

Historic Preservation Commission Meeting Agenda

Wednesday, October 20, 2021 at 5:00 PM
Rescheduled from October 13, 2021

City Hall, 102 Sherman Street, Deadwood, SD 57732

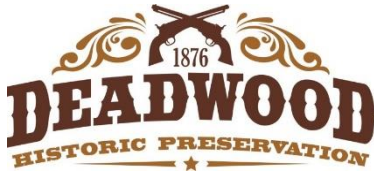
1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Approval of 9/20/21 Special Meeting Minutes
 - b. Approval of 9/22/21 HP Meeting Minutes
4. **Voucher Approvals**
 - a. HP Operating Vouchers
 - b. HP Grant Voucher Approval
 - c. Revolving Loan Voucher Approval 10.13.21
5. **HP Programs and Revolving Loan Program**
 - a. Application Requests for Historic Preservation Programs
 - Linda Bryant - 74 Cliff St. - Siding/Wood Windows and Door Program
 - Mel Dennis - 14 Lincoln Ave. - Elderly Resident Program
 - Bill Auer - 308 Main St. - Elderly Resident Program
6. **Old or General Business**
 - a. Permission for the Chair to sign deed from Historic Preservation Commission to City Commission for 3 Pearl Street to correct chain of title for the property.
7. **New Matters Before the Deadwood Historic District Commission**
 - a. COA 210199 - Midnight Star LLC - 677 Main St. - Remove Shutters
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. PA 210195 - Bill Auer - 308 Main St. - Replace roof with composite shake
 - b. PA 210196 - Linda Bryant - 74 Cliff Street - Replace windows and siding
 - c. PA 210197 - Terry Vanzanten -12 Sampson - Extend roof over deck
 - d. PA 210198 - Thomas & Deanna Smith/Courtney & Shane Vetel - 29 Van Buren - Repairs to Garage
 - e. PA 210200 - Justin Coupens - 23 Monroe Street - Replace siding, windows, doors repair deck
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



Special Meeting of the Historic Preservation Commission Minutes

Monday, September 20, 2021 at 10:00 AM

51, 53, 55 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

Vice Chairman Posey call the Special Meeting of the Historic Preservation Commission to order at 10:00 a.m. at 51, 53 and 55 Sherman Street.

2. Roll Call

PRESENT

HP Commission Chair Dale Berg
 HP Commission Vice Chair Bev Posey
 HP Commissioner Leo Diede
 HP Commissioner Trevor Santochi
 HP Commissioner Tony Williams

ABSENT

HP Commission 2nd Vice Chair Robin Carmody
 HP Commissioner Jill Weber

CITY STAFF

Kevin Kuchenbecker, Historic Preservation Officer
 Jeramy Russell, Planning and Zoning Administrator
 Bonny Anfinson, Program Coordinator

PUBLIC

Dena Sandidge
 Brad Burns
 Brad Hoag
 Alec Keating

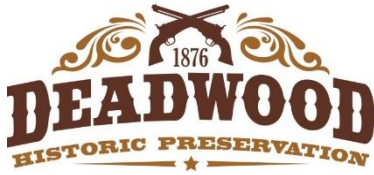
3. Conduct Site Visit to review proposed window project for 51, 53, 55 Sherman Street

The Historic Preservation Commission met on site and viewed the proposed window project. HP Commissioner Berg arrived and took over the meeting at 10:26 a.m. No Action was taken at the meeting.

3. Adjournment

Commissioner Berg adjourned the meeting at 10:49 a.m.

NOTE: HP Commissioner Weber was unable to attend the 10:00 meeting but did view the windows at 1:30 p.m. the same day with Dena Sandidge and Alec Keating.



Historic Preservation Commission Meeting Minutes

Wednesday, September 22, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order on September 22, 2021 at 5:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Dale Berg

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

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Mike Walker, NeighborWorks

3. Approval of Minutes

a. Approval of HPC September 8, 2021 Minutes

It was moved by Commissioner Posey and seconded by Commissioner Williams to approve the HPC Minutes of September 8, 2021. Voting Yea: Carmody, Williams, Santochi, Berg, Weber, Diede, Posey.

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Operating Vouchers in the amount of \$22,447.77. Voting Yea: Carmody, Williams, Santochi, Berg, Weber, Diede, Posey.

b. HP Revolving Vouchers

It was moved by Commissioner Posey and seconded by Commissioner Williams to approve the HP Revolving Vouchers in the amount of \$10,929.93. Voting Yea: Carmody, Williams, Santochi, Berg, Weber, Diede, Posey.

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Request
 Deadwood Main LLC - 696 Main St. - Loan Extension Request
 Luella Krebs - 77 Stewart - Request to Forgive

It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the loan extension request for Deadwood Main LLC, 696 Main Street and Request to forgive Luella Krebs, 77 Stewart. Voting Yea: Carmody, Williams, Santochi, Berg, Weber, Diede, Posey.

- b. Approve revisions to the Application for Historic Preservation Programs Residential Properties

Mr. Kuchenbecker stated this is updates to the Application for Historic Preservation Programs. The changes are documented in red. Mr. Kuchenbecker also thanked staff and the Loan Committee for their hard work on the application. ***It was moved by Commissioner Posey and seconded by Commission Weber to approve the changes to the Application for Historic Preservation Programs. Voting Yea: Carmody, Williams, Santochi, Berg, Weber, Diede, Posey.***

6. Old or General Business

- a. Permission to hire MS Mail to print the 2022 City Calendars at a cost not to exceed \$3,160.00 with funding coming from Public Education and Block Club line items.

Mr. Kuchenbecker stated the Historic Preservation Office, in conjunction with the Neighborhood Blocks Clubs, has printed a community calendar for the residents of Deadwood since 2018. They are once again requesting permission to hire M.S. Mail to print and mail the 2022 calendar. The cost to print and mail the 1,500 calendars is \$3,160. Historic Preservation will pay for the printing which is \$2,700 from the Public Education budget line item and the postage and mailing cost of \$460 will come out of the Neighborhood Block Club budget. ***It was moved by Commissioner Williams and seconded by Commission Carmody to recommend to the City Commission to hire M.S. Mail to print and mail the 2022 Calendar in the amount not to exceed \$3,160 with \$2,700.00 to come out of the Public Education line item and \$460 to come out of the Professional Services Neighborhood Block Club line item. Voting Yea: Carmody, Williams, Santochi, Berg, Weber, Diede, Posey.***

- b. Permission to hire Samantha Hamann at an hourly rate of \$12.88 as Archives Intern in the Historic Preservation Office to assist in the archives and archaeological laboratories.

Mr. Kuchenbecker stated the Historic Preservation Office is requesting permission to hire Samantha Hamann as a fall/winter intern beginning on September 22, 2021. The Archives internship program is an eight week program that provides high school and college students a "hands on" experience working in an archives and collections repository. ***It was moved by Commissioner Weber and seconded by Commissioner Posey to recommend to the City Commission to hire Samantha Hamann as the Archives fall/winter intern at \$12.88 to***

begin on September 22, 2021. Voting Yea: Carmody, Williams, Santochi, Berg, Weber, Diede, Posey.

- c. Permission to remove the moratorium on the Historic Preservation Grant and Forgivable Loan Programs effective October 1, 2021.

Mr. Kuchenbecker stated on Monday evening, September 20, 2021, the City Commission did approve second reading of the budget adjustment to transfer \$1,000,000 to the Historic Preservation Revolving Loan Program from the reserve account. The application has been updated and we are ready to open the programs back up. ***It was moved by Commissioner Santochi and seconded by Commissioner Posey to lift the moratorium on the Historic Preservation Grant and Forgivable Loan Programs effective October 1, 2021. Voting Yea: Carmody, Williams, Santochi, Berg, Weber, Diede, Posey.***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 210178 - Keating Resources - 51, 53, 55 Sherman Street - Replace Windows

Mr. Kuchenbecker stated this is new updated application for the window replacement project. The applicant submitted a Certificate of Appropriateness for the August 11, 2021, meeting which was denied by the Historic District Commission. The applicant requests permission to replace all double hung window sashes and glass in the building windows. All of the original historical frames and trim will remain and be repaired where necessary. New wood single hung Pella windows will be installed within the existing frames.

A site visit was conducted on September 20, 2021, with staff and the Historic Preservation Commission to review a temporary window that has been installed as an example of what the applicant wishes to do to all the windows.

The office did receive comments from the State Historic Preservation Office regarding comments to the pictures staff sent of the sample window. Ted Spencer, State Historic Preservation Officer, stated staff viewed the pictures of the example window. The sashes are deeper and bigger but there would be no heartburn over it. There would be no push back to a decision of this commission from the State. However, the structure would no longer qualify for the Federal tax credit or State Property Tax moratorium. The replacements are acceptable but not ideal.

Mr. Kuchenbecker stated one thing we need to take under consideration is they have been accepted into the Facade Easement Program and if they do not qualify for the tax credit and property tax moratorium because the project does not meet the Secretary of Interior Standards. The commission will need to determine if they meet the qualification for the Facade Easement which is based on the Secretary of Interior Standards.

Staff stated their opinion is the Pella windows are a quality window and the craftsmanship and how they installed them looks good. But, it does alter the building to a point, in my opinion, damages and destroys the historic material and has an adverse effect to the building but does not have an adverse effect to the district.

Chairman Berg asked Mr. Burns if the applicant understands they may lose the Facade Easement if they continue with the window replacement project. Mr. Burns stated he has told them that.

Commissioner Weber stated she was not at the 10:00 meeting but went later in the day to view the window. The window looked nice. Commissioner Weber understands there is a lot of windows, and you just can't replace some of them because she thinks they will not match. Having them all replaced in her opinion will look better. She personally thinks it is the way to go.

Commissioner Santochi stated he agrees with Commissioner Weber on that. We need to encourage companies to come in and revitalize these old buildings. The only difference is that it is not the original window but everything else is the same. He can understand a building that has 117 windows. That is how I am leaning right now.

Commissioner Berg said he is on the same side of the fence. As a business owner He see it as once that building is finished it is going to look incredibly beautiful. He doesn't think it will harm the historic character of the district.

Commissioner Diede asked if the windows are tempered glass. Mr. Burns stated it is only required when the window is below 18 inches from the ground. Commissioner Diede stated one of the concerns we had during the site visit was the glass seems awfully weak and someone could fall out of the windows. He also personally thinks it has an adverse effect of the building. It is changing the character of the building.

Commissioner Posey stated this process does not meet the standards of the Secretary of the Interior which is a big part of it being adverse to our historic landmark status. Mr. Diede stated it does have an adverse effect on the building.

Mr. Williams stated when you came to us originally, before the purchase of the building, direction was given to review all the windows and determine what windows can be repaired and what has to be replaced with like windows. This should have been done to begin with. The applicant knew what he was getting into as well.

Mr. Kuchenbecker stated when ordering windows, they are 13 to 26 weeks out. There is a replacement window in so have the windows for this project have already been ordered. Mr. Burns confirmed the windows had been ordered prior to the approval process.

Commissioner Posey stated she is most concerned about setting a precedent here. We also suggested putting a storm window on the inside. Why wasn't that investigated. Mr. Burns stated it was proposed as an option and the applicant did not feel it would create the energy efficiency he wanted.

Commissioner Berg asked how SHPO will view this. Mr. Kuchenbecker stated staff viewed the pictures of the example window. The sashes are deeper and bigger but there would be no heartburn over it. There would be no push back from the State. However, the structures would no longer qualify for the tax credit or property tax moratorium. Based on this information the project does not follow the

Secretary of Interior guidelines so in his opinion they would also not qualify for the facade easement. It is staff's opinion it has an adverse effect on the building.

Commission Carmody asked how the owner feels about losing all these incentives. Mr. Burns stated they would rather have the windows replaced and possibly losing the Facade Program was a surprise. Commissioner Posey stated losing the conservation easement would affect our ability to protect the building in perpetuity.

Commissioner Weber stated just replacing a couple of the windows is going to look weird. Having all the windows replaced will look better. Having the building come back to life is very important to the town. I don't think someone putting this much money into something is going to let it deteriorate either. Commissioner Diede asked if any changes to the outside going forward will they still have to get HP approval. Mr. Kuchenbecker stated any exterior alteration will have to go before the HPC.

It was moved by Commissioner Weber and seconded by Commissioner Santochi based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Voting Yea: Carmody, Santochi, Berg, Weber. Voting Nay: Williams, Diede, Posey. Motion carries.

It was moved by Commissioner Diede and seconded by Commission Posey the commission finds the proposed alterations and project is adverse to the character of the building but not adverse to the character of the historic district. Voting Yea: Carmody, Williams, Santochi, Berg, Weber, Diede, Posey.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 210176 - Iver & Monica Gibbs - 849 Main Street - Replace Door, Storm Door, Front Porch, Deck and Siding

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 849 Main Street, a contributing structure located in the Deadwood Upper Main Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the front door, add a wood storm door and remove the front porch and replace with a deck. The applicant received a project approval on May 12, 2021, to remove the shed roof on the front stoop and replace with a gable that will be tied into the hip of the existing roof and match the roof pitch. Also included was the removal of the picture window on the left side of the structure and replace it with two wood double hung windows. The application stated if siding cannot be repaired plans are to replace the siding.

During the construction process the applicant did additional work to the structure that was not part of the original Project Approval submitted to the Historic Preservation Commission. The front door was replaced with a new door and the front stoop was removed and replaced with a wood deck and stairs. The siding was

previously approved, but it was replaced with siding that did not match the original reveal. Furthermore, the applicant did not apply for a building permit which is required and stated in the application process and approval letter.

It is staff's opinion, based on the evidence submitted and the rules, regulations and guidelines adopted by the Historic Preservation Commission, the completed work of the siding, roof and door does not encroach upon, damage or destroy a historic resource albeit the siding reveal does not match the original proportions.

Furthermore, it is my opinion, based on the evidence submitted and the rules, regulations and guidelines adopted by the Historic Preservation Commission, the deck and stairs constructed on the front of the resource does encroach upon the historic resource and has an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Mr. Kuchenbecker stated the biggest issue is the railing and the stairs on the deck. You could approve everything but the deck. ***It was moved by Commissioner Posey and seconded by Commissioner Weber 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. Voting Yea: Carmody, Williams, Santochi, Berg, Weber, Diede, Posey.***

It was moved by Commissioner Posey and seconded by Commissioner Weber Based on the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation project 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. Voting Yea: Carmody, Williams, Santochi, Berg, Weber, Diede, Posey.

Mr. Kuchenbecker asked for direction should they reapply. Commissioner Santochi stated the siding is something we can live with, but the deck needs to come down. Commissioner Williams stated the porch needs to come down and re-built with a permit back to the proper standards. Commissioner Posey asked if they would need a project approval. Mr. Kuchenbecker stated they will need to come back for a project approval to replace the front porch.

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.)

As you will see the Monthly Archive Report from Mike Runge is in the packet.

We are monitoring the Beuna Vista now known as Boot Hill Development project.

It has been very busy. We need to get out of the office on a more regular basis.

11. Committee Reports

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

Commissioner Weber stated Hops and Hogs and PBR is this weekend.

Commissioner Posey stated her, Commissioner Carmody and Commissioner Santochi did a check presentation yesterday at the Black Hills Playhouse.

Commissioner Berg stated it continues to be busy on Main Street.

12. Adjournment

The Historic Preservation Meeting adjourned at 5:55 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:	\$ 89,603.60

Approved by _____ on ___/___/___
HP Chairperson

HPC	10/13/21
Batch	10/19/21

PACKET: 05517 10/19/21 - 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-16483		DAYS OF 76 RESTROOM RENOVATIO	82.50			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		DAYS OF 76 RESTROOM RENOVATION		215 4576-600	PROFES. SERV. CURRENT EX	82.50
I-16486		49 CENTENNIAL RETAINING WALL	82.50			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		49 CENTENNIAL RETAINING WALL		215 4576-600	PROFES. SERV. CURRENT EX	82.50
I-16487		40 JEFFERSON RETAINING WALL	165.00			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		40 JEFFERSON RETAINING WALL		215 4576-600	PROFES. SERV. CURRENT EX	165.00
I-16490		DAYS OF 76 CROWS NEST ADDITIO	375.92			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		DAYS OF 76 CROWS NEST ADDITION		215 4576-600	PROFES. SERV. CURRENT EX	375.92
I-16491		DENVER AVE RECONSTRUCTING	217.50			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		DENVER AVE RECONSTRUCTING		215 4576-600	PROFES. SERV. CURRENT EX	217.50
		=== VENDOR TOTALS ===	923.42			
=====						
01-4711		AMAZON CAPITAL SERVICES				
I-11WG-DFPH-MD3L		AAA BATTERIES 2 PINPOINT MTL	280.90			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		AAA BATTERIES 2 PINPOINT MTL D		215 4641-426	SUPPLIES	280.90
I-1XF4-X7RM-YYQT		1 1/2 IN BINDING COMBS - HP	20.24			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		1 1/2 IN BINDING COMBS - HP		215 4641-426	SUPPLIES	20.24
I-1YLH-C9XV-LKHN		9 VOLT & AA BATTERIES - HP	43.86			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		9 VOLT & AA BATTERIES - HP		215 4641-426	SUPPLIES	43.86
		=== VENDOR TOTALS ===	345.00			
=====						
01-3373		AMAZON WEB SERVICES				
I-851769765		WEB SERVICES 9/1/21-9/30/21	203.13			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		WEB SERVICES 9/1/21-9/30/21		215 4641-428	UTILITIES	203.13
		=== VENDOR TOTALS ===	203.13			

PACKET: 05517 10/19/21 - 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
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01-3685		BLACK HILLS SECURITY & SYSTEMS				
I-R253438		ALARM MONITORING MM GS	89.85			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		ALARM MONITORING MM GS		607 4580-428	UTILITIES	89.85
		=== VENDOR TOTALS ===	89.85			
=====						
01-3314		CENTURY BUSINESS PRODUCTS, INC				
I-588673		HP/PZ CONTRACT 9/9/21-10/8/21	535.52			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		HP/PZ CONTRACT 9/9/21-10/8/21		215 4641-428	UTILITIES	178.50
		HP/PZ CONTRACT 9/9/21-10/8/21		101 4640-428	UTILITIES	178.51
		HP/PZ CONTRACT 9/9/21-10/8/21		101 4310-426	SUPPLIES	89.26
		HP/PZ CONTRACT 9/9/21-10/8/21		602 4330-426	SUPPLIES	89.25
		=== VENDOR TOTALS ===	535.52			
=====						
01-0475		DEADWOOD CHAMBER & VISITORS BU				
I-081121HP		BILL LIST OF AUGUST 25, 2021	17,226.52			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING	17,226.52
I-092921HP		BILL LIST FOR OCTOBER 13, 202	54,648.40			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING	54,648.40
		=== VENDOR TOTALS ===	71,874.92			
=====						
01-1333		DEADWOOD ELECTRIC				
I-22517		INSTALL LED LED LIGHTS AT RG	408.22			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: Y		
		INSTALL LED LIGHTS AT RG		215 4577-775	CAPITAL ASSETS GENERAL M	408.22
		=== VENDOR TOTALS ===	408.22			
=====						
01-4487		DONARSKI LAWN CARE & LANDSCAPIN				
I-16054		MOWING SERVICES - MM & SA	1,351.80			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		MOWING SERVICES - MM		607 4580-422	PROFESSIONAL SERVICES	720.90
		MOWING SERVICES - SA		607 4580-422	PROFESSIONAL SERVICES	630.90
		=== VENDOR TOTALS ===	1,351.80			

Section 4 Item a.

PACKET: 05517 10/19/21 - 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
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01-3896	EAGLE ENTERPRISES, LLC					
I-22567		LED FLOOD LIGHT & MTNING BRCK	1,485.00			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		LED FLOOD LIGHT & MTNING BRCKT		215 4577-775	CAPITAL ASSETS GENERAL M	1,485.00
		=== VENDOR TOTALS ===	1,485.00			
=====						
01-2204	FERBER ENGINEERING COMPANY, IN					
I-J18-118-2.19		201 GIS TECHNICAL SERVICES	616.00			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		201 GIS TECHNICAL SERVICES		215 4573-340	HIST. INTERP. GIS	616.00
I-J21-162.2		ARCHIVES GIS TECH SERVICES	130.00			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		ARCHIVES GIS TECH SERVICES		215 4573-335	HIST. INTERP. ARCHIVE DE	130.00
		=== VENDOR TOTALS ===	746.00			
=====						
01-4625	FIB CREDIT CARDS					
C-CM093021HP		CC CREDIT MEMO - HP	16.00CR			
10/19/2021	FNBAP	DUE: 9/30/2021 DISC: 9/30/2021		1099: N		
		CC CREDIT MEMO - HP		215 4641-426	SUPPLIES	16.00CR
I-083021HP		CREDIT CARD PURCHASES - HP	773.92			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		DROPBOX - LANCE		215 4641-426	SUPPLIES	87.12
		DROPBOX - MARY KENNEDY GPNA		215 4641-426	SUPPLIES	87.12
		ONXMAPS INC SUBSCRIPTION 2021		215 4573-325	HIST. INTERP. DUES AND S	31.94
		HAIRSPRAY SUICIDE PREV WK ART		101 4111-426	SUPPLIES	15.52
		1876 MAP OF DKTA TERR MM EXHIB		215 4573-335	HIST. INTERP. ARCHIVE DE	59.00
		1876 MAP OF DKTA TERR MM EXHIB		215 4641-426	SUPPLIES	16.00
		SHPO PRESENTATION LUNCH		215 4641-427	TRAVEL	67.99
		1873 COLLECTION USE MM EXHIBIT		215 4573-335	HIST. INTERP. ARCHIVE DE	10.00
		1893 BH STAGE AT DWD PHOTO		215 4573-330	HIST. INTERP. HISTORIC C	15.47
		KK PURCHASE IN ERROR		215 4641-426	SUPPLIES	66.13
		DROPBOX - KEVIN WAGNER		215 4641-426	SUPPLIES	78.08
		EUROPEAN COFFEE - PB		101 4192-426	SUPPLIES	239.55
		=== VENDOR TOTALS ===	757.92			

PACKET: 05517 10/19/21 - 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
=====						
01-0782	JACOBS PRECISION WELDING					
I-28436		FAB & INSTALL WELL COVER	778.13			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		FAB & INSTALL WELL COVER		215 4577-775	CAPITAL ASSETS GENERAL M	778.13

I-28490		14 GA SHTS TIMED EVENT PANELS	437.51			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		14 GA SHTS TIMED EVENT PANELS		215 4577-775	CAPITAL ASSETS GENERAL M	437.51
		=== VENDOR TOTALS ===	1,215.64			
=====						
01-1483	KNECHT HOME CENTER					
C-483405		RETURN 10 - 2X12-12 BRN TREA	473.80CR			
10/19/2021	FNBAP	DUE: 9/15/2021 DISC: 9/15/2021		1099: N		
		RETURN 10 - 2X12-12 BRN TREAT		215 4577-735	CAPITAL ASSETS RODEO GRO	473.80CR
		=== VENDOR TOTALS ===	473.80CR			
=====						
01-1969	LIGHTING PLASTICS OF MN, INC.					
I-INV94683		10 - 14' ACRYLIC GLOBE WHITE	677.05			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		10 - 14' ACRYLIC GLOBE WHITE		215 4577-760	CAPITAL ASSETS GLOBE REP	677.05
		=== VENDOR TOTALS ===	677.05			
=====						
01-0551	MENARD'S					
C-13152		RETURN ON INV 13134	175.18CR			
10/19/2021	FNBAP	DUE: 10/02/2021 DISC: 10/02/2021		1099: N		
		RETURN ON INV 13134		215 4577-800	CAPITAL ASSETS-DAYS MUSE	175.18CR

I-13134		SUPPLIES FOR DAYS LEANTO	1,196.70			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		SUPPLIES FOR DAYS LEANTO		215 4577-800	CAPITAL ASSETS-DAYS MUSE	1,196.70
		=== VENDOR TOTALS ===	1,021.52			
=====						
01-0451	RUNGE, MIKE					
I-100521		TRVL LEDGERS TO DENVER	339.13			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		TRVL LEDGERS TO DENVER		215 4641-427	TRAVEL	339.13
		=== VENDOR TOTALS ===	339.13			

PACKET: 05517 10/19/21 - 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
=====						
01-0206		SCHMIDT, WILLIAM				
I-092821		CONCRETE PAD-DAYS LEANTO PROJ	6,575.00			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: Y		
		CONCRETE PAD-DAYS LEANTO PROJE		215 4577-800	CAPITAL ASSETS-DAYS MUSE	6,575.00
		=== VENDOR TOTALS ===	6,575.00			
=====						
01-2014		TOMS, DON				
I-LEDGER PROJECT106		1901 TAX RECORDS BOOK 2	600.00			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: Y		
		1901 TAX RECORDS BOOK 2		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
		=== VENDOR TOTALS ===	600.00			
=====						
01-0578		TWIN CITY HARDWARE & LUMBER				
I-2109-157685		1/2X6 PVC NIP PIPE CLNR CONCR	85.92			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		1/2X6 PVC NIP PIPE CLNR CONCR		215 4577-775	CAPITAL ASSETS GENERAL M	85.92
I-2110-158825		10X5 SCRWS WD SCRW EXPAN JT	162.97			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		10X5 SCRWS WD SCRW EXPAN JT		215 4577-775	CAPITAL ASSETS GENERAL M	162.97
		=== VENDOR TOTALS ===	248.89			
=====						
01-4739		TWIN CITY HARDWARE-HP PAINT PR				
I-2108-150390		PAINT GRANT - 33 TAYLOR	79.96			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		PAINT GRANT - 33 TAYLOR		215 4575-525	GRANT/LOAN PAINT PROGRAM	79.96
I-2109-154161		PAINT GRANT - 30 JEFFERSON	269.86			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		PAINT GRANT - 30 JEFFERSON		215 4575-525	GRANT/LOAN PAINT PROGRAM	269.86
I-2109-155436		PAINT GRANT - 23/25 LINCOLN	43.10			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		PAINT GRANT - 23/25 LINCOLN		215 4575-525	GRANT/LOAN PAINT PROGRAM	43.10
		=== VENDOR TOTALS ===	392.92			

PACKET: 05517 10/19/21 - 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
=====						
01-3838		VAST BROADBAND				
I-091621MM-SA		MT MORIAH SA - 9/20/21-10/19/	40.87			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		MT MORIAH SA - 9/20/21-10/19/2		607 4580-428	UTILITIES	40.87

I-091621MM-TB		MT MORIAH TB 9/20/21-10/19/21	125.60			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		MT MORIAH TB 9/20/21-10/19/21		607 4580-428	UTILITIES	125.60
		=== VENDOR TOTALS ===	166.47			
=====						
01-2728		WEST RIVER HISTORY CONFERENCE				

I-093021		29TH CONF REGISTRATION-KK	120.00			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		29TH CONF REGISTRATION-KK		215 4641-427	TRAVEL	120.00
		=== VENDOR TOTALS ===	120.00			
		=== PACKET TOTALS ===	89,603.60			

PACKET: 05517 10/19/21 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	90,268.58
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	664.98CR

BATCH TOTALS	89,603.60
--------------	-----------

** 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	522.84-*						
		101-4111-426	SUPPLIES	15.52	5,000		3,706.03			
		101-4192-426	SUPPLIES	239.55	68,000		28,578.63			
		101-4310-426	SUPPLIES	89.26	130,000		13,360.54- Y			
		101-4640-428	UTILITIES	178.51	3,000		1,782.29			
		215-2020	ACCOUNTS PAYABLE	87,383.39-*						
		215-4572-210	VISITOR MGMT MARKETING	71,874.92	400,000		188,593.92	730,000		326,376.58
		215-4573-325	HIST. INTERP. DUES AND S	31.94	2,500		1,138.79			
		215-4573-330	HIST. INTERP. HISTORIC C	15.47	10,000		8,099.06			
		215-4573-335	HIST. INTERP. ARCHIVE DE	799.00	42,400		25,848.16			
		215-4573-340	HIST. INTERP. GIS	616.00	25,000		297.50- Y			
		215-4575-525	GRANT/LOAN PAINT PROGRAM	392.92	19,500		13,432.68			
		215-4576-600	PROFES. SERV. CURRENT EX	923.42	70,000		17,097.16			
		215-4577-735	CAPITAL ASSETS RODEO GRO	473.80-	1,235,000		1164,859.72			
		215-4577-760	CAPITAL ASSETS GLOBE REP	677.05	0		1,318.10- Y			
		215-4577-775	CAPITAL ASSETS GENERAL M	3,357.75	260,000		253,642.25			
		215-4577-800	CAPITAL ASSETS-DAYS MUSE	7,596.52	0		42,563.00- Y			
		215-4641-426	SUPPLIES	663.45	15,000		9,934.03			
		215-4641-427	TRAVEL	527.12	10,000		7,406.60			
		215-4641-428	UTILITIES	381.63	12,500		7,407.08			
		602-2020	ACCOUNTS PAYABLE	89.25-*						
		602-4330-426	SUPPLIES	89.25	14,500		15,105.53- Y			
		607-2020	ACCOUNTS PAYABLE	1,608.12-*						
		607-4580-422	PROFESSIONAL SERVICES	1,351.80	20,000		14,721.08- Y			
		607-4580-428	UTILITIES	256.32	1,700		290.36			
		999-1301	DUE FROM FUND 101	522.84 *						
		999-1306	DUE FROM FUND 215	87,383.39 *						
		999-1342	DUE FROM FUND 602	89.25 *						
		999-1344	DUE FROM FUND 607	1,608.12 *						
			** 2021 YEAR TOTALS	89,603.60						

PACKET: 05517 10/19/21 - HP OPERATING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	10/2021	522.84
215	10/2021	87,383.39
602	10/2021	89.25
607	10/2021	1,608.12

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Historic Preservation Commission 2021 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 6,769.34

Approved by _____ on ___/___/___
HP Chairperson

Approved by _____ on ___/___/___
HP Officer

HPC	10/13/21
Batch	10/19/21

PACKET: 05516 10/19/21 HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-0079		KETEL THORSTENSON, LLP				
I-2009183932		2021 AUDIT OF PROGRAMS	6,769.34			
10/19/2021	FNBAP	DUE: 10/19/2021 DISC: 10/19/2021		1099: N		
		2021 AUDIT OF PROGRAMS		216 4653-422	PROFESSIONAL SERVICES	6,769.34
		=== VENDOR TOTALS ===	6,769.34			
		=== PACKET TOTALS ===	6,769.34			

PACKET: 05516 10/19/21 HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	6,769.34
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	6,769.34
--------------	----------

** 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	216-2020	ACCOUNTS PAYABLE	6,769.34-*				
		216-4653-422	PROFESSIONAL SERVICES	6,769.34	65,000	28,049.41		
		999-1307	DUE FROM FUND 216	6,769.34 *				
			** 2021 YEAR TOTALS	6,769.34				

10/12/2021 12:42 PM

A/P Regular Open Item Register

Section 4 Item b.

PACKET: 05516 10/19/21 HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	10/2021	6,769.34

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

10/13/2021 9:16am

HP REVOLVING LOAN FUND

A/P Invoices Report
 10/1/2021 - 10/31/2021
 Batch = 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
10/2021								
Fasnacht, Glenn - HILLS 9321 - 10/13/2021 - 346.96 - Batch: 1 - Header Memo: Materials-74 Van Buren-Fasnacht								
Materials-74 Van Buren-Fasnacht	100	1201				NOTES RECEIVABLE	346.96	
Materials-74 Van Buren-Fasnacht	100	2000				ACCOUNTS PAYABLE		346.96
Total:							346.96	346.96
Knecht Home Center Of Spearfish - 6741388 - 10/13/2021 - 130.94 - Batch: 1 - Header Memo: Materials-562 Williams-Weber								
Materials-562 Williams-Weber	100	1201				NOTES RECEIVABLE	130.94	
Materials-562 Williams-Weber	100	2000				ACCOUNTS PAYABLE		130.94
Total:							130.94	130.94
Knecht Home Center Of Spearfish - VARIOUS KNECHTS - 10/13/2021 - 497.22 - Batch: 1 - Header Memo: Materials-74 Van Buren-Fasnacht								
Materials-74 Van Buren-Fasnacht	100	1201				NOTES RECEIVABLE	497.22	
Materials-74 Van Buren-Fasnacht	100	2000				ACCOUNTS PAYABLE		497.22
Total:							497.22	497.22
LAWRENCE COUNTY REGISTER OF DEEDS - SAT MARTINISKO - 10/13/2021 - 30.00 - Batch: 1 - Header Memo: Satisfaction of Mortgage-108 Sherman-Martinisko								
Satisfaction of Mortgage-108 Sherman-Martinisko	100	5200				CLOSING COSTS DISBURSED	30.00	
Satisfaction of Mortgage-108 Sherman-Martinisko	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
One Way Service Pros - 19551 - 10/13/2021 - 4,387.24 - Batch: 1 - Header Memo: Work Done-562 Williams-Weber								
Work Done-562 Williams-Weber	100	1201				NOTES RECEIVABLE	4,387.24	
Work Done-562 Williams-Weber	100	2000				ACCOUNTS PAYABLE		4,387.24
Total:							4,387.24	4,387.24
RCS Construction - 93021 - 10/13/2021 - 35,800.00 - Batch: 1 - Header Memo: Work Done-40 Jefferson-Gasper								

HP REVOLVING LOAN FUND
 A/P Invoices Report
 10/1/2021 - 10/31/2021
 Batch = 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
10/2021 (cont'd from page 1)								
RCS Construction - 93021 - 10/13/2021 - 35,800.00 - Batch: 1 - Header Memo: Work Done-40 Jefferson-Gasper (cont'd from page 1)								
Work Done-40 Jefferson-Gasper	100	1201				NOTES RECEIVABLE	35,800.00	
Work Done-40 Jefferson-Gasper	100	2000				ACCOUNTS PAYABLE		35,800.00
Total:							<u>35,800.00</u>	<u>35,800.00</u>
Sjomeling, Dan - VARIOUS SJOME - 10/13/2021 - 1,004.98 - Batch: 1 - Header Memo: Materials-405 Williams-Sjomeling								
Materials-405 Williams-Sjomeling	100	1201				NOTES RECEIVABLE	1,004.98	
Materials-405 Williams-Sjomeling	100	2000				ACCOUNTS PAYABLE		1,004.98
Total:							<u>1,004.98</u>	<u>1,004.98</u>
Total:							<u>42,197.34</u>	<u>42,197.34</u>
Report Total:							<u><u>42,197.34</u></u>	<u><u>42,197.34</u></u>

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

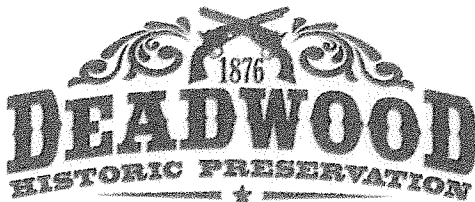
Date: October 8, 2021
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
 Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

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

- Linda Bryant – 74 Cliff St. – Siding/Wood Windows and Door Program
This property is owner occupied. The applicant has submitted the required project approval and a quote from Twin City Construction to replace the windows on the enclosed porch with double hung windows. Replace the siding to match the reveal of the structure on the enclosed porch section. Install 14 storm windows, repair current windows as needed and install two storm doors. The applicant will replace the siding where needed and repaint the remainder of the house. \$10,000 Siding/\$20,000 Windows & Doors. Staff has determined the repairs to the siding and windows and storm doors meets the criteria for the Siding and Windows and Doors Programs. Staff will coordinate with the applicant during the proposed project.
- Melody Dennis – 14 Lincoln – Elderly Resident Program
The property is owner occupied. No project approval is required for this project and a quote has been submitted from One Way Service Pro with the application. The applicant is replacing the current boiler with a new boiler. The current boiler is 30 years old and there are no longer parts available. \$8,232.73 Elderly. Staff has determined the proposed applicant as well as the project meets the criteria for the Elderly Resident Program. Staff will coordinate with the applicant during the proposed project.
- Bill Auer – 308 Main St. – Elderly Resident Program
The property is owner occupied. The applicant has submitted the required project approval and a quote from Whitley's Areawide Construction to replace the asphalt shingles with a composite shake. \$10,000 Elderly. Staff has determined the applicant as well as the proposed project meets the criteria for the Elderly Program. Staff will coordinate with the applicant during the proposed project.

For Office Use Only:

Owner Occupied
 Non-owner Occupied
Assessed Value of Property 121390.00
Verified Lawrence County Dept. of Equalization
Date: 10/4/21 Initials: BA



Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

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

2. Applicant's name & mailing address:

LINDA BRYANT
74 CLIFF ST.
DEADWOOD, SD 57732

Telephone: (605) 732-7474

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: _____
- 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
WILL & JEFF STORHANG
518 CLIFF ST.
DEADWOOD, SD 57732

Telephone: (605) 920-8372

E-mail: twincityrsw@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	20,670 ⁰⁰	insulate over Existing Siding / Side over insulation SOMANT SIDE
Wood Windows & Doors.	# 25,670	Replace (25) Casement windows & trim
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	12 @ 800.00 = \$ 9,600.00	(1) Wood Storm Door 350 ⁰⁰			
Right Side View	5 @ 800 ⁰⁰ = \$ 4,000	(1) Wood Storm Door 350 ⁰⁰			
Left Side View	5 @ 800 ⁰⁰ = \$ 4,000 ⁰⁰				
Rear View	3 @ 800 ⁰⁰ = 2,400 ⁰⁰				
Total Windows/Doors	25 Windows				
Office Use Only					
TOTAL FUNDS ALLOWED		\$ 700 ⁰⁰			



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: Linda A. Bryant

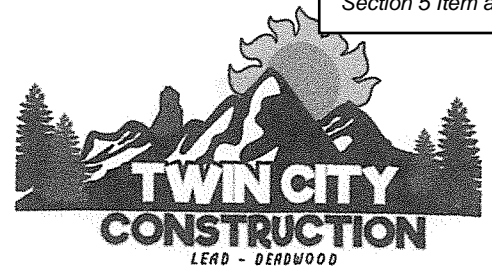
Date submitted: 9/30/2021

Owner's signature: _____

Date submitted: ___/___/___

Twin City Construction LLC
 518 Cliff St
 Deadwood, SD 57732
 (605) 920-8372
 TwinCityRSW@gmail.com

Section 5 Item a.



Bid Date: 6 / 25/21

Customer: Linda Bryant

Address: 74 Cliff St Deadwood, SD 57732

Phone Number: (605) 732-7474 Email: lindabryant605@gmail.com

Insurance Company: _____ Claim #: _____

Contract Terms

This proposal becomes a binding contract when signed by both parties. The homeowner further agrees that this property is security for this contract. TCC retains all rights in collecting on a fulfilled contract, including legal fees and liens. This contract constitutes the entire agreement between both parties. No other agreements, verbal or implied, are part of this contract. You may cancel this contract, without cause or expense within 3 business days of signing. You may not cancel this without expense following that date without a written consent from the Contractor. We do accept all major credit cards. Please know if you use this option, we will add an additional 2.7% (if we swipe the card) or 3.6% (if we must type in the card information) to the total invoice.

Replace step flashing as needed, wrap all penetrations with ice/water barrier, clean up and haul off all debris, roll for nail, 30-year workmanship warranty on steep slope, 2-year warranty on low slope, protect landscaping, pool and deck as necessary, paint all roof hardware to match. Any satellite dishes removed during installation will be put back; however, there is no guarantee it will be positioned correctly.

Replace (24) single hung and casement windows *25* *2*
Storm Doors **Material & Labor \$25,670.00**

Project Details

Manufacturer(s): LP Smartside / Marvin Windows
Style/Grade: 6" ridged / single hung
Color: TBD? / -
Underlayment: House wrap
Manufacturer Year Warranty: Limited Lifetime
Decking:
Valley: LF
Ridge: LF
Pipe Fittings:
Ventilation:
Metal Edging:
Starter: LF
Ice/Water Barrier: SF
Additional Roof System:
Gutters: <input type="radio"/> Downspout
Siding: <input type="radio"/> Color
Extra Comments:
Special Instructions:

Insulate over existing siding with 1/4" fanfold insulation.

Material & Labor \$3,890.00

Install 6" ridged LP Siding and trim with crossheads over windows

Material & Labor \$20,670.00

Smart side 5⁴

*Plus, any additional supplements paid by the Insurance Company.

Accepted By (print): _____

Accepted By (sign): _____

Date accepted: _____

TCSRW Rep: _____

Additional Notes: _____

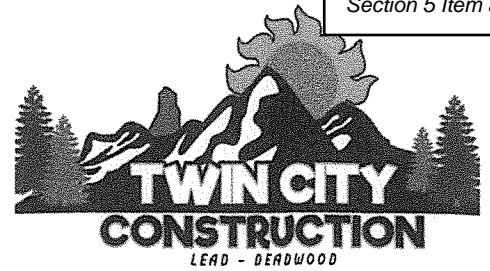
Legal Description: Parcel 30735-07900-040

Section 5 Item a.

Riverside Addition Lot Z Plat 2008-06876 SERIAL K55512FDR2230L, TITLE # T25193, MAKE
MODULINE IND

Twin City Construction LLC
 518 Cliff St
 Deadwood, SD 57732
 (605) 920-8372
 TwinCityRSW@gmail.com

Section 5 Item a.



Bid Date: 6 / 25/21

Customer: Linda Bryant

Address: 74 Cliff St Deadwood, SD

Phone Number: _____ Email: _____

Insurance Company: _____ Claim #: _____

Contract Terms

This proposal becomes a binding contract when signed by both parties. The homeowner further agrees that this property is security for this contract. TCC retains all rights in collecting on a fulfilled contract, including legal fees and liens. This contract constitutes the entire agreement between both parties. No other agreements, verbal or implied, are part of this contract. You may cancel this contract, without cause or expense within 3 business days of signing. You may not cancel this without expense following that date without a written consent from the Contractor. We do accept all major credit cards. Please know if you use this option, we will add an additional 2.7% (if we swipe the card) or 3.6% (if we must type in the card information) to the total invoice.

Replace step flashing as needed, wrap all penetrations with ice/water barrier, clean up and haul off all debris, roll for nail, 30-year workmanship warranty on steep slope, 2-year warranty on low slope, protect landscaping, pool and deck as necessary, paint all roof hardware to match. Any satellite dishes removed during installation will be put back; however, there is no guarantee it will be positioned correctly.

Replace (8) double hung windows (change header)

Material & Labor \$7,400.00

Install (14) storm windows Mat & Lab \$5,320.00

Replace (2) storm doors Mat & Lab \$695.00

Replace rotten wood Mat & Lab \$990.00

Scrape & Paint house Mat & Lab \$8,870.00

Insulate over existing siding with ¼" fanfold insulation.

Material & Labor \$3,890.00

Install 6" ridged LP Siding and trim with crossheads over windows

Material & Labor \$20,670.00

*Plus, any additional supplements paid by the Insurance Company.

Accepted By (print): _____

Accepted By (sign): _____

Date accepted: _____

TCRSW Rep: _____

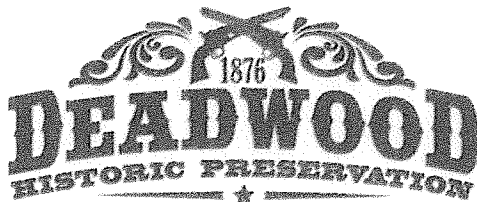
Additional Notes: _____

Project Details

Manufacturer(s): LP Smartside / Marvin Windows
Style/Grade: 6" ridged / single hung
Color: TBD? / -
Underlayment: House wrap
Manufacturer Year Warranty: Limited Lifetime
Decking:
Valley: LF
Ridge: LF
Pipe Fittings:
Ventilation:
Metal Edging:
Starter: LF
Ice/Water Barrier: SF
Additional Roof System:
Gutters:
<input type="radio"/> Downspout
Siding:
<input type="radio"/> Color
Extra Comments:
Special Instructions:

For Office Use Only:

Owner Occupied
 Non-owner Occupied
Assessed Value of Property 105,840.00
Verified Lawrence County Dept. of Equalization
Date: 10/4/21 Initials: ah



Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

14 Lincoln Deadwood
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Melody Dennis
14 Lincoln
Deadwood, SD 57732

Telephone: (605) 578-3346

E-mail: m.dennis@rushmore.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: 1957
- 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

One Way Service Pros

Telephone: (605) 722-8101

E-mail: onewaysevicepros@hotmail.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	P232 ²²	Remove old boiler Replace with new system
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.

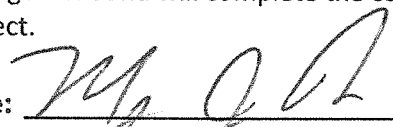
10. Required Supporting Documents

- 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)

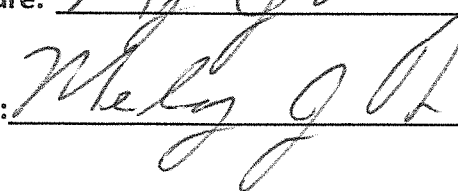
11.. Acknowledgement

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: 9/29/21

Owner's signature: 

Date submitted: 9/29/21

THIS IS NOT A TAX BILL!

ASSESSOR'S NOTICE TO PROPERTY OWNERS:

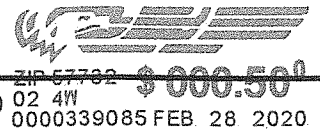
Section 5 Item a.

REAL ESTATE ASSESSMENT NOTICE

U.S. POSTAGE PERMIT NO. 100 DEADWOOD SD 57732

LAWRENCE COUNTY
EQUALIZATION
90 SHERMAN ST.
DEADWOOD, SD 57732
605-578-3680 PHONE
605-722-6221 FAX

2020 ASSESSMENT, COUNTY OF LAWRENCE



ASSESSMENT INFO. Parcel #: 30025-05000-080-00			ZIP 57732 02 4W 0000339085 FEB 28 2020
Situs: 14 LINCOLN AVE			
Legal Description: ORIGINAL TOWN DEADWOOD			
LOTS 7 & 8 BLK 50			
NBHD: 51000	Total Acres: 0.00		
TYPE OF PROPERTY	CLASS	VALUE	
Land (Owner Occupied)	NA-D-S	\$20,400	
Structures			
Owner Occupied	NA-D1-S	\$85,440	
BALANCE ASSESSED (NON AG)		\$105,840	

FOR QUESTIONS CONCERNING
YOUR ASSESSMENT PLEASE
CONTACT OUR OFFICE.
PLEASE READ THE REVERSE SIDE
FOR INFORMATION ON APPEALING
YOUR ASSESSMENT AND BOARDS
OF EQUALIZATION.

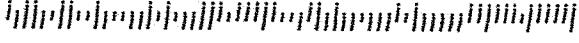
PREVIOUS YEAR'S ASSESSED
VALUE:
NA- \$98,210
AG-

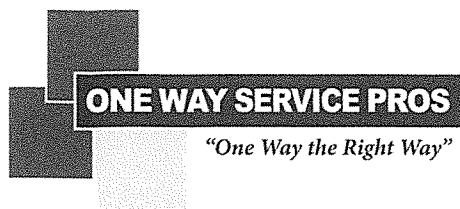
This year's assessed value has
increased over last year's assessment
value by:

DENNIS, MELODY J

14 LINCOLN AVE
DEADWOOD SD 57732

Percentage: 7.77%

5773231420 0001 



One Way Service Pros

Melody Dennis
14 Lincoln Ave
Deadwood, SD 57732

(605) 920-1368

CONTACT US

169 Charles St
Deadwood, SD 57732

(605) 722-8101

onewayservicepros@hotmail.com

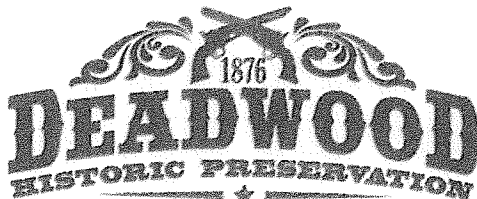
ESTIMATE

Services	qty	unit price	amount
Remove old boiler and install new boiler Model# CGA-5 140,000 B.T.U. natural gas boiler	1.0	\$8,068.06	\$8,068.06

Materials	qty	unit price	amount
<ul style="list-style-type: none"> > Copper pipe > Gas pipe and fittings > New circulating pump > Old boiler disposal Price includes Boiler, materials, and labor. Price does not include new high voltage wiring. Price is valid 30 days.			

Subtotal	\$8,068.06
Tax (Excise Tax 2.041%)	\$164.67
Total	\$8,232.73

Thank you for your business!



For Office Use Only

Owner Occupied
 Non-owner Occupied
Assessed Value of Property 113,660.00
Verified Lawrence County Dept. of Equalization
Date: 10/4/21 Initials: BA

Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

308 MAIN ST. DEADWOOD

Please attach the legal description of the property.

2. Applicant's name & mailing address:

BILL AUER

308 MAIN ST.

DEADWOOD, S.D. 57732

Telephone: (605) 578-2406

E-mail: NONE

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: 1937
- 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

Composite Shake / 3 Tab Asphalt proposed

WHITLEYS AREA WIDE CONST.

2091 RAND RD. #2

RAPID CITY, S.D. 57702

Telephone: (605) 791-0176

E-mail: Randy 593-7744

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	\$22,000	NEW ROOF
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.

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Applicant's signature: Bill Auer

Date submitted: 9/27/21

Owner's signature: Bill Auer

Date submitted: 9/27/21

Whitleys Areawide Construction

Client: Bill Auer
Property: 308 Main St.
Deadwood, SD 57732

Home: (605) 578-2406

Operator: RSETZER1

Estimator: randy setzer
Company: Whitleys areawide const.

Business: (605) 593-7744
E-mail: rsetzer1954@gmail.com

Type of Estimate: <NONE>

Date Entered: 7/12/2021

Date Assigned:

Price List: SDRC8X_JUL21

Labor Efficiency: Restoration/Service/Remodel

Estimate: BILLAUER

Whitleys Areawide Construction

BILLAUER

BILLAUER

DESCRIPTION	QTY	UNIT PRICE	TOTAL
1. Tear off, haul and dispose of comp. shingles - 3 tab	18.00 SQ @	53.94 =	970.92
2. Synthetic composite rfg - Shake style - 50 yr.- w/out felt	20.00 SQ @	647.60 =	12,952.00
3. Synthetic composite roofing (shake or slate style) starter	200.00 LF @	5.87 =	1,174.00
4. R&R Ridge cap - synthetic composite shingles	165.00 LF @	11.53 =	1,902.45
5. Roofing felt - synthetic underlayment	18.00 SQ @	41.60 =	748.80
6. R&R Flashing - pipe jack	2.00 EA @	51.35 =	102.70
7. R&R Roof vent - turtle type - Metal	4.00 EA @	67.28 =	269.12
8. Remove Additional charge for steep roof - 7/12 to 9/12 slope	21.00 SQ @	13.73 =	288.33
9. Additional charge for steep roof - 7/12 to 9/12 slope	21.00 SQ @	44.41 =	932.61
10. Remove Additional charge for high roof (2 stories or greater)	18.00 SQ @	5.19 =	93.42
11. Additional charge for high roof (2 stories or greater)	18.00 SQ @	19.61 =	352.98
12. R&R Drip edge/gutter apron	200.00 LF @	2.99 =	598.00
13. Ice & water barrier	380.00 SF @	1.51 =	573.80

Whitleys Areawide Construction

Summary

Line Item Total	20,959.13
Material Sales Tax	723.80
Subtotal	21,682.93
Excise Tax	442.55
Replacement Cost Value	\$22,125.48
Net Claim	\$22,125.48

randy setzer

Whitleys Areawide Construction

Recap of Taxes

	Material Sales Tax (6.5%)	Excise Tax (2.041%)
Line Items	723.80	442.55
Total	723.80	442.55

Whitleys Areawide Construction

Recap by Room

Estimate: BILLAUER	20,959.13	100.00%
<hr/>	<hr/>	<hr/>
Subtotal of Areas	20,959.13	100.00%
<hr/>	<hr/>	<hr/>
Total	20,959.13	100.00%

Whitleys Areawide Construction

Recap by Category

Items	Total	%
GENERAL DEMOLITION	1,914.63	8.65%
ROOFING	19,044.50	86.07%
Subtotal	20,959.13	94.73%
Material Sales Tax	723.80	3.27%
Excise Tax	442.55	2.00%
Total	22,125.48	100.00%

NOTICE OF PROPERTY TAXES DUE
LAWRENCE COUNTY TREASURER
P.O. BOX 394, DEADWOOD, SD 57732-0394

YOUR CANCELLED CHECK IS YOUR RECEIPT

TAX YEAR: 2020

LEGAL DESCRIPTION:
TIF #9 LOTS 1A-2-3 & 17' OF LOT 4 BLK A
NOBLES ADDN DEADWOOD

Prepared by:
Quentin L. Riggins
GUNDERSON, PALMER,
NELSON & ASHMORE, LLP
P. O. Box 8045
Rapid City, SD 57709-8045
(605) 342-1078

QUITCLAIM DEED

Deadwood Historic Preservation Commission, Grantor, which address is 108 Sherman Street, Deadwood, South Dakota 57732, for and in consideration of One Dollar (\$1) and other good and valuable consideration, conveys and quitclaims to **City of Deadwood**, a South Dakota municipality and political subdivision of the State, Grantee, which address is 102 Sherman Street, Deadwood, South Dakota 57732, the following-described real estate in the County of Lawrence, State of South Dakota:

Lot A, Block 7, Highland Park Addition, formerly a portion of Lots 1 thru 6, Block 7 Highland Park Addition, City of Deadwood, Lawrence County, South Dakota, according to Plat Document No. 2009-6668

Together with all improvements, buildings and appurtenances thereto appertaining or belonging; subject to easements, restrictions and reservations of record.

Exempt from transfer fee pursuant to SDCL 43-4-22(18).

Dated this _____ day of _____, 2021.

DEADWOOD HISTORIC PRESERVATION
COMMISSION:

By: _____
Dale Berg, Grantor

State of South Dakota)
) ss.
County of Lawrence)

On this the _____ day of _____, 2021, before me, the undersigned officer, personally appeared **Dale Berg**, known to me or satisfactorily proven to be the chairman of the **Deadwood Historic Preservation Commission**, whose name is subscribed to the foregoing instrument, and acknowledged that, being so authorized, he executed the same in the capacity and for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

(SEAL)

Notary Public
My Commission Expires: _____

Form: PT 56

CERTIFICATE OF REAL ESTATE VALUE
SDCL 7-9-7 ARSD 64:04:01:06.01

COURTHOUSE USE ONLY	
BOOK PAGE	RATIO CARD

Certificate of Real Estate Value form must be filed with any deed or contract for deed dated after July 1, 1988 used in the purchase, exchange, transfer or assignment of interest in real property.

- This form is required for all deeds (warranty deed, quit claim deed, grantor's deed, sheriff's deed, trustee's deed, mineral deed and similar instruments). It is also required for a contract for deed, a memorandum of a contract for deed, addenda to contract for deed, and notice of contract for deed. NOT NEEDED FOR: Divorce Decree, Probate Decree, Easement, Transfer on Death Deed, or instruments to the State of South Dakota conveying highway right-of-way (SDCL 7-9-7.3)
- **The buyer/grantee must use a mailing address. It will be used for tax notices.**
- **The box labeled Owner Occupied is important!** – Applies to sales, gifts, estate distributions, and any other transfer to a person (the grantee) who will occupy the property as a principal residence. It will allow the grantee, if eligible, to maintain the classification of owner-occupied on the property and receive the lower property tax rate for the property. If the box is completed, **it must be completed by and contain the grantee signature only.** In the event of multiple grantees, only one grantee should sign. This box cannot be signed by an agent of the grantee.

APPLICANT INFORMATION *Designates required fields

SELLER(S)/GRANTOR(S)* Deadwood Historic Preservation Commission		PHONE NUMBER*	EMAIL
MAILING ADDRESS* 108 Sherman Street	CITY* Deadwood	STATE* SD	ZIP CODE* 57732
BUYER(S)/GRANTEE(S)* City of Deadwood		PHONE NUMBER*	EMAIL
MAILING ADDRESS* is 102 Sherman Street, Deadwood	CITY* Deadwood	STATE* SD	ZIP CODE* 57732
NEW MAILING ADDRESS (if changed)	CITY	STATE	ZIP CODE
LEGAL DESCRIPTION* (copy description from document you are recording or attach an exhibit with the legal description) Lot A, Block 7, Highland Park Addition, formerly a portion of Lots 1 thru 6, Block 7 Highland Park Addition, City of Deadwood, Lawrence County, South Dakota, according to Plat Document No. 2009-6668			

INSTRUMENT INFORMATION (document being recorded) *This section is required in full

DATE OF INSTRUMENT	CONTRACT FOR DEED <input type="checkbox"/>	QUIT CLAIM DEED <input checked="" type="checkbox"/>	EXECUTOR'S DEED <input type="checkbox"/>
TYPE OF INSTRUMENT:	WARRANTY DEED <input type="checkbox"/>	MINERAL DEED <input type="checkbox"/>	TRUSTEE'S DEED <input type="checkbox"/>
DATE	OTHER <input type="checkbox"/> SPECIFY:		
DOES THE INSTRUMENT CHANGE WHO IS RESPONSIBLE FOR PAYMENT OF REAL ESTATE TAXES? YES <input type="checkbox"/> NO <input type="checkbox"/>			

<ul style="list-style-type: none"> • WAS THIS PROPERTY OFFERED FOR SALE TO THE GENERAL PUBLIC? YES <input type="checkbox"/> NO <input type="checkbox"/> • RELATIONSHIP BETWEEN GRANTEE AND GRANTOR NO <input type="checkbox"/> YES <input type="checkbox"/> STATE RELATIONSHIP: _____ 	<ul style="list-style-type: none"> • ACTUAL CONSIDERATION EXCHANGED: \$ _____ • ADJUSTED PRICE PAID FOR REAL ESTATE \$ _____
<ul style="list-style-type: none"> • WAS THIS PROPERTY SOLD BY: OWNER <input type="checkbox"/> AGENT <input type="checkbox"/> (actual consideration less amount paid for major items of personal property as listed below) 	
List any major items of personal property and their value which were included in the total purchase price (i.e. furniture, inventory, crops, leases, franchises): _____ _____	
IF TRANSACTION WAS A SALE, WAS THE SELLER PAID IN FULL BY OR AT THE TIME OF THE SALE? YES <input type="checkbox"/> NO <input type="checkbox"/>	
<ul style="list-style-type: none"> • IF NO, HOW WILL THE SELLER BE PAID THE UNPAID BALANCE? _____ DOWN PAYMENT: \$ _____ 	
INTEREST RATE: _____%	PAYMENT FREQUENCY MONTHLY <input type="checkbox"/> YEARLY <input type="checkbox"/>
NO. OF PAYMENTS: _____	BALLOON PAYMENT (if any): \$ _____

BY SIGNING THIS DOCUMENT, I CERTIFY THAT I AM AUTHORIZED TO SIGN AND THAT THE ABOVE INFORMATION IS TRUE AND CORRECT.

SIGNATURE (Seller, Buyer, or Agent)*	TITLE	DATE*
--------------------------------------	-------	-------

OWNER-OCCUPIED (this box to be completed by one Grantee only)

PROPERTY IS CURRENTLY CLASSIFIED AS OWNER-OCCUPIED YES <input type="checkbox"/> NO <input type="checkbox"/>	COUNTY: _____
I WILL OCCUPY THIS PROPERTY ON _____ DATE	These items are important to complete for property to continue to be classified as owner occupied for a lower property tax rate.
PROPERTY WILL BE MY PRINCIPLE RESIDENCE ON THE ABOVE STATED DATE YES <input type="checkbox"/> NO <input type="checkbox"/>	
I OWN ANOTHER RESIDENTIAL PROPERTY IN THE UNITED STATES YES <input type="checkbox"/> NO <input type="checkbox"/> IF YES- _____ CITY _____ STATE	
GRANTEE SIGNATURE	DATE

DIRECTOR OF EQUALIZATION OFFICE USE ONLY FOR OWNER OCCUPIED SECTION

GRANTEE OF PROPERTY NAME: _____

THE REQUEST FOR PROPERTY TO BE CLASSIFIED AS OWNER OCCUPIED IS:
 APPROVED DENIED ACKNOWLEDGE RECEIPT: Your request will be reviewed _____

REASON FOR DENIAL

DIRECTOR OF EQUALIZATION OFFICE SIGNATURE	DATE
---	------

Date: October 6, 2021

Case No. COA 210199
 Address: 677 Main Street

Staff Report

The applicant has submitted an application for a Certificate of Appropriateness for work at 677 Main Street a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Midnight Star LLC
 Owner: Midnight Star LLC
 Constructed: 1879/1990

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. **Historic significance of the resource:** Judge Daniel McLaughlin, Deadwood's first mayor, built this building in the ashes of the fire of 1879, hence the name. Three stories tall, it was designed by the same Chicago architect who designed the building where the Bodega Saloon is now located. The front was very plain until 1891 when an elaborate cornice was installed. A large meeting room on the third floor was the scene of the first meeting of Deadwood's City Council in 1881. The room was later partitioned into apartments, and the entire third floor was finally removed in the 1960's. A three-story outhouse, truly a Deadwood landmark, was removed in 1940. The main floor of the Phoenix Block has served a variety of commercial uses, including Will Lowe's Bee Hive Store and, until recently, the New York Store. The storefront was remodeled several times. All that remains of the original building is the brick on the sides of the second story and the stone window trim on the second story. The third story was reconstructed in 1991.
2. **Architectural design of the resource and proposed alterations:** The applicant requests permission to remove the shutters on the top floor windows as they are falling apart. When researching historic photos, the original structure did not have them.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



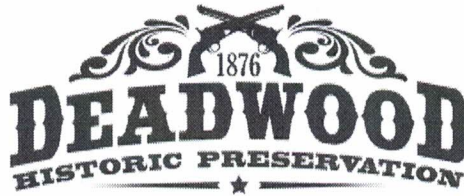
Motions available for commission action:

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

OR

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

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



FOR OFFICE	<i>Section 7 Item a.</i>
Case No. _____	
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> 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: <u>677 Main Street</u>
Historic Name of Property (if known): <u>Phoenix Block (The Midnight Star)</u>

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

Owner's Name: <u>Midnight Star, LLC</u>
Address: <u>677 Main Street</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-578-1555</u> Fax: _____
E-mail: <u>marketing@themidnightstar.com</u>

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

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

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

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

Updated October 9, 2019

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)					
Project Start Date: <u>not determined</u>			Project Completion Date (anticipated): _____		
<input checked="" type="checkbox"/> ALTERATION	<input checked="" 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).

We would like to remove the shutters on the top floor windows of the Midnight Star as they are falling ap

When we have looked back at photos, the original did not have them. We have not determined a

contractor nor a date that they would be removed.

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.

10/05/2012
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.

Date: October 06, 2021

Case No. 210195
Address: 308 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 308 Main St., a Contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Bill Auer
Owner: AUER, WILLIAM C
Constructed: c 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. 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 replace the asphalt shingles with a composite shake which will give the structure a more original look from when it was constructed.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: The applicant has applied for the Elderly Resident 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.



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.



FOR OFFICIAL USE	<i>Section 8 Item a.</i>
Case No. _____	
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> 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: <u>308 Main Street</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>Bill Auer</u>
Address: <u>308 Main St.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605 578-2406</u> Fax: _____
E-mail: _____

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

Contractor's Name: <u>Whitleys Area Wide Const.</u>
Address: <u>2091 Rand Rd. #2</u>
City: <u>Rapid City</u> State: <u>SD</u> Zip: <u>57702</u>
Telephone: <u>605 791-0716</u> Fax: _____
E-mail: _____

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

TYPE OF IMPROVEMENT
<input type="checkbox"/> Alteration (change to exterior) <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction <input checked="" 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 type="checkbox"/> Other _____ <input type="checkbox"/> Awning <input type="checkbox"/> Sign <input type="checkbox"/> Fencing

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)	
Project Start Date: _____ Project Completion Date (anticipated): _____	
<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 type="checkbox"/> OTHER – Describe in detail below or use attachments	

DESCRIPTION OF ACTIVITY

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

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

Replace the asphalt three tab shingles with a composite shake which is what would have been on the house when it was originally constructed.

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.

Date: October 06, 2021

Case No. 210196
Address: 74 Cliff St.

Staff Report

The applicant has submitted an application for Project Approval for work at 74 Cliff St., a Contributing structure located in the Peck Gardens Planning Unit in the City of Deadwood.

Applicant: Linda Bryant
Owner: BRYANT, JERRY L & LINDA A
Constructed: 1890

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. 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 replace the siding and windows. After the site visit the application should be to repair and paint existing siding, replace inappropriate windows, side front porch with new double hung windows and install storm windows on existing windows.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

Staff met with the applicant and contractor to review the siding removal and windows project. Discussion was held on only replacing the windows on the enclosed porch portion of the structure and replacing the windows with taller double hung windows and installing new siding to match the reveal of the rest of the structure. Install eight storm windows on the rest of the structure instead of replacing windows which will now be repaired, replace two storm doors, and repair the current siding and paint instead of installing new siding. With this agreed upon changes, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

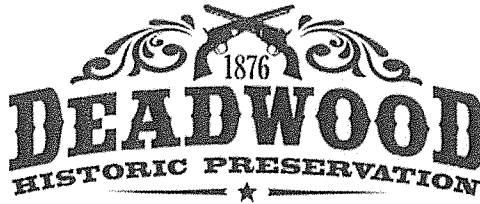
OR

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

OR

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

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



FOR OFFICE	Section 8 Item b.
Case No. <u>810174</u>	
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received <u>9/30/21</u>	
Date of Hearing <u>10/13/21</u>	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 74 CLIFF ST., DEADWOOD, SD 57732

Historic Name of Property (if known):

House was built in 1895. W.S. Harding ran a dray service between Lead & Deadwood from the barn.

APPLICANT INFORMATION

Applicant is: owner contractor architect consultant other _____

Owner's Name: LINDA BRYANT
 Address: 74 CLIFF ST.
 City: DEADWOOD State: SD Zip: 57732
 Telephone: (605) 722-7474 Fax: N/A
 E-mail: lindabryant605@gmail.com

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

Contractor's Name: TWIN CITY CONSTRUCTION, LLC
 Address: 518 CLIFF ST.
 City: DEADWOOD State: SD Zip: 57732
 Telephone: (605) 920-8372 Fax: _____
 E-mail: twincityrsw@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 checked="" type="checkbox"/> Siding | <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Porch/Deck |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input checked="" 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 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).

TAKE OUT & REPLACE (25) WINDOWS & TRIM

INSULATE OVER SIDING

SIDE & TRIM OVER INSULATION

INSTALL (2) STORM DOORS

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.

Linda A. Bryant 9/30/2021
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.

Date: October 07, 2021

Case No. 210197
Address: 12 Sampson St.

Staff Report

The applicant has submitted an application for Project Approval for work at 12 Sampson St., a contributing structure located in the Large's Flat Planning Unit in the City of Deadwood.

Applicant: Terry Vanzanten
Owner: VAN ZANTEN, TERRY L & RHONDA E
Constructed: 1936

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to extend a roof over the porch in the rear of the structure by 40 inches to cover the steps.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

The proposed roof extension is at the rear of the resource and will not drastically alter the resource. Therefore, it is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

A: 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:

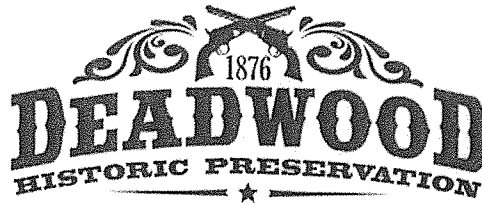
Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE**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



FOR OFFICE	Section 8 Item c.
Case No. <u>210</u>	
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received <u>10/6/21</u>	
Date of Hearing <u>10/13/21</u>	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>14 Sampson St Deadwood, SD 57732</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Terry Vanzanten</u>
Address: <u>14 Sampson St</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-351-0667</u> Fax: _____
E-mail: _____

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

Contractor's Name: <u>All Pro Maintenance Travis Falem</u>
Address: <u>4651 Crooked Oaks Rd</u>
City: <u>Piedmont</u> State: <u>SD</u> Zip: <u>57669</u>
Telephone: <u>605-222-5305</u> Fax: _____
E-mail: <u>allpomaintenance11616590@gmail.com</u>

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>extend roof</u> <input type="checkbox"/> Awning <input type="checkbox"/> Sign <input type="checkbox"/> Fencing

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>10-18-21</u>		Project Completion Date (anticipated): <u>10-22-21</u>	
<input checked="" type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" 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 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).

We will extend existing roof of porch in rear of property by 40 inches to cover steps.


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 10-5-21

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.

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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.





Date: October 06, 2021

Case No. 210198
Address: 29 Van Buren

Staff Report

The applicant has submitted an application for Project Approval for work at 29 Van Buren, a Non-Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Thomas and Deanna Smith
Owner: ERICKSON, BRUCE TRUSTEE ERICKSON, ROBIN TRUSTEE ETAL
Constructed: NA

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 garage is a non-contributing structure due to the age of the resource.

Architectural design of the resource and proposed alterations: The Applicant is requesting permission to replace the windows on the left side of the structure, update the garage stairs to side door to meet code and install a handrail.

Attachments: no

Plans: no

Photos: Yes

Staff Opinion:

Staff met with the applicant to review 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:

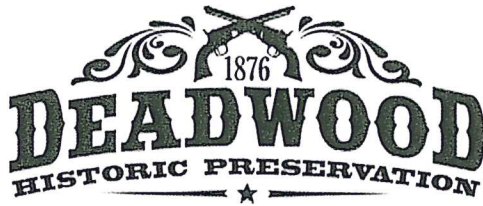
Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE**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



FOR OFFICE	Section 8 Item d.
Case No. <u>210140</u>	
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received <u>10/6/21</u>	
Date of Hearing <u>10/13/21</u>	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

PROPERTY INFORMATION	
Property Address:	<u>29 Van Buren, Deadwood SD 57732</u>
Historic Name of Property (if known):	<u>BP Dague</u>

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

Owner's Name: <u>Thomas Smith</u> <u>Deanna & Courtney & Shane Vetter</u>
Address: <u>29 Van Buren</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>6054843436</u> Fax: _____
E-mail: <u>westcedarrose@gmail.com</u>

Architect's Name: _____
Address: <u>n/a</u>
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>Deanna & Tom Smith</u>
Address: <u>29 Van Buren</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>6054843436</u> Fax: _____
E-mail: <u>westcedarrose@gmail.com</u>

Agent's Name: _____
Address: <u>n/a</u>
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 checked="" 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 checked="" type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input type="checkbox"/> Other <u>Garage</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing
<u>window replacements, update stairs to code</u>			

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.

Deanna Suteh 10/6/2021
SIGNATURE OF OWNER(S) DATE

[Signature] _____
SIGNATURE OF AGENT(S) DATE

Thomas P. [Signature] 10/6/2021
SIGNATURE OF OWNER(S) DATE

[Signature] _____
SIGNATURE OF AGENT(S) DATE

Courney [Signature] 10/6/21
SIGNATURE OF OWNER(S) DATE
Shane [Signature] 10/6/21
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:

- n/a* 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. *- Replace existing windows*
- n/a* 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.

Smithy/Kelley
29 Van Buren
Deadwood, SD
57732

Section 8 Item d.









Existing Front Porch
Railing -
Will match side
garage steps



Garage Front / Street side



Existing home (no requests at this time)

Section 8 Item d.

Borrower: N/A

File No.:

Property Address: 29 VAN BUREN

Case No.:

City: DEADWOOD

State: SD

Zip: 57732

Lender: N/A



SIDE VIEW



ADDITIONAL SIDE VIEW



FRONT VIEW



SIDE/REAR VIEW

Date: October 07, 2021

Case No. 210200
Address: 23 Monroe St.

Staff Report

The applicant has submitted an application for Project Approval for work at 23 Monroe St., a Noncontributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Justen Coupens
Owner: COUPENS, JUSTIN P COUPENS, SHAUNA R
Constructed: 1895

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 house has sustained several modern alterations such as: wide hardboard siding, that covers over some historic window openings; all replacement windows, mostly casement units, and doors; and reconstruction of the front porch. Because of these modifications, the house lost integrity and cannot contribute to Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace siding with smooth LP Smart Side, 5" reveal. Install new windows, doors and storm doors. Replace existing fence and make modifications to the deck.

Attachments: yes

Plans: no

Photos: yes

Staff Opinion:

Staff has conducted a site visit and assisted in developing the scope of work for the project. Attached is the details of the proposed alterations. The proposed rehabilitation of this structure will be correcting inappropriate modification which will in turn make it eligible once again for the historic register.

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

The applicant is also entering into the loan and grant programs.

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

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

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

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

C: Second Motion:

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

OR

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

OR

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

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



Case No. 210200
 Project Approval
 Certificate of Appropriateness
Date Received _____
Date of Hearing 10/13/21

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:	<u>23 Monroe St</u>
Historic Name of Property (if known):	<u>Old Deadwood Jail</u>

APPLICANT INFORMATION	
Applicant is:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Consultant <input type="checkbox"/> Other

Owner's Name: Justin Coupens
 Address: 159 Bordeaux #34
 City: Chadron State: Ne Zip: 69337
 Telephone: 3084300107 Fax: _____
 E-mail: jpgcoupens@yahoo.com

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

Contractor's Name: Dustin Heupel
 Address: _____
 City: Lead State: Sd Zip: 57754
 Telephone: 4064990289 Fax: _____
 E-mail: _____

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

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

Updated October 9, 2019

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: 10-10-2021 Project Completion Date (anticipated): 05-01-2022

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 currently vinyl Style/type _____ Dimensions 16'

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

PORCH/DECK Restoration Replacement New
 Front Side(s) Rear

Note: Please provide detailed plans/drawings

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

OTHER – Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

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

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

My intent is to give the property located at 23 Monroe St a major exterior facelift, including new roof,

new windows, new doors, new siding, replace existing fence, and to make modifications to the decks

located on the top apartment. I dont have any further details pertaining to the project as I was hoping

to get some constructive feedback from the preservation commission on what they feel what would

look best to enhance the beautifiation on the neighborhood and the city as a whole.

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.

John D. Rogers 9-16-21
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

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Good day

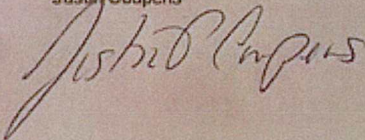
Along with the application paperwork that I emailed I wanted to present specifics on the plan for the south side of the property concerning the two decks and the fence that is located on the south side. I would like to bring out the south deck about three feet to match up with current small retaining wall so one could just step from the lawn/sidewalk right onto the deck eliminating any steps. The fence is a safety measure to prevent anyone from falling down the steep retaining wall. I would like to remove the fence and connect the deck facing the north to the deck facing the west making a walkway wide enough to cover the gap between the house and the fence, removing the fence altogether. I would be willing to use wood sash windows and concrete siding. I am also interested in purchasing the vacant lot to the north of the property and expanding the home to the lot. Depending on the setbacks, I would be interested in possibly building a 1 1/2 car garage with a nice apartment on the top of the garage with a deck coming off of the apartment facing the north.

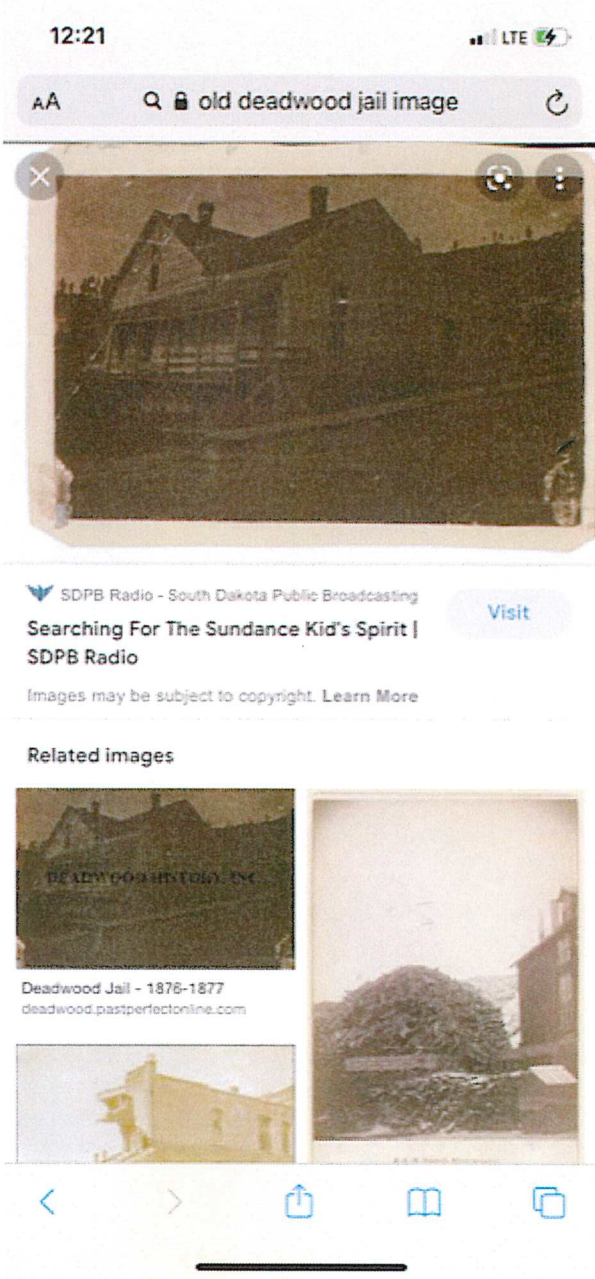
This was once utilized as the Old Jailhouse in Deadwood and has been verified by the historical society. This has the potential to be a really cool attraction and addition to the city of Deadwood. One could incorporate some metal bars to resemble a jail in a very unique matter and also make a sign to place out in the front to make it a really nice addition to some of the tour guides that take our visitors up to Mt Moriah cemetery. The potential is there to make this a very unique and great addition to our Presidential District in our awesome city.

Thank you for your consideration and taking the time to read this.

Appreciatively,

Justin Coupens





Sent from my iPhone





10-12" Freeze Board on all gables with cove trim at soffit

Remove wide siding Replace with 5" reveal smooth siding with vertical corner boards

Remove Picture Window Replace with 2 tall wood double hung windows No shutters

Replace front door with 1/3 glass and new wood storm door

New turned wood railing to meet code and to match trim

Repair existing original windows and add new wood storm windows

Add stacked stone over old concrete to continue stone wall

Add new double hung wood window

Rebuild lower-level entry with new siding and wood storm door



10-12" Freeze Board on all gables with cove trim at soffit

Remove wide siding
Replace with 5" reveal
smooth siding with
vertical corner boards

Replace existing sliding
windows (3) with wood
double hung windows
with 4" exterior casing
No shutters

Connect back stoop with front
porch with walkway with new
turned wood railing to meet
code and painted to match trim
Not to be covered



10-12" Freeze Board on all gables with cove trim at soffit

Remove wide siding
Replace with 5" reveal smooth siding with vertical corner boards

Replace existing sliding windows (3) with wood double hung windows with 4" exterior casing
No shutters

Connect back stoop with front porch with walkway with new turned wood railing to meet code and painted to match trim
Not to be covered