/10/2023 - 60.00 - Batch: 1 - Header Memo: Record Mortgages-318 Williams-Sternhagen								
Record Mortgages-318 Williams-Sternhagen	100	5200				CLOSING COSTS DISBURSED	60.00	
Record Mortgages-318 Williams-Sternhagen	100	2000				ACCOUNTS PAYABLE		60.00
Total:							60.00	60.00
NHS OF THE BLACK HILLS - 2023-4 - 5/10/2023 - 4,044.25 - Batch: 1 - Header Memo: Servicing Contract-April 2023								
Servicing Contract-April 2023	100	5000				PROF & ADMIN FEES	4,044.25	
Servicing Contract-April 2023	100	2000				ACCOUNTS PAYABLE		4,044.25
Total:							4,044.25	4,044.25
Odd Jobs - 1182 - 5/10/2023 - 6,020.42 - Batch: 1 - Header Memo: Work Done-66 Taylor-Richerson								
Work Done-66 Taylor-Richerson	100	1201				NOTES RECEIVABLE	6,020.42	
Work Done-66 Taylor-Richerson	100	2000				ACCOUNTS PAYABLE		6,020.42
Total:							6,020.42	6,020.42
SoDak Title - OE-0876-23 - 5/10/2023 - 120.00 - Batch: 1 - Header Memo: OE Report-57 Forest Ave-Fairburn, Clark								
OE Report-57 Forest Ave-Fairburn, Clark	100	5200				CLOSING COSTS DISBURSED	120.00	
OE Report-57 Forest Ave-Fairburn, Clark	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
Total:							28,095.60	28,095.60
Report Total:							28,095.60	28,095.60

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



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

MEMORANDUM

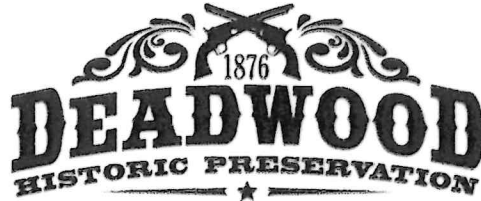
Date: May 5, 2023
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Accept Nick Drummond into Foundation Grant – 18 Denver Ave.

Nick Drummond, 18 Denver Avenue, is requesting acceptance into the Foundation Grant. The property is currently in the Siding and Wood Windows and Doors Program. The applicant will also be applying for the Revolving Loan Program to cover the additional costs. All required documentation has been provided in the application. The Loan Committee has reviewed this request and recommend approval.

Recommend Motion: *Move to accept Nick Drummond into the Foundation Program.*

For Office Use Only:

- Owner Occupied
 Non-owner Occupied
 Assessed Value of Property 101,620
 Verified Lawrence County Dept. of Equalization
 Date: 5/2/23 Initials: BA



Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

18 Denver Ave, Deadwood
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Nick Drummond
18 Denver Ave
Deadwood, SD 57732

Telephone: (573) 818-4677

E-mail: nickdrummond0@gmail.com

3. Owner of property (if different from applicant):

Nick Drummond

Telephone: (573) 818-4677

E-mail nickdrummond0@gmail.com

4. Historic Preservation Programs applying for

- Foundation Program
 Siding Program
 Wood Windows and Doors Program
 Elderly Resident Program
 What year were you born: _____
 Vacant Homes Program (must be vacant for 2 years)
 Revolving Loan Program
 Retaining Wall Program

5. Contractor

Tim Clark
Mr. Lifter's - Dakota

6723 East Daisy Drive
Blackhawk SD 57718
Telephone: (605) 787-0213

E-mail: tejclark99@hotmail.com or _____

All Contractors and Sub-Contractors are required to be licensed in the City of Deadwood.

When the application and Project Approval are approved it is recommended the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

6. As per Historic Preservation guidelines, any work being performed on the exterior of a structure must go before the Historic Preservation Commission for approval. Programs may be amended to reflect the availability of funding and the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval and attach to this document. All documentation must arrive by 5:00 p.m. on the 1st and 3rd Wednesdays of every month to be considered at the next Historic Preservation Commission Meeting.

7. The scope of work is a brief description of what will be done to the structure. Please fill out the form listed below describing your plans. Additional Information may be attached including any quotes from contractors.

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation	10,000	Underpin and stabilize structure. Install drain tile.
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan	8,510.46	see above (foundation). - French Drain costs + cost of Exterior Stairs
Retaining Wall		


8. Wood Windows and Doors Program worksheet. To help determine the amount to be allocated please fill out the worksheet below to determine how many windows and doors there are on each side of the structure and clarify if they will be repaired or replaced.

Grant total will not exceed \$20,000	Repair/Replace Existing Window(s) \$800 each	Repair/Replace Wood Storm/Screen Window(s) \$350 each	Repair/Replace Existing Primary Door \$600	Repair/Replace additional Wood Door(s) Up to \$300 each	Repair/Replace Wood Storm Door(s) \$600 each
Front View					
Right Side View					
Left Side View					
Rear View					
Total Windows/Doors					
Office Use Only					
TOTAL FUNDS ALLOWED					


9. Acknowledgement

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

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

Applicant's signature: 

Date submitted: 5/2/23

Owner's signature: 

Date submitted: 5/2/23



Nick Drummond (Option B) Rev1

18 Denver Ave
Deadwood SD

Mr. Lifter's - Dakota

6723 East Daisy Drive
Blackhawk SD 57718

Main: (605) 348-8815

mrlifter@hotmail.com

mrlifters.com

Mr. Lifter's - Dakota
 6723 East Daisy Drive
 Blackhawk SD 57718
 Main: (605) 348-8815
 mrlifter@hotmail.com
 mrlifters.com



Estimator

Tim Clark
 Home: 605 673 2179
 Mobile: 605 787 0213
 tcjclark99@hotmail.com

Customer

Nick Drummond
 18 Denver Ave
 Deadwood SD
 Mobile: (573) 818-4677
 nickdrummond0@gmail.com

Contract Agreement

Job Name Nick Drummond (Option B) Rev1
 Job Number 2447 (2)
 Issue Date April 4, 2023

Description

Underpin and stabilize structure, Install Drain Tile (Option Includes opportunity to complete with neighboring projects)

Item	Quantity	Unit Price	Amount
Job Required			\$1,600.00
Mobilization	1 Ea	\$1,600.00 / Ea	\$1,600.00
<i>Travel and Equipment to Job Location</i>			
West Foundation Stabilization			\$7,240.00
<i>Lift and Stabilize West Foundation with Compaction Piers</i>			
Excavation			\$2,080.00
Hand Excavation	5 Ea	\$416.00 / Ea	\$2,080.00
<i>Excavation by Hand - Under Footing / Pier Pockets</i>			
Underpin Wall			\$5,160.00
Compaction Pier - 12 ton	5 Ea	\$808.00 / Ea	\$4,040.00
<i>Includes Materials and Labor to Install</i>			
Concrete Pier Caps - EG	5 Ea	\$120.00 / Ea	\$600.00
<i>Forming and Concrete for Pier Caps</i>			
Lift Structure to grade or cosmetic equivalent.	5 Ea	\$104.00 / Ea	\$520.00

Contract Agreement

April 4, 2023

Item	Quantity	Unit Price	Amount
<i>Once Stabilized - Lift Structure</i>			
East Foundation Stabilization			\$4,344.00
<i>Lift and Stabilize West Foundation with Compaction Piers</i>			
Excavation			\$1,248.00
Hand Excavation	3 Ea	\$416.00 / Ea	\$1,248.00
<i>Excavation by Hand - Under Footing / Pier Pockets</i>			
Underpin Wall			\$3,096.00
Compaction Pier - 12 ton	3 Ea	\$808.00 / Ea	\$2,424.00
<i>Includes Materials and Labor to Install</i>			
Concrete Pier Caps - EG	3 Ea	\$120.00 / Ea	\$360.00
<i>Forming and Concrete for Pier Caps</i>			
Lift Structure to grade or cosmetic equivalent.	3 Ea	\$104.00 / Ea	\$312.00
<i>Once Stabilized - Lift Structure</i>			
Moisture Mitigation			\$4,928.00
<i>North Wall</i>			
Install French Drain	88 LF	\$56.00 / LF	\$4,928.00
<i>Excavate, lay and backfill piping</i>			
Subtotal			\$18,112.00
South Dakota State Tax			\$398.46
Price			\$18,510.46

Draw Schedule

30% Deposit To Schedule	30%	\$5,553.14
Final Invoice	70%	\$12,957.32

Terms

Contract Agreement

April 4, 2023

Thank you for the opportunity to serve.

We appreciate your business and look forward to working with you. We do require a 30% deposit to begin work with the included financing plan for the following balance. We try to keep the costs in the boundaries we have set, however due to unforeseen circumstances the actual billing for services may vary depending on how many units are consumed on the project. This is an estimate and actual billing will be based on actual units for materials and labor. The final billing will be adjusted to reflect any changes in scope and any increase or decrease in costs of materials.

Optional 1 Year Financing Plan (7% APR):

Principle Amount - \$12,958
 12 Monthly Payments (Payable on the 1st of each Month) - \$1,121 per month
 Total Interest Payment - \$496.56

Customer will make available, at no charge to Mr. Lifter's, all utilities necessary to complete the work.

Customer is responsible for marking any private lines for sprinkler, gas, propane, electrical and any other utilities affecting the premises.

Customer is responsible for maintaining positive drainage and grading away from the home and the area where the work was completed, including planting's and landscaping that may adversely impact the work following its completion.

Customer is responsible for keeping gutters and downspouts in proper working order and cleaned, insuring downspouts are connected and a sufficient distance away from the home and repair areas and maintaining proper expansion joints and concrete slabs that are adjacent to repaired walls.

To the extent that Mr. Lifter's incurs any legal fees or expenses in connection with this project, Customer shall be required to reimburse such legal fees and expenses, including expenses incurred in collection of any unpaid balances arising out of this contract.

This is a notice that a Mechanics Lien will be filed in the county where the work is completed if final payment is not received upon completion. Upon request we will provide a lien release after full payment has been received .

The parties agree to mediate any disputes, prior to proceeding to arbitration or litigation.

A separate written, limited warranty will be provided by Mr. Lifter's. All other warranties including any implied warranties are expressly disclaimed.

Any permits that may be required by city or county officials are not included in this estimate.

Mr. Lifter's will not be responsible for landscaping. The removal and replacement of shrubs, decorative rocks and sod are not part of this agreement. It is understood that when installing drain fields or performing foundation repairs in a post construction environment the existing landscaping will be disrupted.

Mr. Lifter's will not be responsible for repairs required as a result of structure elevation adjustments including but not limited to drywall cracks, window and door adjustments, etc., unless otherwise agreed upon.

Contract Agreement

April 4, 2023

Change Order Provision: Execute only for changes to Estimate

The parties agree to a change from the Initial Estimate which will increase/decrease (circle one) the Initial Estimate by

\$ _____

Item Adjusted _____

Initial Mr. Lifter's _____ Customer _____

The parties agree to a change from the Initial Estimate which will increase/decrease (circle one) the Initial Estimate by

\$ _____

Item Adjusted _____

Initial. Mr. Lifter's _____ Customer _____

All parties have read and agreed to the terms set forth herein.



Date 4/4/23

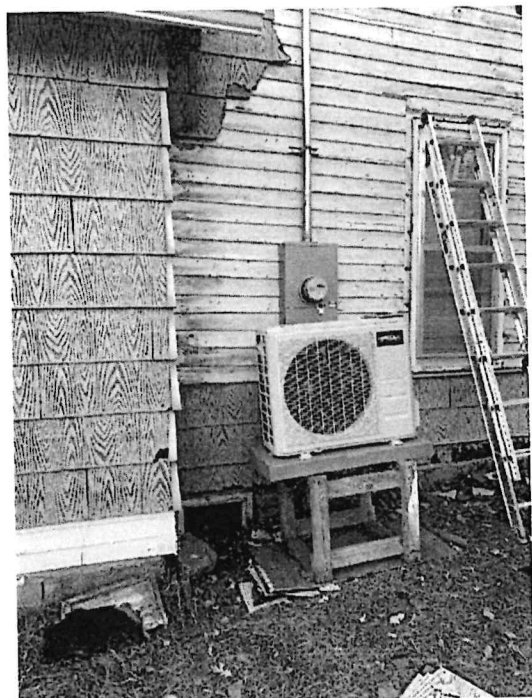
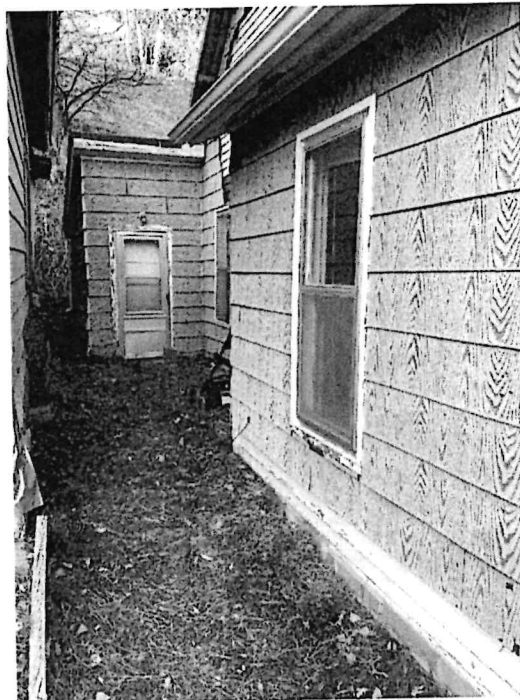
_____ Date _____

Tim Clark
Mr. Lifter's - Dakota

Nick Drummond

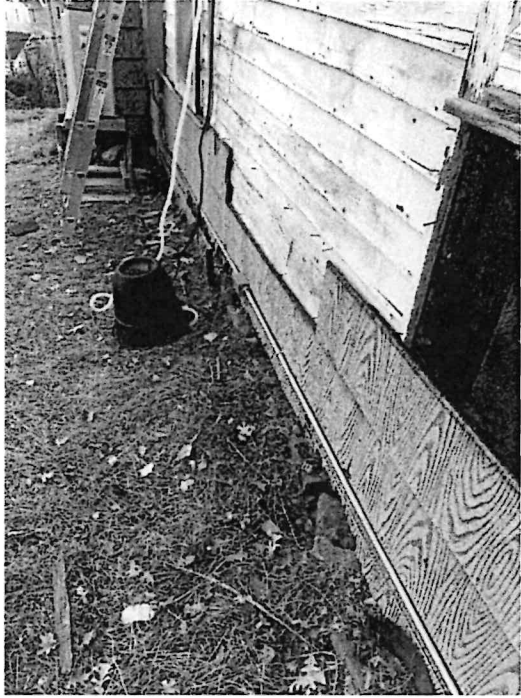
Contract Agreement

April 4, 2023



Contract Agreement

April 4, 2023



OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



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

MEMORANDUM

Date: May 5, 2023
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Permission to enter into a Contract to Translate Text from Yiddish to English

During the Four Points excavation burnt papers with Yiddish writing were discovered. Staff contacted Caleb Sher with the Yiddish Book Center to see if he would be interested in translating the Yiddish into English.

Staff is requesting permission to enter into a contract with Caleb Sher, Yiddish Book Center, to translate the Yiddish papers into English at a cost not to exceed \$1,000.00.

RECOMMENDATION: *Move to enter into a contract with Caleb Sher, Yiddish Book Center, to translate the Yiddish papers into English at a cost not to exceed \$1,000.00 to be paid out of the HP Archives line item.*

OFFICE OF
 PLANNING, ZONING AND
 HISTORIC PRESERVATION
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 722-0786



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

MEMORANDUM

Date: May 5, 2023
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
 Bonny Anfinson, Program Coordinator
Re: Deadwood Elks Lodge #508 Not-For-Profit Grant Request

The Deadwood Elks Lodge #508 has submitted a Not-for-Profit grant request to remove water from the freight elevator shaft and install sump pump. The cost for the repair is \$8,472.63.

Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000.00 per year and not to exceed \$50,000.00 in a five-year period. The Deadwood Elks Lodge #508 has \$38,615.44 available.

The Projects Committee identified the following concerns with the application:

- work was completed three months before the grant application
- this is not considered an emergency
- a building permit was not secured for the project
- did the work meet building code requirements?

Based on this information the committee had a split decision with the recommendation to deny the grant request.

RECOMMENDATION: *Move to approve or deny the Not-for-Profit Grant request for the Deadwood Elks Lodge #508 in the amount of \$8,472.63.*

GRANT FUND –
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM

APPLICATION # _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

DEADWOOD NOT-FOR-PROFIT GRANT PROGRAM FOR
SITES NOT ELIGIBLE FOR STATE PROPERTY TAX MORATORIUM

Application

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

1. Property Address:

692 Main St	Deadwood	SD	57732
Street	City	State	Zip

2. Applicant Details:

TODAY'S DATE: 4/20/23

Deadwood Elks Lodge #508	605-639-9149	rdmcgrath67@yahoo.com	
Name	Daytime Telephone	E-mail Address	
692 Main St	Deadwood	SD	57732
Street	City	State	Zip

3. Owner of Property**:

****NOTE:** Applicant must own/retain property;

OR

Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;

OR

Applicant must have a firm written commitment with the owner to purchase the property.

(Complete 'Owner of Property' only if different from that of applicant)

Name	Daytime Telephone	E-mail Address	
Street	City	State	Zip

GRANT FUND –
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM

1. Property Address

692 Main St	Deadwood	SD	57732
Street	City	State	Zip

2. Description of work to be performed as part of this project:

- Remove breaking concrete
- Remove wet sheet rock
- Drill/break/dig hole for sump pump
- Install sump pit
- Create drainage for water into pit
- Install new 5/8 rock
- Fire tape rock
- Haul all debris out of basement
- Dispose of same

3. Project budget – itemized and showing disbursement of funding

Description <i>(i.e. roof)</i>	Grant	Total
See attached invoice	\$ 8,472.63	\$ 8,472.63
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
Total:	\$ 0.00	\$ 8,472.63

4. Total Project Cost: \$ 8,472.63 **Grant Amount:** \$ 0.00

Receipts of the session

PYRAMID CONSTRUCTION

We Build To Last

Invoice

PYRAMID CONSTRUCTION
816 W McClellan
Lead, SD 57754

cell# 580-1291

Billed To:	Work Completed At:	date	1/17/23
Elks #508	same		
696 Main Street			
Deadwood, SD 57732			

Job Description remove water from elevator shaft and basement area

jack hammer concrete from floor area to bring elevator down for proper alignment
 drill a hole in old concrete for a sump pit
 jack hammer remaining sump pit hole for depth
 supply and install pit
 supply and install pump for water pit
 install waste water line for water removal

cut,drill and fabricate a pipe system for water that is penetrating wall
 remove all debris from basement
 dispose of debris
 clean up

Thank You for Your Business

150.00	dump fee
1,346.50	material
6,810.00	labor
<u>8,306.50</u>	sub total
166.13	tax
<u>8,472.63</u>	Total

Deadwood Elks

Organization Summary

Deadwood Elks

696 Main Street
P.O. Box 584
Deadwood, SD 57732

O: 605-578-3853

Organization Request Summary

Requests: 4 **Requests Granted:** 4 **Total Granted:** \$59,630.06 **Total Paid:** \$59,630.06

Decided	Process Name	Project Name	Status	Granted	Paid
05/09/2018	Not-For-Profit Grant	Replace Walk Through with Fire Door	Closed	\$11,384.56	\$11,384.56
07/23/2014	Not-For-Profit Grant	Masonry Repair on Back of Building	Closed	\$6,018.00	\$6,018.00
08/04/2010	Not-For-Profit Grant	Replace Roof	Closed	\$12,227.50	\$12,227.50
08/23/2006	Not-For-Profit Grant	Windows Replacement 2nd and 3rd floors	Closed	\$30,000.00	\$30,000.00

Date: May 5, 2023

Case No. 230032
 Address: 753 MAIN ST

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness at 753 Main a non-contributing structure located in the Upper Main Deadwood City Planning Unit in the City of Deadwood.

Applicant: Northern Hills Alliance for Children
 Owner: Northern Hills Alliance for Children
 Constructed: c. 1935

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: This is a non-contributing structure located in the Deadwood City Planning Unit in the city of Deadwood. Alterations to the façade of the building resulted in loss of historic integrity.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to repair brick and stucco and once complete paint stucco.

Attachments: No

Plans: No

Photos: Yes

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



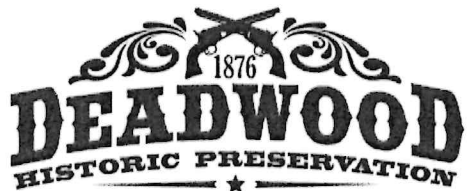
Motions available for commission action:

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.

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



FOR OFFICE USE ONLY
Case No. 230032
 Project Approval
 Certificate of Appropriateness
Date Received 1/1
Date of Hearing 5/12/23

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

PROPERTY INFORMATION
Property Address: 753 MAIN STREET DEADWOOD SOUTH DAKOTA
Historic Name of Property (if known): QUEST BUILDING

APPLICANT INFORMATION
Applicant is: owner contractor architect consultant other _____

Owner's Name: NORTHERNHILLS ALLIANCE
Address: 753 MAIN ST.
City: DEADWOOD State: SD Zip: 57754
Telephone: _____ Fax: _____
E-mail: _____

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

Contractor's Name: BRIDGER JAMES LARSON
Address: _____
City: LEAD State: SD Zip: 57754
Telephone: 605.722.6688 Fax: _____
E-mail: LARSON.BRIDGER@OUTLOOK.COM

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

TYPE OF IMPROVEMENT

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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: MAY 2023 Project Completion Date (anticipated): _____

ALTERATION Front Side(s) Rear

ADDITION Front Side(s) Rear

NEW CONSTRUCTION Residential Other _____

ROOF New Re-roofing Material

Front Side(s) Rear Alteration to roof

GARAGE New Rehabilitation

Front Side(s) Rear

FENCE/GATE New Replacement

Front Side(s) Rear

Material _____ Style/type _____ Dimensions _____

WINDOWS **STORM WINDOWS** **DOORS** **STORM DOORS**

Restoration Replacement New

Front Side(s) Rear

Material WOOD Style/type _____

PORCH/DECK Restoration Replacement New

Front Side(s) Rear

Note: Please provide detailed plans/drawings

SIGN/AWNING New Restoration Replacement

Material _____ Style/type _____ Dimensions _____

OTHER – Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

See Attached

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Bonny Anfinson

From: Northern Hills Alliance for Children <director@nhfirststep.com>
Sent: Tuesday, May 2, 2023 10:06 AM
To: Bonny Anfinson
Subject: First Step Childcare center

Hi Bonny!

I apologize I didn't get you this yesterday! Here is the restoration that Bridger will be doing on the building to start.

1. Lead test-measures will be decided after results come back
2. Scrape peeling paint
3. Repair Stucco/masonry work
4. Prep and paint surface

Thanks!

Kaylee Linn-Wellford, Director

**Northern Hills Alliance for Children
First Step Childcare Center & Preschool
753 Main Street, Deadwood SD 57732
605-559-2007**

www.nhfirststep.com





Visionary Landscaping

Bridger J. Larson
 Business Number 605.722.6688
 612 Ridge Road Lead
 South Dakota 57754
 6057226688
 Larson.bridger@outlook.com

Section 7 Item a.

ESTIMATE

EST0152

DATE

03/28/2023

TOTAL

USD \$15,975.00

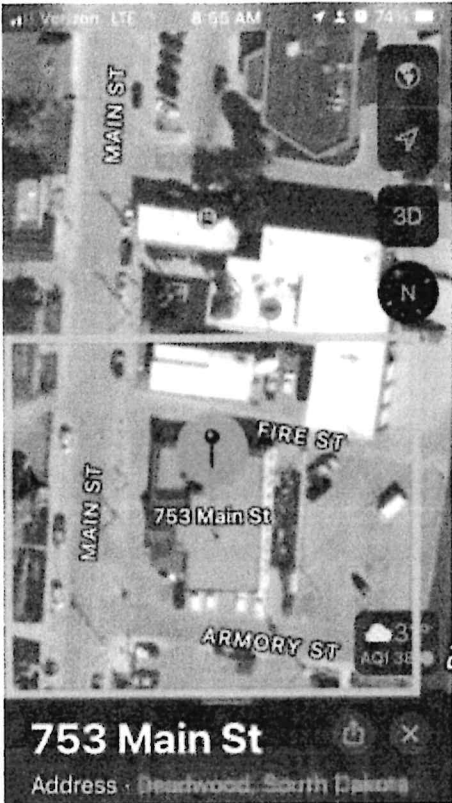
TO

Northern Hills Childrens Alliance

753 Main St

DESCRIPTION	RATE	QTY	AMOUNT
Exterior Painting 15000	\$15,000.00	1	\$15,000.00
Restoration Phase Sealant Of Masonsary Tuck Point of Historical Brick Repair of Stucco Sq ft. 12503 Acres 0.28692 Plat - 1-188 Parlel 30600-00200-170-00	\$0.00	1	\$0.00
Materials T&M			
Grant Options Facade Grant Paint Grant Siding Grant	\$0.00	1	\$0.00
SUBTOTAL			\$15,000.00
TAX (6.5%)			\$975.00
TOTAL			USD \$15,975.00

*Subject to Adjust



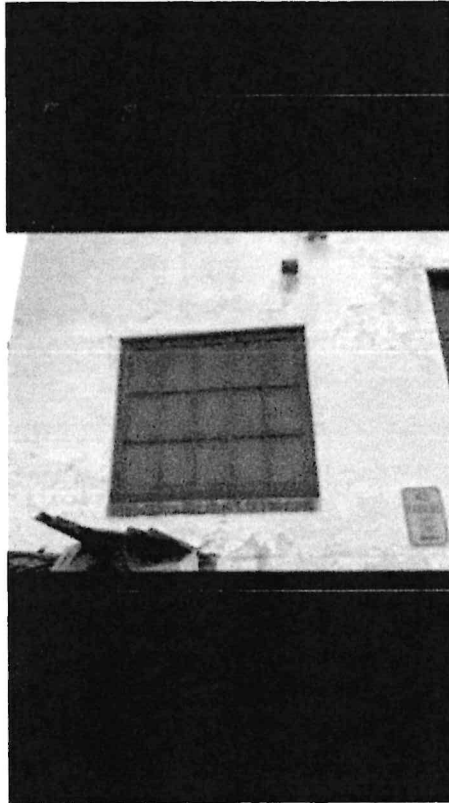
Site Location



Front of building Current



Garage door 1



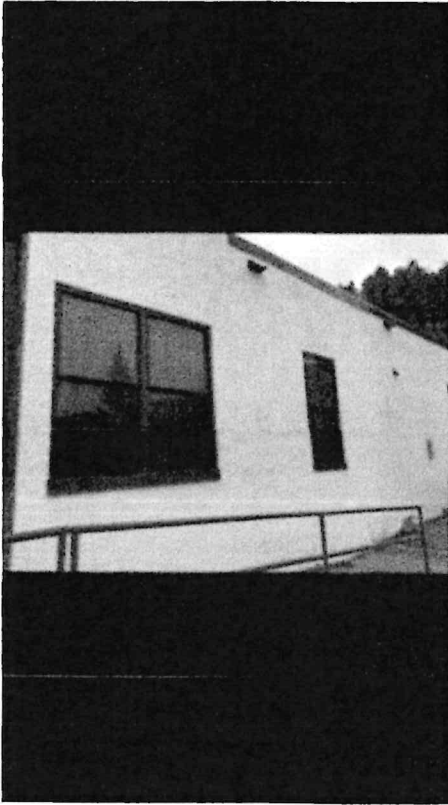
Restoration of stucco
Test area 1



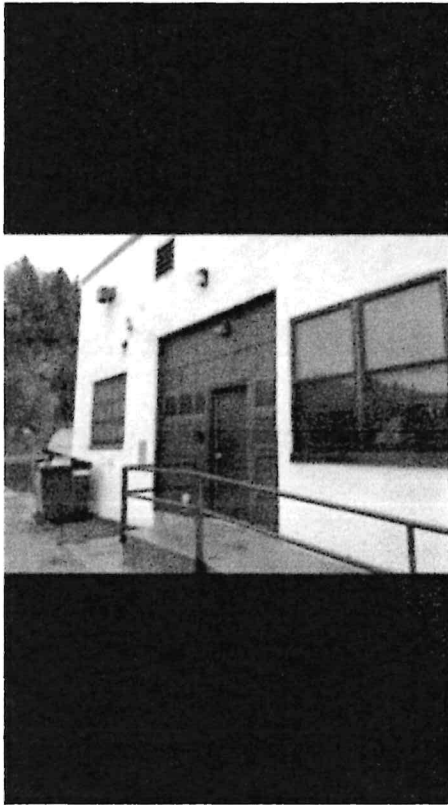
Front of Building



Brick
Restoration of brick. Masonry caulked (GREY)



Restoration of stucco
Area needs to be cleaned and masonry calked (GREY)



Exterior door
Needs to be caulked and restored.



Parking lot Design



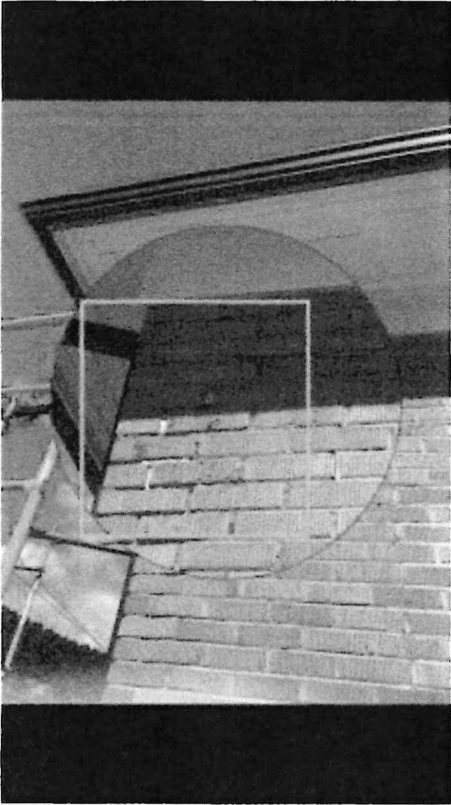
Repair of brick face



Back
Stucco is peeling in areas and needs to be removed. Caulking and sealing masonry.

Parking lot design

(GREY)



Area where brick needs restoration

Date: May 03, 2023

Case No. 230030
Address: 18 Denver Ave

Staff Report

The applicant has submitted an application for work at 18 Denver Ave, a contributing structure located in the City Creek Planning Unit in the City of Deadwood.

Applicant: Nicholas Drummond
Owner: DRUMMOND, NICHOLAS W
Constructed: 1890

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to stabilize the foundation of the structure. Replace the current stairs with wooden stairs and add a small landing halfway up for safety.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The applicant is currently in the Siding and Windows and Doors grant programs. The applicant will be stabilizing the foundation to keep the structure from moving any further and installing a French drain system. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:**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
 PLANNING, ZONING AND
 HISTORIC PRESERVATION
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 578-2084



FOR OFFICE	Section 8 Item a.
Case No. <u>230030</u>	
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received <u>5/2/23</u>	
Date of Hearing <u>5/10/23</u>	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>18 Denver Ave. Deadwood, SD. 57732</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Nicholas Drummond</u>
Address: <u>18 Denver Ave</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>(513) 818-4677</u> Fax: _____
E-mail: <u>nickdrummond@gmail.com</u>

Architect's Name: <u>Tim Clark</u>
Address: <u>6723 East Daisy Drive</u>
City: <u>Blackhawk</u> State: <u>SD</u> Zip: <u>57718</u>
Telephone: <u>605-787-0213</u> Fax: _____
E-mail: <u>tcjclark99@hotmail.com</u>

Contractor's Name: <u>Tim Clark</u>
Address: <u>6723 East Daisy Drive</u>
City: <u>Blackhawk</u> State: <u>SD</u> Zip: <u>57718</u>
Telephone: <u>(605) 787-0213</u> Fax: _____
E-mail: _____

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

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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

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

ALTERATION Front Side(s) Rear

ADDITION Front Side(s) Rear

NEW CONSTRUCTION Residential Other _____

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

GARAGE New Rehabilitation
 Front Side(s) Rear

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

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

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

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

OTHER – Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

see attachment

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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

 5-2-23
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

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.



Nick Drummond (Option B) Rev1

18 Denver Ave
Deadwood SD

Mr. Lifter's - Dakota

6723 East Daisy Drive
Blackhawk SD 57718

Main: (605) 348-8815

mr lifter@hotmail.com

mrlifters.com

Mr. Lifter's - Dakota
 6723 East Daisy Drive
 Blackhawk SD 57718
 Main: (605) 348-8815
 mrlifter@hotmail.com
 mrlifters.com



Estimator

Tim Clark

Home: 605 673 2179
 Mobile: 605 787 0213
 tcjclark99@hotmail.com

Customer

Nick Drummond
 18 Denver Ave
 Deadwood SD
 Mobile: (573) 818-4677
 nickdrummond0@gmail.com

Contract Agreement

Job Name Nick Drummond (Option B) Rev1
 Job Number 2447 (2)
 Issue Date April 4, 2023

Description

Underpin and stabilize structure, Install Drain Tile (Option Includes opportunity to complete with neighboring projects)

Item	Quantity	Unit Price	Amount
Job Required			\$1,600.00
Mobilization	1 Ea	\$1,600.00 / Ea	\$1,600.00
<i>Travel and Equipment to Job Location</i>			
West Foundation Stabilization			\$7,240.00
<i>Lift and Stabilize West Foundation with Compaction Piers</i>			
Excavation			\$2,080.00
Hand Excavation	5 Ea	\$416.00 / Ea	\$2,080.00
<i>Excavation by Hand - Under Footing / Pier Pockets</i>			
Underpin Wall			\$5,160.00
Compaction Pier - 12 ton	5 Ea	\$808.00 / Ea	\$4,040.00
<i>Includes Materials and Labor to Install</i>			
Concrete Pier Caps - EG	5 Ea	\$120.00 / Ea	\$600.00
<i>Forming and Concrete for Pier Caps</i>			
Lift Structure to grade or cosmetic equivalent.	5 Ea	\$104.00 / Ea	\$520.00

Contract Agreement

April 4, 2023

Item	Quantity	Unit Price	Amount
------	----------	------------	--------

Once Stabilized - Lift Structure

East Foundation Stabilization	\$4,344.00
--------------------------------------	-------------------

Lift and Stabilize West Foundation with Compaction Piers

Excavation	\$1,248.00
-------------------	-------------------

Hand Excavation	3 Ea	\$416.00 / Ea	\$1,248.00
------------------------	-------------	----------------------	-------------------

Excavation by Hand - Under Footing / Pier Pockets

Underpin Wall	\$3,096.00
----------------------	-------------------

Compaction Pier - 12 ton	3 Ea	\$808.00 / Ea	\$2,424.00
---------------------------------	-------------	----------------------	-------------------

Includes Materials and Labor to Install

Concrete Pier Caps - EG	3 Ea	\$120.00 / Ea	\$360.00
--------------------------------	-------------	----------------------	-----------------

Forming and Concrete for Pier Caps

Lift Structure to grade or cosmetic equivalent.	3 Ea	\$104.00 / Ea	\$312.00
--	-------------	----------------------	-----------------

Once Stabilized - Lift Structure

Moisture Mitigation	\$4,928.00
----------------------------	-------------------

North Wall

Install French Drain	88 LF	\$56.00 / LF	\$4,928.00
-----------------------------	--------------	---------------------	-------------------

Excavate, lay and backfill piping

Subtotal	\$18,112.00
South Dakota State Tax	\$398.46
Price	\$18,510.46

Draw Schedule

30% Deposit To Schedule	30%	\$5,553.14
Final Invoice	70%	\$12,957.32

Terms

Contract Agreement

April 4, 2023

Thank you for the opportunity to serve.

We appreciate your business and look forward to working with you. We do require a 30% deposit to begin work with the included financing plan for the following balance. We try to keep the costs in the boundaries we have set, however due to unforeseen circumstances the actual billing for services may vary depending on how many units are consumed on the project. This is an estimate and actual billing will be based on actual units for materials and labor. The final billing will be adjusted to reflect any changes in scope and any increase or decrease in costs of materials.

Optional 1 Year Financing Plan (7% APR):

Principle Amount - \$12,958
 12 Monthly Payments (Payable on the 1st of each Month) - \$1,121 per month
 Total Interest Payment - \$496.56

Customer will make available, at no charge to Mr. Lifter's, all utilities necessary to complete the work.

Customer is responsible for marking any private lines for sprinkler, gas, propane, electrical and any other utilities affecting the premises.

Customer is responsible for maintaining positive drainage and grading away from the home and the area where the work was completed, including planting's and landscaping that may adversely impact the work following its completion.

Customer is responsible for keeping gutters and downspouts in proper working order and cleaned, insuring downspouts are connected and a sufficient distance away from the home and repair areas and maintaining proper expansion joints and concrete slabs that are adjacent to repaired walls.

To the extent that Mr. Lifter's incurs any legal fees or expenses in connection with this project, Customer shall be required to reimburse such legal fees and expenses, including expenses incurred in collection of any unpaid balances arising out of this contract.

This is a notice that a Mechanics Lien will be filed in the county where the work is completed if final payment is not received upon completion. Upon request we will provide a lien release after full payment has been received .

The parties agree to mediate any disputes, prior to proceeding to arbitration or litigation.

A separate written, limited warranty will be provided by Mr. Lifter's. All other warranties including any implied warranties are expressly disclaimed.

Any permits that may be required by city or county officials are not included in this estimate.

Mr. Lifter's will not be responsible for landscaping. The removal and replacement of shrubs, decorative rocks and sod are not part of this agreement. It is understood that when installing drain fields or performing foundation repairs in a post construction environment the existing landscaping will be disrupted.

Mr. Lifter's will not be responsible for repairs required as a result of structure elevation adjustments including but not limited to drywall cracks, window and door adjustments, etc., unless otherwise agreed upon.

Contract Agreement

April 4, 2023

Change Order Provision: Execute only for changes to Estimate

The parties agree to a change from the Initial Estimate which will increase/decrease (circle one) the Initial Estimate by

\$ _____

Item Adjusted _____

Initial Mr. Lifter's _____ Customer _____

The parties agree to a change from the Initial Estimate which will increase/decrease (circle one) the Initial Estimate by

\$ _____

Item Adjusted _____

Initial. Mr. Lifter's _____ Customer _____

All parties have read and agreed to the terms set forth herein.



Date 4/4/23

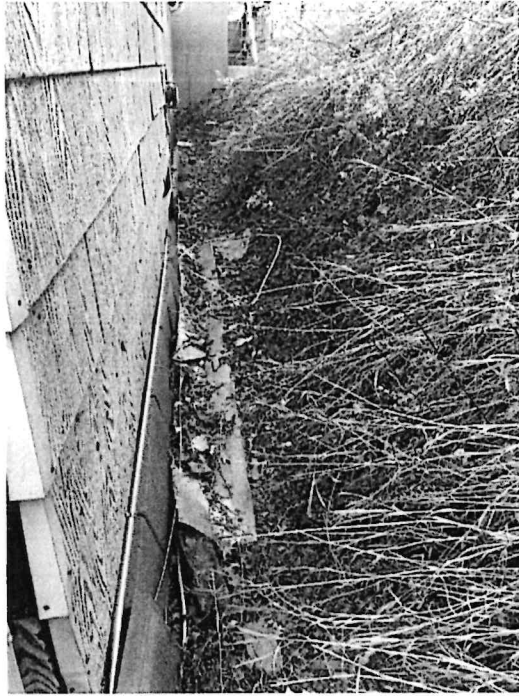
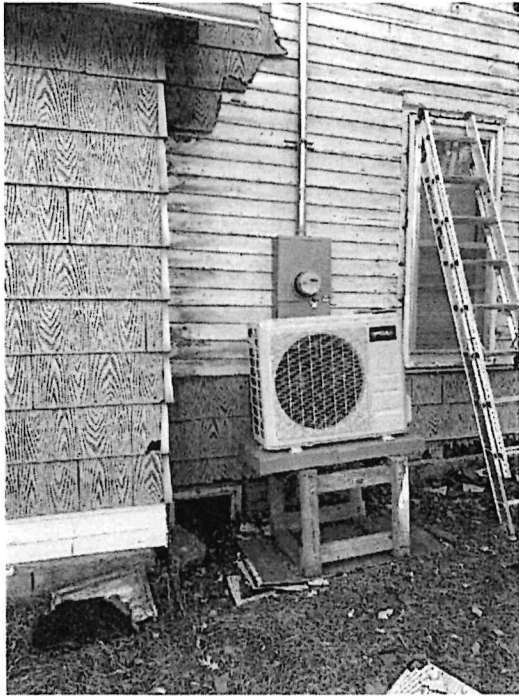
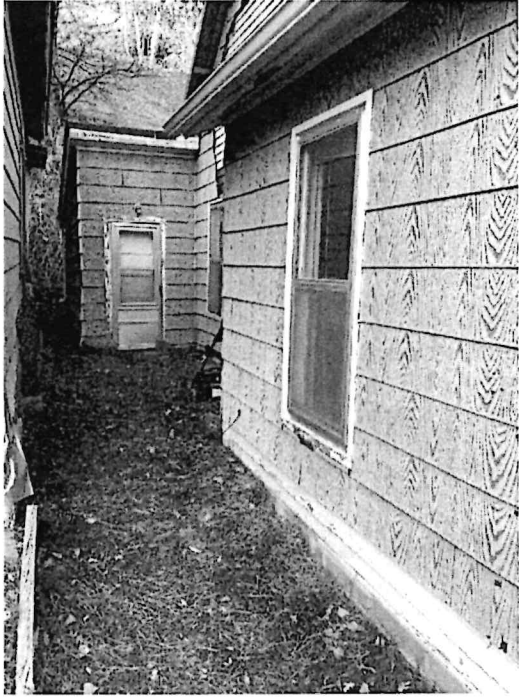
_____ Date _____

Tim Clark
Mr. Lifter's - Dakota

Nick Drummond

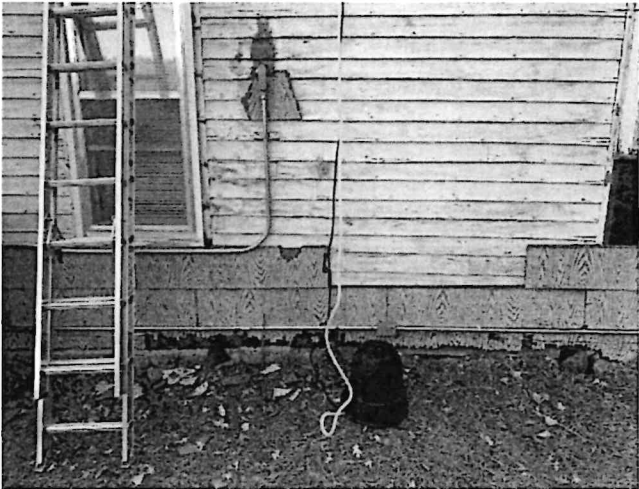
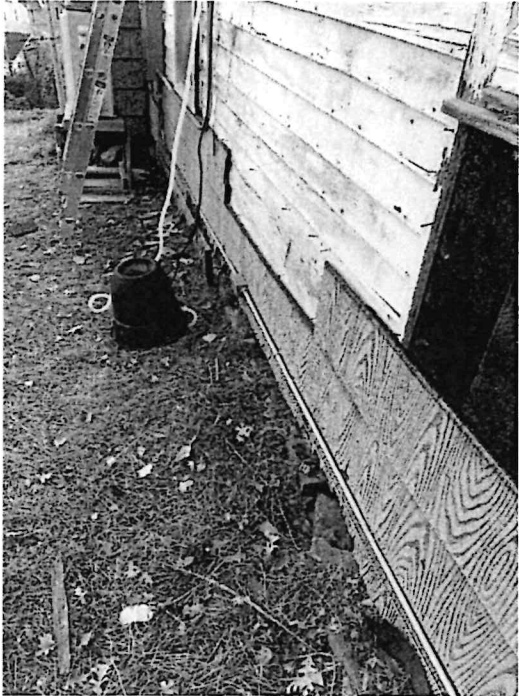
Contract Agreement

April 4, 2023



Contract Agreement

April 4, 2023



Date: May 04, 2020

Case No. 230031
Address: 57 Forest

Staff Report

The applicant has submitted an application for work at 57 Forest, a non-contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Noel Fairbairn
Owner: Noel Fairbairn/Jim Clark
Constructed: 1890

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 consists of two, historic twin houses that stand side-by-side. The houses have recently been resided and otherwise altered to appear as a single building. In addition, the building has received all new window and doors that do not conform to the historic fenestration patterns. Because of these modifications, the building cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace incorrect windows back to the original double hung wood windows, replace three front doors and storm doors with wood; replace current aluminum front siding with correct period flat board siding and paint. Repair/replace foundation, retaining walls in front and back, repair stairs and patio.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Staff will need to coordinate with the applicant throughout the project to ensure it meets the guidelines and standards of the programs. This project could start the reversal of the inappropriate alterations to these resources. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:**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
 PLANNING, ZONING AND
 HISTORIC PRESERVATION
 108 Sherman Street
 Telephone (605) 578-2082
 Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	<u>230031</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>5/13/23</u>
Date of Hearing	<u>5/10/23</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>57 Forest Drive Deadwood, SD 57732</u>
Historic Name of Property (if known): <u>The HUB house</u>

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

Owner's Name: <u>Noel Fairbairn</u>
Address: <u>57 Forest Drive</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>949-283-3864</u> Fax: _____
E-mail: <u>noeln@cox.net</u>

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

Contractor's Name: <u>Golden Clover LLC</u>
Address: <u>479 Garcia Drive</u>
City: <u>Hemet</u> State: <u>CA</u> Zip: <u>92545</u>
Telephone: <u>7144603014</u> Fax: <u>7149641491</u>
E-mail: <u>goldencloverllc@gmail.com</u>

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

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

Updated October 9, 2019

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)	
Project Start Date: <u>06-20-2023</u>	Project Completion Date (anticipated): <u>10-20-2023</u>
<input type="checkbox"/> ALTERATION <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> Residential <input type="checkbox"/> Other _____	
<input type="checkbox"/> ROOF <input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Material	
<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof	
<input type="checkbox"/> GARAGE <input type="checkbox"/> New <input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE <input type="checkbox"/> New <input type="checkbox"/> Replacement	
<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____	
<input checked="" type="checkbox"/> WINDOWS <input checked="" type="checkbox"/> STORM WINDOWS <input checked="" type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS	
<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New	
<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear	
Material _____ Style/type _____	
<input checked="" type="checkbox"/> PORCH/DECK <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New	
<input checked="" type="checkbox"/> Front <input type="checkbox"/> Side(s) <input checked="" type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings	
<input type="checkbox"/> SIGN/AWNING <input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____	
<input type="checkbox"/> OTHER – Describe in detail below or use attachments	

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

- Replace incorrect windows back to original double hung wood windows 23 units
- Replace 3 Front doors with Wood doors
- Replace 3 screen doors with wood screen doors
- Replace current aluminum front siding with correct period flat board siding and paint.
- Repair/replace House Foundation, front of house is tilting, 2" Gap from wall, seperating from the floor joints
- Replace Front retaining walls with city designed retaining walls, stairs and Patio

FOR OFFICE USE ONLY
Case No. _____

Replace Backyard retaining wall lower RR Tie with cement and rock retaining wall

SIGNATURES

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

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

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

Nancy Noel *June 5/2/23*
SIGNATURE OF OWNER(S) DATE SIGNATURE OF AGENT(S) DATE

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

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

APPLICATION DEADLINE

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

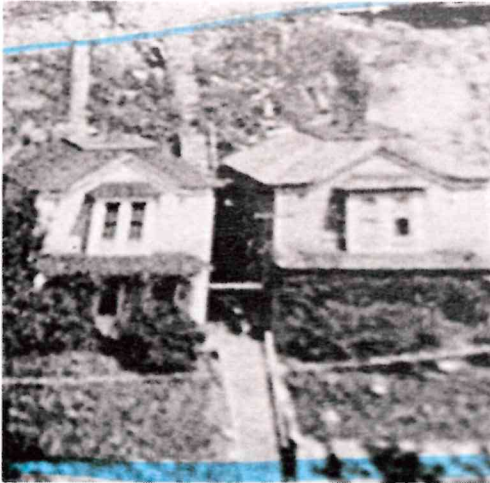
Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of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

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

Dear City of Deadwood,

57 Forest Drive house needs a lot of work and the new owner is looking forward to getting it back to its glory days of 1890 when it was built.

In early 1900's the house was owned by Sidney Jacobs the owner of the Hub Clothing stores, so we are calling it the HUB House.



Twin houses early 1900 with box windows and patio cover.

In the 70's the twin houses were connected together to make it one house, and the windows and doors were replaced with more modern product like Aluminum siding and Plastic windows, and they took out the box windows and patio cover.



Last year we did clean-up on the front yard and back yard to make it look more presentable, this year we are planning on finishing up the house to move into it.

We can order the doors and windows, then make the house safe: (see house safety report)

1. the front of the house foundation is sliding downward and it has several inches gap between the floor and the front wall.
2. The retaining wall is collapsing and falling down the hill.
3. The old wooden front patio moves as you walk on it and is not stable, see house inspection details.
4. The rear retaining wall is made of railroad ties and is collapsing into the rear of the house.



After the safety items are complete above we will start working on the making the house back to the original design of the late 1800's

Build the box windows, install the new windows and doors. Then interior updates. We plan on replacing many of the interior doors to the correct 4 panel doors.

Attached are the signed documents, inspection reports, cost summary, plans from city for retaining wall, quotes and cost and plans.