



Historic Preservation Commission Meeting Agenda

Wednesday, November 10, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - [a.](#) Approval of 10/27/21 Meeting Minutes
4. **Voucher Approvals**
 - [a.](#) HP Operating Vouchers
 - [b.](#) HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
 - a. HP Revolving Loan Requests
 - John & Jamie Hohn - 402 Williams St. - Loan Requests
 - Glenn Fasnacht - 74 Van Buren - Extension Request
 - [b.](#) Applications to be accepted into the retaining wall programs
 - 30 Jefferson - Robert Weber
 - 872 Main - George and Lynn Milos
 - [c.](#) Applications to be accepted into the Historic Preservation Programs
 - Linda Bryant - 74 Cliff St. - Elderly Resident Program
 - Doug and Misty Asermely - 830 Main St. - Foundation Program
6. **Old or General Business**
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - [a.](#) PA 210216 - John and Jamie Hohn - 402 Williams - Repair Foundation
 - [b.](#) PA 210217 - Doug and Misty Asermely - 830 Main - Repair Foundation
9. **Items from Citizens not on Agenda**

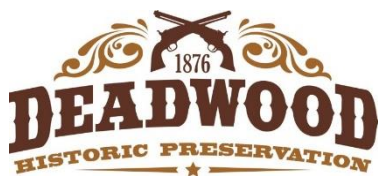
(Items considered but no action will be taken at this time.)
10. **Staff Report**

(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, October 27, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Vice-Chairman Posey called the Deadwood Historic Preservation Commission meeting to order on October 27, 2021 at 5:00 p.m.

2. Roll Call

PRESENT

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

City Commissioner Charlie Struble

ABSENT HP Commission Chair Dale Berg

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Mike Walker, NeighborWorks Director

3. Approval of Minutes

a. Approval of 10/20/2021 HPC Meeting Minutes

It was moved by Commissioner Santochi and seconded by Commissioner Weber to approve the HPC Meeting Minutes of October 20, 2021. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Diede to approve the HP Operating Vouchers in the amount of \$330,011.34. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams

b. HP Grant Voucher Approval

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Grant Vouchers in the amount of \$1,132.05. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams

- c. Revolving Loan Voucher Approval

It was moved by Commissioner Santochi and seconded by Commissioner Weber to approve the HP Revolving Vouchers in the amount of \$21,348.90. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Request
Michael Johnson - 227 Williams - Loan Requests

It was moved by Commissioner Weber and seconded by Commissioner Carmody to accept Michael Johnson, 227 Williams, into the loan programs. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams

- b. First Baptist Church of the Northern Hills request for a Not-for-Profit Grant in the amount of \$13,890.00 for the repairs of the elevator.

Mr. Kuchenbecker stated the First Baptist Church has submitted a Not-for-Profit grant request for elevator repairs to the church. The elevator is currently not working and needs a complete overhaul. The cost for the repair is \$27,780.00 and the request is to pay for half of the project at \$13,890.00. 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 not to exceed \$50,000.00 in a five year period. Since 2016 the First Baptist Church of the Northern Hills has been granted \$32,780.00 in funds with \$17,220.00 available. The Projects Committee reviewed this request and recommend approving the grant request for the First Baptist Church of the Northern Hills in the amount of \$13,890.00 for the overhaul of the elevator system. ***It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the Not-for-Profit grant to the First Baptist Church of the Northern Hills in the amount of \$13,890.00 for overhaul of the elevator system. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- c. Request to accept Teresa Hamilton & Peter Curry at 458 Williams St. into the Retaining Wall Program

Mr. Kuchenbecker stated the Historic Preservation Office has received an application from Teresa Hamilton and Petter Curry to be submitted into the Retaining Wall Program. If accepted into the program the applicant will be added to the growing waiting list of retaining walls. This wall is not threatening a historic structure but it is a historic wall that has failed. ***It was moved by Commissioner Diede and seconded by Commissioner Weber to place 458 Williams Street into the retaining wall program as it meets the criteria of the program. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- d. Tom & Deanna Smith/Shane & Courtney Vettel, 29 Van Buren, Application for Historic Preservation Programs

Mr. Kuchenbecker stated Deanna & Tom Smith and Shane and Courtney Vettel has applied for the Siding and Wood Windows and Doors grant programs. Staff has determined the repairs to the siding, windows and storm doors meets the criteria

for the programs. Staff will coordinate with the applicant during the proposed project. ***It was moved by Commissioner Santochi and seconded by Commissioner Carmody to accept Tom & Deanna Smith and Shane and Cortney Vettel, 29 Van Buren into the Siding, Wood Windows and Doors Programs. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

6. Old or General Business

- a. Approve Loan 2021.05 to the High Plains Western Heritage Center for the HPC Deadwood Termesphere

Mr. Kuchenbecker stated the High Plains Western Heritage Center as submitted a request to use the Deadwood Termesphere from November 2, 2021 to December 31, 2024. ***It was moved by Commissioner Weber and seconded by Commissioner Diede to recommend to the City Commission to allow the Historic Preservation Office to loan the Deadwood Historic Preservation Termesphere "Deadwood" from November 2, 2021 to December 31, 2024 to the High Plains Heritage Center, Spearfish, SD. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 210212 - Deanna & Tom Smith/Shane & Courtney Vettel - 29 Van Buren - Siding/Windows & Doors/Gate

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 29 Van Buren, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant has replaced three sides of the structure and plans are to replace the back side with same DiamondKote smooth lap siding. Alter the porch to duplicate how it looked when originally built. Replace storm windows and add where missing with Marvin wood combination storm windows. Restore the front door and replace the glass. Replace the 1970's storm door with a wooden storm door. Replace the side gate with a cedar wood gate with a square lattice detail that matches the front porch foundation. The applicant has applied for the Siding and Wood Windows and Doors Programs. 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. ***It was moved by Commissioner Santochi and seconded by Commissioner Weber 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. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. PA 210213 - Nyla & Tom Griffith - 23 & 25 Lincoln - Replace Door and Window

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 23-25 Lincoln, a contributing structure located in the Ingleside

Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the old rotted wood door and window on the side of the house with a custom made wood window and a six panel custom sized wood door. 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. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi 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. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- c. PA 210194 - Brad & Sheila Beuckens - 31 Centennial Ave. - Re-construct Addition/Install Windows/Replace Siding/Re-build Front Porch

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 31 Centennial Avenue, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to tear down and rebuild the addition on the front left side of the structure to match the existing kitchen ceiling height which would include two matching windows. Reroof the structure with asphalt shingles. Install new wood windows. New wood trim with decorative detail will be installed. New LP Smartside with smooth finish will be installed with 4 1/2" reveal. Front porch to be rebuilt to match existing porch with similar details. ***It was moved by Commission Weber and seconded by Commissioner Santochi 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. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- d. PA 210211 - Chris Blair - 65 Terrace - Windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 65 Terrace Street, a contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to replace seven windows, three on the front and four on the right side of the structure. The replacement windows will be all wood frame double hung and remain the same size. Staff conducted a site visit to review the condition of the windows. Some of the upstairs windows are replacement windows already. The applicant is also applying for the Historic Preservation Wood Windows and Doors Program. 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. Commissioner Posey stated the windows on the main floor are in pristine condition. Mr. Kuchenbecker stated he will be working with them to repair the windows and install new wooden storms. They are the original windows with aluminum storms. Because we have a lack of

craftsman in this area restoring windows is a challenge we face. You can approve the replacement of the upper floor dormer windows and ask for restoration of the lower two. Commission Santochi suggested working with the applicant and get wooden storms on the bottom windows. You can get a company to fit them in. ***It was moved by Commissioner Diede and seconded by Commission Santochi 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 with the stipulation the three original windows on the front of the structure be restored and new wooden storm windows be installed. The four windows may be replaced in the upper-level dormers with appropriate wood windows. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

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.)

a. Fassbender Photographic Collection - Quarterly Newsletter

Mr. Kuchenbecker stated in you packet is the Fassbender newsletter. Fassbender will be entering into a stewardship with DHI to take over the operation of the Fassbender collection. The board will become more of an advisory board. This will be on the City Commission's agenda for Monday.

b. Joint Commission Work Session

Mr. Kuchenbecker reported there will be a joint meeting with City Commission, HP Commission and P&Z Commission to review the Main Street Master Plan. This will be a three year project and it will be split up in three sections with the construction taking place in the off season months.

Harley Kirwin Appeal :Mr. Kuchenbecker stated we went to court on the Harley Kirwin Project Approval Appeal and the judge upheld the HPC decision. He does have the opportunity to appeal this to the Supreme Court.

Archeology: Mr. Kuchenbecker stated they have found a privy during the construction of the house on Taylor Avenue. They are finding artifacts. The house was owned by A.W. Merick who moved here from Custer when gold was discovered here. He is buried in Mr. Moriah.

Mr. Kuchenbecker thanked the Commission for their support and commitment for what they do for Historic Preservation.

November 11 is a plaque presentation for the American Legion in Pierre, Outside of Deadwood Grant.

11. Committee Reports

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

Commission Williams asked what the penalty is for not getting a building permit. Mr. Kuchenbecker stated it is two times the cost of the building permit. It used to be four times. It was suggested to revisit the penalty amount.

Commissioner Weber asked if we could change the sign at the entrance to Main Street that says the Mayor's name. Didn't there used to be something there that talked about events. Mr. Kuchenbecker stated it used to be a digital sign. It was removed because of non-compliance and it couldn't be repaired. Commissioner Weber suggested putting something historic like resting place of Wild Bill. It needs to me more about Deadwood history.

Commissioner Posey stated the project at 152 Charles is looking great.

12. Adjournment

The Historic Preservation Meeting adjourned at 5:44 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary

Historic Preservation Commission

Bill List - 2021

OPERATING ACCOUNT: Historic Preservation

HP Operating Account Total:	\$ 10,682.83
------------------------------------	---------------------

Approved by _____ on ____/____/____
HP Chairperson

HPC	11/10/21
Batch	11/16/21

PACKET: 05548 11/16/21 - 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-16641		DENVER AVENUE RECONSTRUCTION	2,134.93			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		DENVER AVENUE RECONSTRUCTION		215 4576-600	PROFES. SERV. CURRENT EX	2,134.93
I-16642		65 TERRACE RETAINING WALL	165.00			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		65 TERRACE RETAINING WALL		215 4575-515	GRANT/LOAN RETAINING WAL	165.00
I-16649		49 CENTENNIAL RETAINING WALL	247.50			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		49 CENTENNIAL RETAINING WALL		215 4576-600	PROFES. SERV. CURRENT EX	247.50
I-16650		40 JEFFERSON RETAINING WALL	330.00			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		40 JEFFERSON RETAINING WALL		215 4576-600	PROFES. SERV. CURRENT EX	330.00
I-16658		DAYS OF 76 CROWS NEST ADDITIO	3,654.34			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		DAYS OF 76 CROWS NEST ADDITION		215 4576-600	PROFES. SERV. CURRENT EX	3,654.34
		=== VENDOR TOTALS ===	6,531.77			
=====						
01-3373	AMAZON WEB SERVICES					
I-884652049		WEB SERVICES 10/1/21-10/31/21	202.72			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		WEB SERVICES 10/1/21-10/31/21		215 4641-428	UTILITIES	202.72
		=== VENDOR TOTALS ===	202.72			
=====						
01-0412	AMERICAN ENGINEERING TESTING,					
I-INV-041367		40 JEFFERSON RETAINING WALL	521.85			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		40 JEFFERSON RETAINING WALL		215 4576-600	PROFES. SERV. CURRENT EX	521.85
		=== VENDOR TOTALS ===	521.85			
=====						
01-4867	D & W CRANE & RIGGING, INC					
I-33823		TAKE DOWN CROWS NEST-ROD GRDS	943.88			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		TAKE DOWN CROWS NEST-ROD GRDS		215 4577-735	CAPITAL ASSETS RODEO GRO	943.88
		=== VENDOR TOTALS ===	943.88			

PACKET: 05548 11/16/21 - 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
=====						
01-1333	DEADWOOD ELECTRIC					
I-22536		LOCATE LINES AT 76 GROUNDS	66.33			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: Y		
		LOCATE LINES AT 76 GROUNDS		215 4577-735	CAPITAL ASSETS RODEO GRO	66.33
I-22563		INSTALL NEW LIGHT GRANDSTANDS	99.49			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: Y		
		INSTALL NEW LIGHT GRANDSTANDS		215 4577-735	CAPITAL ASSETS RODEO GRO	99.49
=== VENDOR TOTALS ===			165.82			
=====						
01-2916	FALL RIVER COUNTY HISTORICAL S					
I-110121		2022 HISTORY CONFERENCE	250.00			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		2022 HISTORY CONFERENCE		215 4572-235	VISITOR MGMT ADVOCATE	250.00
=== VENDOR TOTALS ===			250.00			
=====						
01-4625	FIB CREDIT CARDS					
C-CM103121HP		CREDIT CARD REFUNDS - HP	467.60CR			
11/16/2021	FNBAP	DUE: 10/31/2021 DISC: 10/31/2021		1099: N		
		TRUNK OR TREAT CANDY REFUND		209 4980-429	OTHER	215.28CR
		DROPBOX REFUND		215 4641-426	SUPPLIES	78.08CR
		DROPBOX REFUND		215 4641-426	SUPPLIES	87.12CR
		DROPBOX REFUND		215 4641-426	SUPPLIES	87.12CR
I-103121HP		CREDIT CARD PURCHASES - HP	1,024.25			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		TRUNK OR TREAT CANDY		209 4980-429	OTHER	215.28
		TRUNK OR TREAT CANDY		209 4980-429	OTHER	202.14
		LOG CABIN SERV STN POSTCARD		215 4573-330	HIST. INTERP. HISTORIC C	17.35
		ST JOSEPH HOSPITAL POSTCARD		215 4573-330	HIST. INTERP. HISTORIC C	12.77
		1910 MAIN STREET LOOKING SOUTH		215 4573-330	HIST. INTERP. HISTORIC C	16.99
		AERAL VIEW DWD POSTCARD		215 4573-330	HIST. INTERP. HISTORIC C	31.94
		SD PLANNING ASSOC MEMBER - JR		101 4640-427	TRAVEL	50.00
		1870S DWD POSTCARD		215 4573-330	HIST. INTERP. HISTORIC C	10.64
		LEGISLATIVE CALENDAR LISTING		215 4572-235	VISITOR MGMT ADVOCATE	20.00
		TRUNK OR TREAT TROLLEY DECO		209 4980-429	OTHER	35.00
		CONSTRUCTION BOOKS - ARCHIVES		215 4573-335	HIST. INTERP. ARCHIVE DE	203.00
		TRUNK OR TREAT CANDY		209 4980-429	OTHER	69.24
		NEWSPAPERS.COM ANNUAL RENEW-HP		215 4573-325	HIST. INTERP. DUES AND S	139.90
=== VENDOR TOTALS ===			556.65			

11/10/2021 10:57 AM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 05548 11/16/21 - 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
01-1827		MS MAIL & MARKETING				
I-12669		NOVEMBER 2021 NEWSLETTER	654.28			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: Y		
		NOVEMBER 2021 NEWSLETTER		215 4641-423	PUBLISHING	654.28
=== VENDOR TOTALS ===			654.28			
01-0742		OFFICE DEPOT				
I-207811547001		COPIER PAPER - HP/PZ FIN LIB	790.65			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		COPIER PAPER - HP		215 4641-426	SUPPLIES	225.90
		COPIER PAPER - PZ		101 4640-426	SUPPLIES	225.90
		COPIER PAPER - FINANCE		101 4142-426	SUPPLIES	150.60
		COPIER PAPER - LIBRARY		206 4550-426	SUPPLIES	188.25
=== VENDOR TOTALS ===			790.65			
01-0578		TWIN CITY HARDWARE & LUMBER				
I-2110-162334		BLEACH CABLE TIES PAILS-ARCHI	54.22			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		BLEACH CABLE TIES PAILS-ARCHIV		215 4573-335	HIST. INTERP. ARCHIVE DE	54.22
I-2110-162689		10X25 3MIL BLK POLY FILM - HP	10.99			
11/16/2021	FNBAP	DUE: 11/16/2021 DISC: 11/16/2021		1099: N		
		10X25 3MIL BLK POLY FILM - HP		215 4641-426	SUPPLIES	10.99
=== VENDOR TOTALS ===			65.21			
=== PACKET TOTALS ===			10,682.83			

PACKET: 05548 11/16/21 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	11,150.43
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	467.60CR

BATCH TOTALS	10,682.83
--------------	-----------

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
2021	101-2020	ACCOUNTS PAYABLE	426.50-*					
	101-4142-426	SUPPLIES	150.60	9,000	6,057.99			
	101-4640-426	SUPPLIES	225.90	5,000	3,953.29			
	101-4640-427	TRAVEL	50.00	2,000	1,738.00			
	206-2020	ACCOUNTS PAYABLE	188.25-*					
	206-4550-426	SUPPLIES	188.25	4,500	2,593.56			
	209-2020	ACCOUNTS PAYABLE	306.38-*					
	209-4980-429	OTHER	306.38	94,001	5,879.62			
	215-2020	ACCOUNTS PAYABLE	9,761.70-*					
	215-4572-235	VISITOR MGMT ADVOCATE	270.00	195,000	114,762.66	730,000	320,856.58	
	215-4573-325	HIST. INTERP. DUES AND S	139.90	2,500	998.89			
	215-4573-330	HIST. INTERP. HISTORIC C	89.69	10,000	8,009.37			
	215-4573-335	HIST. INTERP. ARCHIVE DE	257.22	42,400	23,074.88			
	215-4575-515	GRANT/LOAN RETAINING WAL	165.00	363,130	326,835.00			
	215-4576-600	PROFES. SERV. CURRENT EX	6,888.62	70,000	9,778.54			
	215-4577-735	CAPITAL ASSETS RODEO GRO	1,109.70	1,235,000	1163,750.02			
	215-4641-423	PUBLISHING	654.28	25,000	15,465.42			
	215-4641-426	SUPPLIES	15.43-	15,000	9,929.58			
	215-4641-428	UTILITIES	202.72	12,500	7,164.35			
	999-1301	DUE FROM FUND 101	426.50 *					
	999-1302	DUE FROM FUND 206	188.25 *					
	999-1303	DUE FROM FUND 209	306.38 *					
	999-1306	DUE FROM FUND 215	9,761.70 *					
		** 2021 YEAR TOTALS	10,682.83					

11/10/2021 10:57 AM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 05548 11/16/21 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	11/2021	426.50
206	11/2021	188.25
209	11/2021	306.38
215	11/2021	9,761.70

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

11/10/2021 1:01pm

HP REVOLVING LOAN FUND

Page 1 of 2

A/P Invoices Report

11/1/2021 - 11/30/2021

Batch = 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
11/2021								
CVD Construction, Inc. - 8301 - 11/10/2021 - 62,884.50 - Batch: 1 - Header Memo: Work Done-715 Main-Masonic Center Assoc								
Work Done-715 Main-Masonic Center Assoc	100	1201				NOTES RECEIVABLE	62,884.50	
Work Done-715 Main-Masonic Center Assoc	100	2000				ACCOUNTS PAYABLE		62,884.50
Total:							62,884.50	62,884.50
Fasnacht, Glenn - VARIOUS FASNACHT 11 - 11/10/2021 - 2,589.09 - Batch: 1 - Header Memo: Materials-74 Van Buren-Fasnacht								
Materials-74 Van Buren-Fasnacht	100	1201				NOTES RECEIVABLE	2,589.09	
Materials-74 Van Buren-Fasnacht	100	2000				ACCOUNTS PAYABLE		2,589.09
Total:							2,589.09	2,589.09
Knecht Home Center - VARIOUS KNECHTS FASN - 11/10/2021 - 554.63 - Batch: 1 - Header Memo: Materials-74 Van Buren-Fasnacht								
Materials-74 Van Buren-Fasnacht	100	1201				NOTES RECEIVABLE	554.63	
Materials-74 Van Buren-Fasnacht	100	2000				ACCOUNTS PAYABLE		554.63
Total:							554.63	554.63
LAWRENCE COUNTY REGISTER OF DEEDS - REC M JOHNSON - 11/10/2021 - 180.00 - Batch: 1 - Header Memo: Record Mortgages-227 Williams-Johnson								
Record Mortgages-227 Williams-Johnson	100	5200				CLOSING COSTS	180.00	
Record Mortgages-227 Williams-Johnson	100	2000				DISBURSED		
Record Mortgages-227 Williams-Johnson						ACCOUNTS PAYABLE		180.00
Total:							180.00	180.00
Neighborhood Lending Service, LLC - 2021-3 - 11/10/2021 - 83.12 - Batch: 1 - Header Memo: Client Credit Report Reimbursement								
Client Credit Report Reimbursement	100	5200				CLOSING COSTS	83.12	
Client Credit Report Reimbursement	100	2000				DISBURSED		
Client Credit Report Reimbursement						ACCOUNTS PAYABLE		83.12
Total:							83.12	83.12
NHS OF THE BLACK HILLS - 2021-10 - 11/10/2021 - 4,972.50 - Batch: 1 - Header Memo: Service Contract-October								
Service Contract-October	100	5000				PROF & ADMIN FEES	4,972.50	
Service Contract-October	100	2000				ACCOUNTS PAYABLE		4,972.50

11/10/2021 1:01pm

HP REVOLVING LOAN FUND
A/P Invoices Report
11/1/2021 - 11/30/2021
Batch = 1

Page 2 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
11/2021 (cont'd from page 1)								
NHS OF THE BLACK HILLS - 2021-10 - 11/10/2021 - 4,972.50 - Batch: 1 - Header Memo: Service Contract-October (cont'd from page 1)							4,972.50	4,972.50
Total:								
NHS OF THE BLACK HILLS - 2021-9 - 11/10/2021 - 3,000.00 - Batch: 1 - Header Memo: Service Contract-September								
Service Contract-September	100	5000				PROF & ADMIN FEES	3,000.00	
Service Contract-September	100	2000				ACCOUNTS PAYABLE		3,000.00
Total:							3,000.00	3,000.00
RCS Construction - #2R - 11/10/2021 - 13,128.90 - Batch: 1 - Header Memo: Work Done-40 Jefferson-Gasper								
Work Done-40 Jefferson-Gasper	100	1201				NOTES RECEIVABLE	13,128.90	
Work Done-40 Jefferson-Gasper	100	2000				ACCOUNTS PAYABLE		13,128.90
Total:							13,128.90	13,128.90
TWIN CITY HARDWARE - 2110-160404 - 11/10/2021 - 315.91 - Batch: 1 - Header Memo: Materials-33 Taylor-Underhill								
Materials-33 Taylor-Underhill	100	1201				NOTES RECEIVABLE	315.91	
Materials-33 Taylor-Underhill	100	2000				ACCOUNTS PAYABLE		315.91
Total:							315.91	315.91
Total:							87,708.65	87,708.65
Report Total:							87,708.65	87,708.65

I HAVE REVIEWED THE SUPPORTING DOCUMENTS:

DEADWOOD HISTORIC PRESERVATION

APPROVED BY: _____

NAME

TITLE

DATE

NAME

TITLE

DATE

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



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

MEMORANDUM

Date: November 5, 2021
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Retaining Wall Applications

The Historic Preservation Office has received applications to be submitted into the Retaining Wall Program. If accepted into the program the applicants will be added to the growing waiting list of retaining walls. The application is for:

- 30 Jefferson – Robert Weber
- 872 Main – George and Lynn Milos

Staff has prepared a Statement of Eligibility for the above referenced retaining walls (attached) and recommends approval under the criteria associated with each wall.

Recommend Motion: *Move to place Robert Weber, 30 Jefferson and George and Lynn Milos, 872 Main into the retaining wall program as it meets the criteria of the program.*

Deadwood Historic Preservation Commission

Retaining Wall Program

Statement of Eligibility

Address of Property: 30 Jefferson Street

Owner of property:

Name: Robert Weber

Address: 1105 St. Joe

Spearfish, SD 57783

Telephone: () - Cell: (605) 645 - 1100

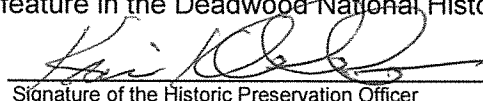
E-mail: bweber1100@gmail.com

The retaining wall(s) associated with the above address meets the following criteria:

- ☒ The retaining wall is within the Deadwood city limits
- ☒ The retaining wall is part of a residential property. Retaining walls on commercial properties are not eligible for the program.

The retaining wall(s) meets one or more of the following:

- ☒ **Historic Wall:** The retaining wall must be determined a historic, or contributing feature in the Deadwood National Historic Landmark District.


Signature of the Historic Preservation Officer

11/05/2021
Date

- ☐ **Threat to Historic Property:** The physical condition of the retaining wall must threaten the historic integrity of a historic or contributing building or structure in the Deadwood National Historic Landmark District. Determination of a retaining wall's threat to a historic or contributing building or property will be done by observation of the Building Inspector with consultation from the Historic Preservation Officer.

Signature of the Historic Preservation Officer

Date

Signature of the Building Inspector

Date

- ☐ **Life – Safety:** The physical condition of a retaining wall must threaten individual life safety. Determination of a retaining wall's threat to individual life safety is based on the observations of the Building Inspector using the International Building Code as a reference when necessary.

Signature of the Building Inspector

Date

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

Deadwood Historic Preservation Commission

Retaining Wall Program

Statement of Eligibility

Address of Property: 872 Main Street
 Owner of property: _____
 Name: George and Lynn Milos
 Address: 872 Main Street
 Deadwood, SD 57732
 Telephone: () - Cell: (605) 920 - 0119
 E-mail: glmilos@

The retaining wall(s) associated with the above address meets the following criteria:

- ☒ The retaining wall is within the Deadwood city limits
- ☒ The retaining wall is part of a residential property. Retaining walls on commercial properties are not eligible for the program.

The retaining wall(s) meets one or more of the following:

- ☒ **Historic Wall:** The retaining wall must be determined a historic, or contributing feature in the Deadwood National Historic Landmark District.


 Signature of the Historic Preservation Officer

11/05/2021
 Date

- ☐ **Threat to Historic Property:** The physical condition of the retaining wall must threaten the historic integrity of a historic or contributing building or structure in the Deadwood National Historic Landmark District. Determination of a retaining wall's threat to a historic or contributing building or property will be done by observation of the Building Inspector with consultation from the Historic Preservation Officer.

 Signature of the Historic Preservation Officer

 Date

 Signature of the Building Inspector

 Date

- ☐ **Life – Safety:** The physical condition of a retaining wall must threaten individual life safety. Determination of a retaining wall's threat to individual life safety is based on the observations of the Building Inspector using the International Building Code as a reference when necessary.

 Signature of the Building Inspector

 Date

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

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

Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
Kevin@cityofdeadwood.com

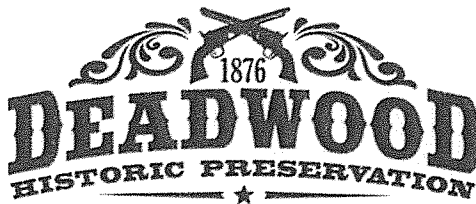


MEMORANDUM

Date: November 5, 2021
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

The following Historic Preservation Program applications were submitted for approval. The Loan Committee reviewed these requests and recommended approval.

- Linda Bryant – 74 Cliff St. – Elderly Resident Program
This property is owner occupied. The applicant originally applied for the Siding Program but has since decided not to replace the siding and paint the structure instead. The applicant is withdrawing from the Siding Program and applying for the Elderly Resident Program. \$10,000 Elderly. Staff has determined painting the structure falls under the Elderly Resident Program. Staff will coordinate with the applicant during the proposed project.
- Doug and Misty Asermely – 830 Main St. – Foundation Program *The property is owner occupied. The applicant has submitted the required project approval and a quote from Firefly Builders Inc. to repair the foundation. \$10,000 Foundation. Staff has determined the proposed project meets the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.*



For Office Use Only:

Section 5 Item c.

☒ Owner Occupied
☐ Non-owner Occupied
Assessed Value of Property _____
Verified Lawrence County Dept. of Equalization
Date: ____/____/____ Initials: ____

Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

74 CLIFF ST., DEADWOOD, SD 57732
Please attach the legal description of the property.

2. Applicant's name & mailing address:

LINDA A. BRYANT
74 CLIFF ST.
DEADWOOD, SD 57732

Telephone: (605) 722-7474

E-mail: lindabryant605@gmail.com

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

Telephone: (____) ____ - ____

E-mail _____

4. Historic Preservation Programs – Please check all that apply

- ☐ Foundation Program
☐ Siding Program
☐ Wood Windows and Doors Program
☒ Elderly Resident Program
What year were you born: 1949
☐ Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)
☐ Revolving Loan Program
☐ Retaining Wall Program

5. Contractor

TWIN CITY CONSTRUCTION LLC
518 CLIFF ST.
DEADWOOD, SD 57732

Telephone: (605) 920-8372

E-mail: TwinCityBSLO@gmail.com

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 advisable the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

Project completion date is one year from owner's date of signature, grant agreement and/or loan documents.

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/or the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval/Certificate of Appropriateness 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 the planned project being done to the structure as well as the materials proposed to be used. 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		
Siding		
Wood Windows & Doors.		
Elderly Resident		Paint Siding
Vacant Home		
Revolving Loan		
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 the initial intent is to repair or replace the windows.

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. Application Submittal

- a. All Applications must include a copy of quotes for materials and/or contractor quote with the Application for Historic Preservation Program Residential Properties and the Project Approval/Certificate of Appropriateness. The application will not be reviewed until all documents are received.
- b. Programs may be amended to reflect the availability of funding and the completion of high priority projects.
- c. Project completion date is one year from owner's date of signature on the grant agreement and/or loan documents.

10. Required Supporting Documents

- Application for Project Approval/Certificate of Appropriateness
- Contractor and/or material specifications and/or quotes
- Legal description of property
- Contract between owner and contractor (if applicable)

11.. 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 a conservation easement and 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 providing 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 and will complete the conservation easement documentation and recordation upon completion of the project.

Applicant's signature: _____

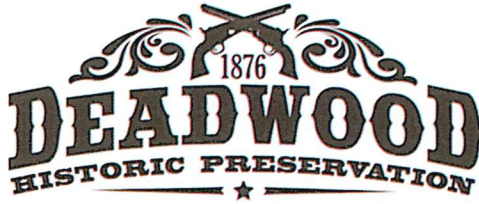
Date submitted: ____/____/____

Owner's signature: _____

Date submitted: ____/____/____

Legal Description of the Property:

Lot Z, Riverside Addition, Parcel 30735-07900-040-00, Plat 2008-06876 Serial K 55512 FDR 2230L, Title # T25193, Make Moduline Inc, City of Deadwood, Lawrence County South Dakota



For Office Use Only:

Section 5 Item c.

☐ Owner Occupied
☐ Non-owner Occupied
Assessed Value of Property _____
Verified Lawrence County Dept. of Equalization
Date: __/__/__ Initials: ____

Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

830 Main St. Deadwood, SD 57732

Please attach the legal description of the property.

2. Applicant's name & mailing address:

Misty Asermely

830 Main St. Deadwood, SD 57732

Telephone: (401) 965-8866

E-mail: chopperchick@gmail.com

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

Telephone: () -

E-mail

4. Historic Preservation Programs – Please check all that apply

☒ Foundation Program

☐ Siding Program

☐ Wood Windows and Doors Program

☐ Elderly Resident Program

What year were you born: _____

☐ Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)

☐ Revolving Loan Program

☐ Retaining Wall Program

5. Contractor

Fire Fly Builders

45013 187th St.

Hayti, SD 57241

Telephone: (605) 723-1625

E-mail: wayne@fireflybuilders.com

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 advisable the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

Project completion date is one year from owner's date of signature , grant agreement and/or loan documents.

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/or the completion of high priority projects.** Along with this application please complete and submit a City of Deadwood Application for Project Approval/Certificate of Appropriateness 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 the planned project being done to the structure as well as the materials proposed to be used. 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	30,000	See attached invoice for description of work
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan		
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 the initial intent is to repair or replace the windows.

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. Application Submittal

- a. All Applications must include a copy of quotes for materials and/or contractor quote with the Application for Historic Preservation Program Residential Properties and the Project Approval/Certificate of Appropriateness. The application will not be reviewed until all documents are received.
- b. Programs may be amended to reflect the availability of funding and the completion of high priority projects.
- c. Project completion date is one year from owner's date of signature on the grant agreement and/or loan documents.

10. Required Supporting Documents

- Application for Project Approval/Certificate of Appropriateness
- Contractor and/or material specifications and/or quotes
- Legal description of property
- Contract between owner and contractor (if applicable)

11.. 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 a conservation easement and 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.

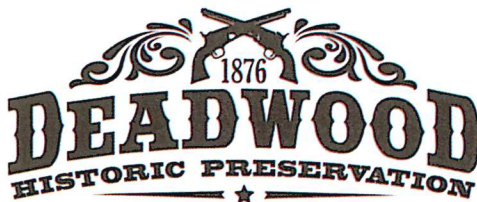
I acknowledge the Deadwood Historic Preservation Commission is merely providing funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the 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 and will complete the conservation easement documentation and recordation upon completion of the project.

Applicant's signature: 

Date submitted: 10/29/2021

Owner's signature: 

Date submitted: 10/29/2021



Historic Preservation Programs

Policy Guidelines

1. Statement of Purpose:

The restoration and protection of Deadwood's historic buildings and structures are 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 a lower quality of craftsmanship. The purpose of this program is to assist and encourage property owners to use quality materials and craftsmanship by repairing first, where possible, and replacing, only if necessary.

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 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 for all Programs:

To be eligible for the Historic Preservation Programs, all projects must meet the following criteria:

- a. The project must exist as part of a residential property within the Deadwood City Limits. Mobile homes and manufactured structures are not eligible for this program.
- b. The project must affect a property listed on the Historic Preservation's City of Deadwood's 1993 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.
- c. The project must exist as part of a residential property of not more than four dwelling units as defined by Deadwood Planning and Zoning Department within the Deadwood City Limits. Mobile homes and manufactured structures are not eligible for these programs.
- d. **Project completion date is one year from owner's date of signature on the /grant and/or loan documents.**
- e. The property will be subject to a conservation easement upon completion of the project.

4. Eligibility Specifics:

To be eligible for the **Elderly Resident Program**, the applicant and project must also meet the following criteria:

- i. Applicant must be 65 years of age or older and have owned and occupied the property for one year prior to the application.
- ii. If the applicant does not fall under item 3 b. the project must affect individual life safety and structural deficiencies as determined by the City of Deadwood's Building Inspector and applicable life safety codes. Determination of individual life safety issues and structural deficiencies is based upon the codes adopted by the City of Deadwood under Chapter 15.01.010 and by additional verification obtained through other means available to the City.

- d. To be eligible for the **Vacant Home Program**, the applicant and project must also meet the following criteria:
 - i. The property must be vacant two (2) years prior to the date of purchase by Owner. The Owner must apply for funding from this program within three (3) months of purchase.
- e. To be eligible for the **Retaining Wall Program** the applicant and project must also meet the following criteria:
 - i. The retaining wall must be determined to be a historic or contributing feature in the Deadwood National Historic Landmark District. To obtain this status, the retaining wall must possess an age of fifty years or older, and must be eligible for listing in 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.
 - ii. The physical condition of the retaining wall must threaten the integrity of a historic or contributing building or structure in the Deadwood National Historic Landmark District. Historic buildings and structures contributing to the National Historic Landmark District are listed in the city's 1993 Historic Sites Inventory. Any property not present in these listings must be eligible for listing on the National Register of Historic Places as defined in the National Park Service's National Register Criteria for Evaluation. Determination of a retaining wall's threat to a historic or contributing building or property will be done by the Deadwood Building Inspector in accordance with the Building Codes adopted by the City of Deadwood.
 - iii. The physical condition of a retaining wall must threaten individual life safety. The City of Deadwood Building Inspector will determine a retaining wall's threat to individual life safety based upon applicable definitions under the Building Codes adopted by the City of Deadwood.

The City of Deadwood's Historic Preservation Officer determines a project's eligibility. All eligible applications are subject to the review by the Deadwood Historic Preservation Commission. **Loans for projects must be in place before project can start. Siding materials and windows/doors specifications must be reviewed and approved by the Historic Preservation Officer before ordering.**

5. Program Requirements:

- a. The funds are to be used for the repair of historic structures, when possible; the replacement of original materials, when necessary; or the removal and replacement of inappropriate materials. Examples of acceptable expenses are: house wrap under siding, scraping existing painted surfaces, disposal of inappropriate siding, etc. Residential structures with exterior masonry construction can use the program for repairs for repointing stone/brick/masonry, concrete reinforcement, curbing, sill plates, positive drainage and other associated approved work.
- b. Owner self-funding of construction can be permitted for reimbursement of material and contractor costs at the end of the project. Also, progressive payments may be made subject to payment withholding to ensure project completion is accomplished. However, reimbursement to owner for materials is approved when materials are on site.
- c. All final or progressive payments are to be for materials and/or contractor's costs only supported by verifiable invoices. Owner's time is not reimbursable. No prepayments for materials are permitted.

Construction and Permanent Loans:

- i. Persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.

- ii. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
- iii. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
- d. All projects will be performed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings. Specifications for materials are available from Deadwood Historic Preservation Office or can be found on City of Deadwood Website.
- e. Windows and door requirements are as follows:

Wood Windows – New and/or replacement windows must be all wood framed windows including exterior materials in style appropriate to the original character of the resource and window opening(s) as determined by the Deadwood Historic Preservation Commission to meet the program requirements.

- i. The program provides a forgivable loan or grant of \$800 per window for the restoration of an existing wood window or \$800 per window for the removal of an inappropriate window alteration and installation of a window appropriate in material and style of operation for a particular house.
- ii. The program provides a forgivable loan or grant of \$800 per window opening for the purchase and installation of new wood windows if restoration of the existing windows is not an option or is not possible.

Wood Storm Windows – New and/or replacement storm windows must be all wood framed including exterior materials in style appropriate to the original character of the resource and window opening(s) as determined by the Deadwood Historic Preservation Commission to meet the program requirements.

- i. The program provides a forgivable loan or grant of \$350 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.

Wood Primary Door – Door originally intended as the primary access to the resource and must be made of wood appropriate to the original character of the resource and opening as determined by the Deadwood Historic Preservation Commission to meet the program requirements.

- i. The program provides a forgivable loan or grant of \$600 for the restoration of the primary wood door, OR a forgivable loan or grant of \$600 for the removal of an inappropriate primary door and installation of a new wood door appropriate in material and style for a particular resource.

Additional Exterior Wood Door(s) – Additional exterior door(s) originally intended as an access to the resource and must be made of wood appropriate to the original character of the resource and opening as determined by the Deadwood Historic Preservation Commission to meet the program requirements.

- i. The program provides a forgivable loan or grant in the amount of \$300 to repair the other exterior wood door(s), OR a forgivable loan or grant of \$300 for the removal of other inappropriate door(s) and installation of a new wood door appropriate in material and style for a particular resource, if restoration is not an option or is not possible.

Wood Storm Doors – New and/or replacement storm doors must be all wood framed including exterior materials in style appropriate to the original character of the resource as determined by the Deadwood Historic Preservation Commission to meet the program requirements.

- i. The program provides a forgivable loan or grant of \$600 per storm door for the restoration of existing storm door for the purchase and installation of approved wooden storm doors, if restoration is not an option or is

f. **Elderly Resident Requirements:**

Life Safety Project – Projects which are intended to protect people based on a facility's construction, protection, and occupancy features that minimize the effects of health, fire and related hazards.

- i. All projects will be performed pursuant to the requirements of the codes adopted by the City of Deadwood under Chapter 15.01.010.
- ii. All projects will be performed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings.
- iii. The property must meet Property Maintenance Code as adopted by the City of Deadwood; therefore, the City Historic Preservation Office Building Inspector may inspect the property every two years to insure compliance. Multiple qualified projects are allowed up to \$10,000 maximum. Once the maximum is met the applicant may apply for funding ten (10) years after the last project completion date.

Examples of Life Safety Projects (must be pre-approved by Historic Preservation)

- | | |
|---|--|
| • Upgrade substandard electrical systems | • Replace substandard heating system |
| • Substandard plumbing repairs or upgrades | • Asbestos removal |
| • Install access ramps, and doors | • Mold removal |
| • Grading to protect structures from water damage | • Repair/replace damaged sidewalks, steps, railing |
| • Repair building foundation | • Repair / replace retaining walls |
| • Remove tree hazards to historic structures | • Repair damaged roofing |
| • Structural deficiencies | |

g. **Vacant Home Definition and Requirements:**

Historic Preservation Project Definition – Projects which are intended to preserve or protect historic properties or properties eligible for historic status.

Examples of Historic Preservation Projects(must be pre-approved by Historic Preservation)

- | | |
|------------------------------------|--|
| • Repair building foundation | • Repair damaged roofing |
| • Repair / replace retaining walls | • Remove tree hazards to historic structures |
| • Repair / replace building siding | • Repair / replace doors and windows |
| | • Grading protect structures from water damage |

Life Safety Project Definition – Projects which are intended to protect people based on a facility's construction, protection, and occupancy features that minimize the effects of health, fire and related hazards.

Examples of Life Safety Projects(must be pre-approved by Historic Preservation)

- | | |
|--|--|
| • Upgrade substandard electrical systems | • Replace substandard heating system |
| • Lead based paint abatement | • Asbestos removal |
| • Install access ramps and doors | • Mold removal |
| • Installation of building insulation / weather proofing | • Repair / replace damaged sidewalks / steps / handrails |

Vacant Home Program Requirements:

- i. All properties must meet the Revolving Loan Fund's eligibility requirements.
- ii. All persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
- iii. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
- iv. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
- v. All projects will be performed pursuant to the requirements of the codes adopted by the City of Deadwood under Chapter 15.01.010.
- vi. All projects will be performed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings.
- vii. The property must meet Property Maintenance Code as adopted by the City of Deadwood; therefore, the City Historic Preservation Office Building Inspector may inspect the property every two years to insure compliance. If the property is not within compliance, the City Building Inspector will notify the homeowner of the deficiency and will provide a reasonable time frame to correct the deficiency. If the deficiency has not been corrected after three notifications the loan will be considered to be in default and the Deadwood Historic Preservation Commission will take legal action.

-h. Residential Revolving Loan Fund

Historic Preservation Project Definition – Projects which are intended to preserve or protect historic properties or properties eligible for historic status.

Examples of Historic Preservation Projects

- | | |
|------------------------------------|--|
| • Repair building foundation | • Repair damaged roofing |
| • Repair / replace retaining walls | • Remove trees that are hazards to historic structures |
| • Repair / replace building siding | • Repair / replace doors and windows |
| | • Grading protect structures from water damage |

Life Safety Project Definition – Projects which are intended to protect people based on a facility's construction, protection, and occupancy features that minimize the effects of health, fire and related hazards.

Examples of Life Safety Projects

- | | |
|--|--|
| • Upgrade substandard electrical systems | • Replace substandard heating system |
| • Repair fencing | • Asbestos removal |
| • Install access ramps, and doors | • Mold removal |
| • Installation of building insulation / weather proofing | • Repair / replace damaged sidewalks / steps / handrails |

Revolving Loan Priority Schedule:

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

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

- ii. **Historic Preservation (Listed Properties)** - Second priority projects are those affecting the preservation and protection of properties listed on the city's 1993 Historic Sites Inventory as historic, or contributing, in the Deadwood National Historic Landmark District.
- iii. **Historic Preservation (Value Adding Properties)** - Third priority projects are those affecting structures which in the opinions of the Deadwood Historic Preservation Commission, add to the historical integrity of the City of Deadwood as defined in Chapter 24:52:00:01 (4) of the administrative rules of the South Dakota State Office of History.

Revolving Loan Program Requirements:

- i. All properties must meet the Revolving Loan Fund's eligibility requirements.
- ii. All persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
- iii. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
- iv. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
- v. All projects will be performed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings.
- vi. The property must meet Property Standards Maintenance Code adopted by the City of Deadwood; therefore, the City Historic Preservation Office Building Inspector may inspect the property every two years to insure compliance. If the property is not within compliance, the City Building Inspector will notify the homeowner of the deficiency and will provide a reasonable time frame to correct the deficiency. If the deficiency has not been corrected after three notifications the loan will be considered to be in default and the Deadwood Historic Preservation Commission will take legal action.
- vii. If the owner/applicant desires to sell the property before the end of the loan term, the remaining unforgiven portion of the loan will be due in full.
- viii. The owner/applicant must have addressed any additional preservation issues beyond the original work, meet Deadwood Minimum Maintenance Standards, and satisfy all loan conditions before loan can be transferred or forgiven.

i. Retaining Wall Considerations and Conditions:

Additional loan considerations:

- i. If the Owner desires to sell the property before the end of the loan term, the amount remaining on the loan must be paid in full.
- ii. The Owner must have addressed any additional preservation issues beyond the original work, meet Deadwood Minimum Maintenance Standards, and satisfy all loan conditions before loan can be satisfied.
- iii. The Owner, through acts or omissions, may jeopardize the value of the property and bring the amount of the loan due and payable in full, if the Owner does not remain in compliance with the terms of the mortgage:

- i. in regards to the payment of property taxes and assessments against the mortgaged property,
- ii. in regards to maintenance of property insurance coverage on the mortgage property;

Retaining Wall Conditions:

- i. The City of Deadwood's Historic Preservation Officer and Building Inspector will monitor all project construction work to ensure compliance with the requirements of the Building Codes adopted by the City of Deadwood.
- ii. Reconstructed retaining walls greater than four (4) feet high must be engineered, as required by the Building Codes adopted by the City of Deadwood. The Historic Preservation Commission will obtain engineering and pay for the cost of engineering services.
- iii. All retaining wall projects will be put out to public bid. The bid process will follow the City of Deadwood's procurement procedures per South Dakota Codified Laws.
- iv. The Historic Preservation Officer must approve all retaining wall designs to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Failure to meet this requirement will terminate the program commitment.
- v. The Historic Preservation Commission will disburse all program funds directly to the project's contractors and/or suppliers of materials based on the City of Deadwood's administrative procedures.
- vi. A project must be completed, or under construction, within one (1) year of the Historic Preservation Commission's allocation of funds. Failure to meet this requirement may terminate the program commitment.

Retaining Wall Selection Process Based on Priorities:

Due to the limited availability of program funds and quality craftsmanship, a priority schedule will be referred to in processing applications for the Retaining Wall Program. These priorities may be amended to reflect the availability of funding and completion of "high priority" projects. The Deadwood Historic Preservation Commission will evaluate each application received and will take into consideration the needs and priorities. Priorities are set as follows:

- i. First priority - Projects determined by the City of Deadwood's Building Inspector affecting applicable Life Safety Codes.
- ii. Second priority - projects affecting the preservation and protection of properties listed on the City of Deadwood's 1993 Historic Sites Inventory as contributing to the Deadwood National Historic Landmark District.
- iii. Third priority - projects affecting structures, which in the sole opinion of the Deadwood Historic Preservation Office, contribute to the historical integrity of the City of Deadwood as defined in Chapter 24:52:00:01 (4) of the administrative rules of the South Dakota State Office of History.

Retaining Wall Owner's Financial Obligations:

- i. Project costs are divided into two (2) portions: the **Owner's portion** and the **forgivable portion**.
- ii. The **Owner's portion** is the sum of the following:
 - 10% of the project costs (excluding the cost of engineering), plus
 - 10% of the property value based on the most recent real estate assessment shown on the Lawrence County Equalization records for both land and structures plus,
 - Any loan fees relating to Owner's portion loan, if applicable.

- iii. The **forgivable portion** is written as a loan to the owner. This loan is a zero interest, no payment loan but any loan fees associated with the forgivable portion of the loan are the responsibility of the owner.
- iv. The Owner may finance the Owner's portion of the project costs themselves. In this case, the Owner pays the City of Deadwood in advance and the City will process all payments to contractor(s).
- v. The Owner may choose to finance the Owner's portion of the project costs through the Historic Preservation Revolving Loan Fund if they demonstrate the ability to repay both principle and interest. Terms will be adjusted with a balloon payment determined. The Owner may be eligible for refinancing the balloon payment at the end of loan period but the new loan will be subject to new loan conditions and at market rates.
- vi. Failure to maintain property up to City of Deadwood's Minimum Maintenance Standards may cause loan(s) to be payable in full.

Retaining Wall Inspections and Changes of Ownership

- i. A satisfactory inspection by the City Building Inspector at completion of project is required.
- ii. The property owner must meet minimum maintenance requirements. A satisfactory inspection by the City Building Inspector at the maturity of the loan is required. This inspection must be passed prior to any of the forgivable portion loan to be forgiven.
- iii. In the event of a title transfer such as the sale of the home or cash out refinance, occur prior to the maturity of the loans, including the forgivable portion loan, the balance of the loans will be due and payable in full.

6. Conservation Easement and Loan Conditions:

Qualified Owner Occupied (Grant):

GRANT AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
\$10,000 Maximum Foundation Siding Multiple Projects \$10,000 Elderly every 10 years Up to \$20,000 Maximum Wood Windows/Doors	Not applicable	Not applicable	Conservation Easement	Conservation Easement Recorded with County

Owner Occupied status is verified with the Lawrence County Equalization Office and by additional verification obtained through other means available to the City. A Grant Agreement with the City of Deadwood must be signed by all parties.

Qualified Non-Owner Occupied Property (Forgivable Loan)

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
\$10,000 Maximum Foundation Siding Vacant Up to \$20,000 Maximum Wood Windows/Doors	0%	Up to 10 years	10% of Loan amount will be forgiven each calendar year	Note & Mortgage

Qualified Revolving Loan**Life Safety**

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
Up to \$25,000 maximum	0%	5 years	Monthly payments due. Possible balloon payment due at end of term	Note & Mortgage

Historic Preservation

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
Varies by Project	Market Rate	7 years	Monthly payments due. Possible balloon payment due at end of term	Note & Mortgage

Qualified Retaining Wall Program**Owner's Portion (Life Safety) Loans**

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
10% of project <u>plus</u> 10% of assessed value	Borrower Loan 0%	5 years	Monthly payments due. Possible balloon payment due at end of term	Note & Mortgage

Owner's Portion (non-Life Safety) Loans

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
10% of project <u>plus</u> 10% of assessed value	Borrower Loan Market Rate ¹	7 years	Monthly payments due. Possible balloon payment due at end of term	Note & Mortgage

Forgivable Portion Loans

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
Project costs less Owner's Portion	Borrower Loan 0%	5 years Owner Occupied 10 years for all others	No payments	Note & Mortgage

All Deadwood Historic Preservation loan programs will include the following fees: Credit Report, Recording Fee, 1% Loan Origination Fee, Settlement Fee and a Title Report Fee. These fees are collected from applicant/owner at loan closing. All loan fees will be disclosed on a Loan Estimate by NeighborWorks in accordance with the Real Estate Settlement and Procedures Act.

Failure to complete work as approved in a timely fashion and/or failure to maintain property up to City of Deadwood's Minimum Maintenance Standards may cause loan to be payable in full at that time and not forgiven.

Market Rate will be periodically determined by the Historic Preservation Commission from recommendations of the Loan Committee. The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan payment or to change or modify this program for any reason.

Owners applying for construction loans must provide proof of ability to repay loan. Various documents will be requested by NeighborWorks to complete a loan application.

The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan payment or to change or modify this program for any reason.

Additional Forgivable Loan considerations:

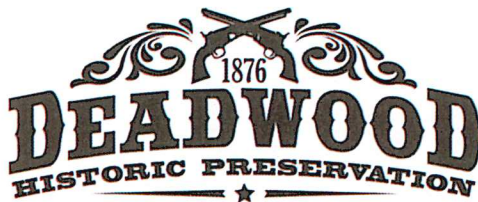
- a. At the end of each full calendar year, 10% of the loan amount will be forgiven.
- b. If the owner/applicant desires to sell the property before the end of the loan term, the remaining unforgiven portion of the loan will be due in full.
- c. The owner/applicant must have addressed any additional preservation issues beyond the original work, meet Deadwood Minimum Maintenance Standards, and satisfy all loan conditions before loan can be transferred or forgiven.

7. Forms and Technical Assistance:

- a. **Loans** - Loan application forms and loan technical assistance are available at the NeighborWorks Office, 795 Upper Main Street in Deadwood. Telephone: (605) 578-1401.
- b. **Project Approval or Certificate of Appropriateness** – The applications are available at the Historic Preservation Office located at Deadwood City Hall, 108 Sherman Street in Deadwood. (605) 578-2082. This form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Historic Preservation heading.

This form must be completed and given to the Historic Preservation Officer who will present it to the Historic Preservation Commission for consideration. *[No work can start until Historic Preservation Commission approval and the owner/applicant has an approved City of Deadwood Building Permit.]*

City of Deadwood Building Permit – A City of Deadwood (Residential or Commercial) Building Permit must be acquired from the City of Deadwood Building Inspector located at 108 Sherman Street, in Deadwood. Telephone: (605) 578-2082. This permit application form is also available online at: <http://www.cityofdeadwood.com> , under **Permits, Licenses & Forms** tab, then under Building Inspector heading.



Administrative Procedures

Historic Preservation Programs

1. Application

- The Applicant/Property Owner/Owner's Representative (Owner) obtains from Historic Preservation Office, NeighborWorks or City of Deadwood Website:
 - Check Availability of program funding and priorities
 - Historic Preservation Program Application form
 - Application for Project Approval or Certificate of Appropriateness form
- The Owner submits completed copies of the above forms with signatures to Historic Preservation Office along with supporting documents.
- A discussion between the Owner and the Historic Preservation Officer is recommended to clarify requirements and expectations of this program. This can greatly streamline the process.

2. Determination of Eligibility

- The Historic Preservation Officer conducts an on-site inspection of property to determine eligibility.
- Photographs are taken for documentation.
- An assessment will be done by the Historic Preservation Officer.
- The Historic Preservation Officer will prepare a written HP Staff Report for use by the Historic Preservation Committee (HPC). If a loan is involved, the Historic Preservation Officer communicates with NeighborWorks about the conclusions drawn in the Historic Preservation Staff Report.

3. Application Approval

For Owner Occupied Properties:

- Historic Preservation Officer verifies the ownership and occupancy status (owner occupied vs. non-owner occupied) with the Lawrence County equalization office and by additional verification obtained through other means available to the City.
- If Owner desires to self-fund the project:
 - The Owner arranges for their own funding for materials and construction. Owner must be aware reimbursements by the City of Deadwood may require several weeks before payments are made due to the City's approval process.
- If Owner desires a construction loan:
 - Owner makes an application for a construction loan (see Construction Loan box below). Elderly Resident Program does not qualify for construction loan.
- Historic Preservation Officer meets with the Historic Preservation Loan Committee for recommendations for conservation easement approval or denial.
- The Historic Preservation Loan Committee recommendation is then presented to the entire Historic Preservation Commission for conservation easement approval or denial.

For a Non-Owner Occupied Properties:

- Owner makes an application for a construction loan (see Construction Loan box below).

- Historic Preservation Officer meets with the Historic Preservation Loan Committee for recommendations for Loan approval or denial.
- The Historic Preservation Loan Committee recommendation is then presented to the entire Historic Preservation Commission for Loan approval or denial.

Construction Loans

Construction Loans are for:

- Owner Occupied Properties where Owner desires construction funding.
 - A construction loan is to be closed at the end of construction.
 - Owner is responsible for any costs exceeding the grant amount or any costs not permitted under the Program.
 - Owner is responsible to pay for all closing costs.
- All Non-Owner Occupied Properties.
 - A construction loan is closed at the end of construction and rolled into the 10 year loan.
 - Owner is responsible for any costs exceeding the grant amount or any costs not permitted under the Program.
 - Owner is responsible to pay for all closing costs.

How to get a Construction Loan:

- The Owner makes an appointment with NeighborWorks to determine the Owner's financial eligibility.
- NeighborWorks prepares Construction Loan documents for which the Owner must provide:
 - Cost Estimate / quote for entire project.
 - Information to verify Owner's financial ability to repay.
- NeighborWorks provides Owner with:
 - Worksheet showing Owner's financial responsibility.
 - Letter of Understanding stating Owner's share of costs. Owner must sign this document.
 - Closing Documents (i.e. mortgages and settlement statements)
 - Promissory note (i.e. assignments on contract for deed, personal guarantees, etc.) Owner must sign this document.
- Homeowners insurance is required on all loans as a condition of approval and Historic Preservation will be listed as an additional insured.
- NeighborWorks presents loan request to Historic Preservation Loan Committee for recommendation to approve or deny loan.
- Historic Preservation Loan Committee presents loan request to Historic Preservation Commission to approve or deny.

4. Historic Preservation Commission Project Approval

- Based on HP Staff Report, the Historic Preservation Commission (HPC) approves or denies the Application for Project Approval or Certificate of Appropriateness.

- Based on recommendations from the HP Loan Committee, HPC approves or denies the application for /grant or loan.
- If /grant or loan is approved, the conservation easement must be signed before project may begin. Exhibit C of the easement will be prepared and attached upon completion on the project. All documents are recorded.
- Project completion date is one year from owner's date of signature on the /grant and/or loan documents.
- A "Notice to Proceed" is issued to the Owner and/or Contractor and the City of Deadwood, by:
 - Historic Preservation Officer, in the case of a /grant to an Owner who does not need a construction loan.
 - NeighborWorks, in the case where a Construction Loan is involved.

5. Project Beginning and Ending

- The Owner is encouraged to enter into a contract with a City of Deadwood licensed Contractor for the project.
- The Owner or Contractor obtains a City of Deadwood Building Permit. A "Notice to Proceed" from either the Historic Preservation Officer or NeighborWorks must be obtained before applying for a City of Deadwood Building Permit.
- Where Progressive Payments are involved:
 - The Owner is responsible for making arrangements for delayed payments or progress payments to the Contractor /Material Supplier. Owner must be aware payments from the City of Deadwood may require up to 30 days or more before payments are made due to the City's approval process.
 - Where an Owner is Self-funding, progressive payments can be permitted for reimbursement of materials and contractor costs.
 - Progressive payments are made subject to payment withholding to ensure project completion is accomplished.
 - All final or progressive payments are for materials and/or contractor's costs only, supported by verifiable invoices. Owner's time is not reimbursable. No prepayments for materials are permitted per state statute.
- The Historic Preservation Officer and/or Building Inspector inspect the work in progress.
- The Historic Preservation Officer and Building Inspector conduct a final inspection after the completion of the entire project.

6. Expenditure Disbursement

- After the Building Inspector has reviewed the work and/or materials and has consulted with the Historic Preservation Officer, the Building Inspector authorizes Historic Preservation Office or NeighborWorks (if a Construction Loan is involved) to approve invoiced amount (less any withholding).
- Historic Preservation Officer or NeighborWorks (if a Construction Loan is involved) initially approves invoices.
- At a Historic Preservation Commission meeting, the Historic Preservation Commission approves the disbursement which is added to the City of Deadwood Commission's bill list for City (final) approval.
- Upon City approval, the City Finance Office issues checks for the disbursement to the Historic Preservation Office.
- Owner or Contractor pick-up disbursement check from the Historic Preservation office/Neighborworks and, if Contractor is involved, the Contractor must sign lien waivers before payment is made.

7. Selection Process

The application will be reviewed by Historic Preservation Staff to confirm all required documentation for the application has been submitted.

The application will be reviewed by the Historic Preservation Loan Committee for recommendation to the Historic Preservation Commission.

The Historic Preservation Commission will approve or deny the application request.

8. Continued Administration of Loans

- NeighborWorks reviews all loan accounts once a month.
- Building Inspector notifies property owner if property does not meet Minimum Maintenance Standards, and if these issues are not resolved, the Building Inspector advises the HP Loan Committee. The HP Loan Committee provides recommendation to HPC either to work with owner, or make loan immediately payable.

9. Where a /grant is not involved, the Construction Loan will be rolled into a 10 year loan and the documents will be recorded. Any costs associated with recording of documents must be paid by Owner. A conservation easement will be required for preservation loans as well. Satisfaction of a 10 Forgivable Loan

- The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan or to change or modify this program for any reason.
- In order to request that the loan balance be forgiven and the lien released, a property maintenance inspection shall be completed by the City Building Inspector. This inspection will be completed on the entire exterior of the property in accordance with the City of Deadwood's Minimum Maintenance Standards.
- A copy of this inspection will be provided to the property owner. The owner must complete any and all necessary repairs related to the maintenance items listed in the inspection report, in order to bring the property in compliance with the City of Deadwood's Minimum Maintenance Standards. Furthermore, the owner must satisfy all loan conditions before loan can be forgiven.
- Failure to complete the work as approved in a timely fashion and/or failure to maintain property up to City of Deadwood's Minimum Maintenance Standards may cause loan to be due and payable in full at that time and not forgiven.
- Additional forgivable loan considerations:
- If the owner desires to sell the property prior to the end of the loan term, the following conditions apply:
- The loan balance may be prorated as follows:
 - 10% of the loan amount may be forgiven at the end of each full calendar year, beginning when the loan is rolled from a construction loan to a permanent loan
 - The remaining unforgiven loan balance will be due and payable in full
 - The owner must have addressed any additional preservation issues beyond the original work
 - The property must meet the Property Maintenance Code
 - And the owner must satisfy all loan conditions before loan can be forgiven
- After terms and conditions of the loan are completed, NeighborWorks prepares a satisfaction of mortgage for the loan funds.
- HPC signs the satisfaction of mortgage.
- NeighborWorks collects from the Owner the recording fees for the satisfaction of mortgage documents.
- NeighborWorks delivers the satisfaction of mortgage to the Register of Deeds.
- NeighborWorks closes the Owner's loan account.
- NeighborWorks forwards the loan documents to the HP Office.
- The HP Office retains the loan documents for at least seven (7) years.

Date: November 04, 2021

Case No. 210216
Address: 402 Williams

Staff Report

The applicant has submitted an application for Project Approval for work at 402 Williams St., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: John and Jamie Hohn
Owner: John and Jamie Hohn
Constructed: c 1876

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 City of Deadwood. It is of a vernacular style.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to repair the foundation. Plans are to hand dig under the current foundation in order to place a temporary beam. The old compromised foundation will be replaced with a new footing eight inch block wall and new treated bottom plate. The goal is to level the wood floors. New concrete will be placed back in its original place.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The applicant is also applying for the foundation program for this project. Staff conducted a site visit to review the scope of the project. 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. 210216
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 11/2/21
Date of Hearing 11/10/21

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: 402 Williams Street Deadwood
Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is: ☒ Owner ☐ contractor ☐ architect ☐ consultant ☐ other

Owner's Name: John and Jamie Hohn
Address: 12445 Merritt Estes Rd
City: Deadwood State: SD Zip: 57732
Telephone: 605-923-8329 Fax: _____
E-mail: jai.hohn@gmail.com

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

Contractor's Name: Competitive Masonry
Address: 1765 225th St
City: Rapid City State: SD Zip: 57701
Telephone: 605-381-4187 Fax: _____
E-mail: CompMason@gmail.com

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 |

Updated October 9, 2019

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: _____		Project Completion Date (anticipated): _____		
<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 type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input 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 type="checkbox"/> PORCH/DECK	<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	
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 checked="" 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).

SEE NOTES ON QUOTE

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.

Camie Hohn 10-11-21
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

[Signature] 10-11-21
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.



Competitive Masonry
6053814187

1765 225th Street
Rapid City, South Dakota
57701
United States

Prepared For
John Hohn
402 Williams Street
Deadwood, South Dakota
57732
United States

Estimate Date
08/04/2021

Estimate Number
0000004

Description	Rate	Qty	Line Total
Foundation Repair	\$18,500.00 +Excise tax	1	\$18,500.00
	Subtotal		18,500.00
	Excise tax (2%)		370.00
	Estimate Total (USD)		\$18,870.00

Notes

Competitive Masonry will supply all labor and material. We will hand dig under current foundation in order to place a temporary beam. The old compromised foundation will be replaced with a new footing 8 inch block wall and new treated bottom plate. The goal is to level the wood floors. New concrete will be placed back in its original place.

Terms

Signature _____ Date _____

Signature _____ Date _____

We plan to restore this house in phases. The obvious first phase will be the foundation which is this request. Once the foundation has been repaired, we will continue each year making improvements.

Next on the list will be to replace the remaining windows and doors. We will plan to do this at the end of 2022. Some windows were replaced but with vinyl windows. If necessary, we will replace all the windows to keep in line with the Historical guidelines. We will also replace the 4 exterior doors at the same time. Only one door is operational.

Weather permitting, we will paint the exterior of the house as soon as the windows and doors are replaced.

402 Williams circa 1890



Front View of the house effected by the compromised foundation.



First corner of the South side of the house that will need lifted with beam and new foundation placed underneath. The beam will be from the corner of the house to the side door.



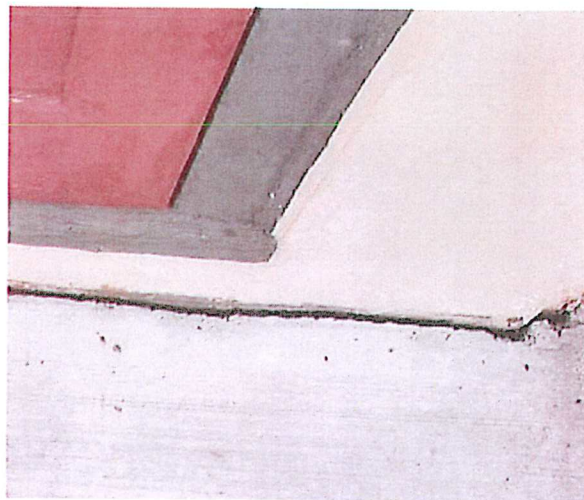
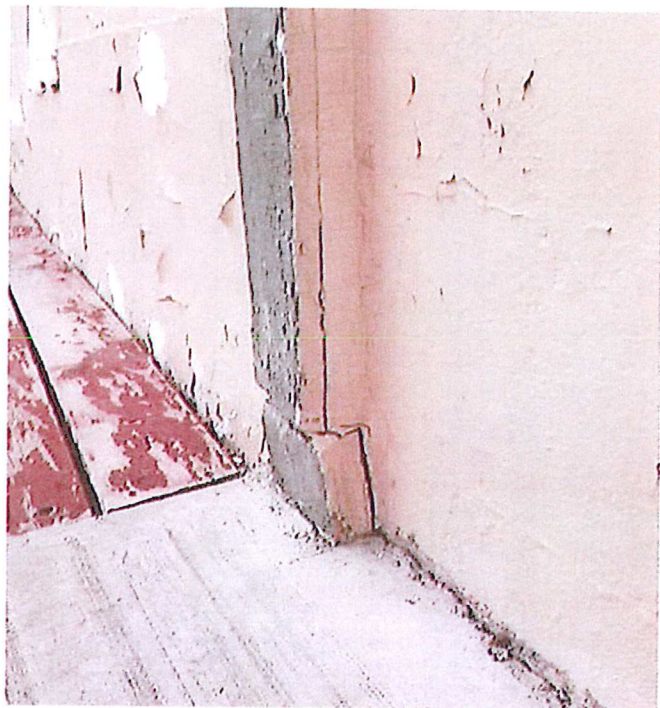
Second corner that will be lifted with a beam and new foundation placed underneath. They will enter through the right side of the patio to place the beam. They will remove the concrete to the right of the door to gain access for the new foundation. The concrete will be replaced upon completion.



Concrete needing removed/replaced outlined in Red.



Damages from the continue foundation issues include stability concerns on loadbearing outside beam, the front porch separating from the house and the roof over the front patio pulling away from the house. The beam in this picture is on the outside of the corner on the next page.



It was not easy to take pictures to reflect the damage to the flooring inside the house, but you may see the heave in the floor. I put the flat footstool on the heave so you can see the gap. Several contractors measured and there is about a 5 inch difference from "Zero" to the southern most wall in the room shown. The corner picture is a corner of the room between the area where the two beams and new foundation work will take place.



Date: November 04, 2021

Case No. 210217
Address: 830 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 830 Main St., a structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Doug and Misty Asermely
Owner: ASERMELY, DOUGLAS E
Constructed: 1905

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

The building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to repair a portion of the foundation on the backside of the structure. During construction of an addition issues were discovered.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

In September the applicant applied for and received a project approval to construct an addition onto the rear left (south) side of the structure to remodel the kitchen and bathroom. During the construction an issue with the foundation was discovered and the applicant is requesting permission to make this repair. They are also applying for the foundation grant program. Staff has conducted a site visit to fully understand the issues of the foundation. 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.



Case No. _____
☐ Project Approval
☐ Certificate of Appropriateness
 Date Received ____/____/____
 Date of Hearing ____/____/____

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: 830 Main Street

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Doug and Misty Asermely

Address: 830 Main St.

City: Deadwood State: SD Zip: 57732

Telephone: _____ Fax: _____

E-mail: _____

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: Firefly Builders, Inc.

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 Foundation

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ 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).

During construction of the addition onto the back and side of the house issues were discovered with the foundation. Plans are to repair the foundation per the attached quote. Pictures are also attached for your review.

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.

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.

Firefly Builders, Inc

1 N 5th Ave

Belle Fourche, SD 57717

**Estimate for Services**

Name / Address
Doug & Misty Asermely 830 Main St. Deadwood, SD 57732

Date	Estimate #
10/26/2021	1440

Description	Qty	Rate	Total
Excavation for the concrete foundation and footings. All soils to be removed from site. (31' on the back wall of house)	1	10,989.72	10,989.72T
8" x 16" Concrete Footing with 2 - #4 horizontal rebar.	35	18.88	660.80T
8' x 8" Concrete Walls Poured with Logix Brand ICF. 2 - #4 horizontal rebar and #4 vertical rebar 4' O.C. each way.	35	176.00	6,160.00T
Drainage Piping: 4" Drain Tile around concrete footing to expelled water away from foundation.	35	6.75	236.25T
Waterproofing Membrane to protect ICF Foundation wall and to prevent moisture from penetrating through foundation.	35	26.25	918.75T
3/4" Drain Rock to be placed on top of drain tile.	35	25.61	896.35T
Backfill foundation with engineered fill material. (J-Base) (ALLOWANCE)	1	2,200.00	2,200.00T
Backfill Foundation: ***LABOR ONLY***	35	33.15	1,160.25T
Subtotal			23,222.12
Excavation for the concrete foundation and footings. All soils stored on site. (17' on the Kitchen wall of house)	1	3,750.00	3,750.00T
8" x 16" Concrete Footing with 2 - #4 horizontal rebar.	17	18.88	320.96T
4' x 8" Concrete Walls Poured with Logix Brand ICF.	17	88.00	1,496.00T

We strive for perfection and settle for Excellence!
Thank for the opportunity to quote your project.

Subtotal**Excise Tax (2.041%)****Total**

Firefly Builders, Inc
 1 N 5th Ave
 Belle Fourche, SD 57717



Estimate for Services

Name / Address
Doug & Misty Asermely 830 Main St. Deadwood, SD 57732

Date	Estimate #
10/26/2021	1440

Description	Qty	Rate	Total
Backfill foundation with soils removed during excavation.	17	33.15	563.55T
Subtotal			6,130.51
DOES NOT INCLUDE ANY WORK TO RETAINING WALL BEHIND HOUSE WALL IN THE EVENT THE RETAINING WALL FAILS, ANOTHER ESTIMATE WILL BE PROVIDED.		0.00	0.00

We strive for perfection and settle for Excellence!
Thank for the opportunity to quote your project.

Subtotal	\$29,352.63
Excise Tax (2.041%)	\$599.09
Total	\$29,951.72



