

Historic Preservation Commission Agenda

Wednesday, May 22, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. [HP Minutes from 05/08/24](#)
4. **Voucher Approvals**
5. **HP Programs and Revolving Loan Program**
 - a. Historic Preservation Loan Request
Dragon Belly, LLC - 772 Main St. - Extension Request
 - b. Historic Preservation Program Applications
Lila Sorenson - 26 Burnham - Siding Program
Tom & Janet McNary - 14 Van Buren - Elderly Resident Program
Tom Pehrson - 31 Jackson - Elderly Resident Program
6. **Old or General Business**
 - a. Sponsorship of Custer's Expedition Anniversary - Field Trip Offered by sponsor
 - b. [Grace Lutheran Church - Not-for-Profit Grant increase of \\$1,907.24 for emergency plumbing repairs.](#)
 - c. [First Baptist Church request for Not-for-Profit Grant for new sign in the amount of \\$9,422.86.](#)
 - d. [Broken Boot Mine request for Not-for-Profit Grant in the amount of \\$1,075.00 for repairing restroom doors.](#)
7. **New Matters Before the Deadwood Historic District Commission**
 - a. [COA 240076 KR Deadwood Sherman Street 2020 - 57 Sherman St. - Reconstruct original storefront.](#)
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. [PA 240073 - Dale Berg - 874 Main - Construct second floor on an existing addition on the back side of the structure.](#)
 - b. [PA 240074 - Lila Sorenson - 26 Burnham - Replace siding on front of structure.](#)
 - c. [PA 240075 - Natasha Brown - 15 Jackson - Replace fence in front and back of structure](#)
9. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)

10. **Staff Report**

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

[a.](#) Stockgrowers Association check and plaque presentation report (Rapid City Journal article)

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.



Historic Preservation Commission Minutes

Wednesday, May 08, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on May 8, 2024, at 4:00 p.m.

2. Roll Call

PRESENT

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

City Commissioner Blake Joseph

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Director
 Bonny Anfinson, Historic Preservation Coordinator
 Amy Greba, Administrative Assistant
 Mike Walker, Neighborworks

3. Approval of Minutes

- a. Historic Preservation Minutes 4/24/24 Meeting

It was motioned by Commissioner Diede and seconded by Commissioner Williams to approve minutes of the April 24, 2024, meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

4. Voucher Approvals

- a. HP Operating Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Operating Vouchers in the amount of \$10,983.52. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

- b. HP Grant Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Grant Vouchers in the amount of \$1,203.65. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

- c. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve HP Revolving Vouchers in the amount of \$48,647.15. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

5. HP Programs and Revolving Loan Program

6. Old or General Business

- a. Deadwood Chamber of Commerce and Visitor's Bureau - Annual Report presentation

Dory Hanson and Amanda presented annual report from Chamber of Commerce.

- b. De-Accession of four track index books from the City of Deadwood Archives to the Meade County Register of Deeds

Mr. Runge, City Archivist, shared the City of Deadwood Archives is requesting permission to deaccession (4) four ledgers, more specifically track index books for the City of Sturgis from the City Archives. An itemized list is as follows:

1. 16 x 11.10" Spine Label: Listing Blanks 1886. Cover Label: Sturgis City District School District #12
2. 16 x 11.10" Spine Label: Numerical Index Lots. Cover Label: Sturgis; Fr. Meade; Dudley& Caldwell Addition; McMillan's Addition to Sturgis; Roadbank
3. 16 x 11.10" Spine Label: Numerical Index Lots Scellaneo. Cover Label: Ash; Bossworth; McMillans; Centennial; Potters 1st; Potters 2nd•
4. 16 x 11.10" Spine Label: Numerical Index Lots Lead City. Cover Label: McMillan's Southern; Comstock; Ash Continued; Allens; Schnells; Fairview; McMillians SW. Book #4 may be Sturgis despite spine being labeled "Lead.

These track index books pertain to the townsites within the City of Sturgis in Meade County, South Dakota and do not fit under the City Archives Mission Statement, "The mission of the City of Deadwood - Archives (CODA) is to preserve the historical records and artifacts of Deadwood for present and future generations.

The provenance of these books is unclear, since they were originally stored in the archives receiving room. After checking the City Archives archival records, I was unable to determine when or where the ledgers originated from. I then reached out to the Meade County Register of Deeds, who expressed interest in the books. After discussing with Kevin Kuchenbecker, he and I agreed that the ledgers should be digitized before leaving the City of Deadwood. This could be accomplished this summer utilizing a student intern.

It was motioned by Commissioner Brown and seconded by Commissioner Santochi de-accession the four track index books from the City of Deadwood Archives upon scanning their contents to the Meade County Register of Deeds. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

- c. Permission to purchase of two (2) HP Pro Books laptops for HP Coordinator and Zoning Coordinator from Golden West in the amount of \$3,738.00. (Budgeted in HP and P&Z Equipment line item)

Mr. Kuchenbecker stated the Planning, Zoning and Historic Preservation Officer is requesting new laptops be purchased for the Historic Preservation Coordinator and the Zoning Coordinator. Staff have received a quote from Golden West for two new laptops and installation for a cost of \$3,738.00 with the expense being split between the Historic Preservation equipment budget and Planning and Zoning equipment budget.

It was moved by Commissioner Dar and seconded by Commissioner Williams to recommend to the City Commission to purchase two new laptops for the Historic Preservation Coordinator and Zoning Coordinator from Golden West for the cost not to exceed \$3,738.00 with the cost being split out between Historic Preservation equipment budget and Planning and Zoning equipment budget. Voting Yea: Camody, Williams, Santochi, Posey, Brown, Diede, Dar.

- d. Acknowledge the purchase six metal/wood benches and three trash cans from Victor Stanley, at a total cost of \$18,101.00, to be paid from HP Capital Assets line item.

Mr. Kuchenbecker stated as FEMA Whitewood Creek Restoration work in the Sherman Street Parking nears completion, the final design plans include the addition of benches and trash receptacles in several locations, including the Trolley Stop area.

The Planning, Zoning and Historic Preservation Officer is requesting permission to purchase six metal/wood benches and three trash cans from Victor Stanley, at a total cost of \$18,101.00, to be paid from HP Capital Assets line item.

It was motioned by Commissioner Brown and seconded by Commissioner Diede to City Commission the purchase of benches and trash cans from Victor Stanley, at a total cost of \$18,101.00, to be paid from HP Capital Assets line item. Voting Yea: Camody, Williams, Santochi, Posey, Brown, Diede, Dar.

- e. Acknowledge and approve the hiring of Feuillerat Welding LLC to install Tootsie Sign in the amount of \$9,306.25 (To be paid from HP Public Education line item).

Mr. Kuchenbecker stated the building at 667 Main has a new owner. The new owner would like to see the return of the Tootsie sign to its original location so she can once again become the sentinel of Main Street. Staff and Jared Schippers of Albertson Engineering did an on-site review of the proposed location and determined the roof structure will not support the sign, but a frame could be fabricated to secure the sign to the building.

Feuillerat Welding LLC has submitted a quote to fabricate a heavy-duty metal frame to hold the Tootsie sign and then install the sign onto the frame. This quote will not include hooking the sign up to electrical or any neon repairs needed to the sign.

Staff is recommending hiring Feuillerat Welding LLC in the amount of \$9,306.25 to fabricate a metal frame for the Tootsie sign and install the Tootsie sign to be paid out of the HP Public Education line item.

It was motioned by Commissioner Dar and seconded by Commissioner Brown to recommend to the City Commission to hire Feuillerat Welding LLC in the amount of \$9,306.25 to fabricate a metal frame for the Tootsie sign and install the Tootsie sign to be paid out of the HP Public Education line item. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

- f. Acknowledge hiring of Archives intern, Samantha Hamann, beginning May 6, 2024 to August 23, 2024 at \$16.00 per hour pending pre-employment screening.

Mr. Kuchenbecker stated City Archives would like approval to hire Samantha Hamann, beginning May 6, 2024 through August 23, 2024, at \$16.00 per hour, pending pre-employment screening. This would be Ms. Hamann's third year working as the Archives intern.

It was moved by Commissioner Santochi and seconded by Commissioner Brown to recommend to City Commission the hiring of Samantha Hamann, summer intern, beginning May 6, 2024 to August 23, 2024 at \$16.00 per hour pending pre-employment screening. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 240061 - Patrick & Rhonda Mollman - 171 Charles St. - Construct five stall garage on open lot.

Mr. Kuchenbecker stated the applicant has submitted an application for work at 171 Charles St., a non-contributing location in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to construct a five-stall garage on the property.

The proposed location of the garage is located right along the Mickelson Trail and is currently being used as a vehicle storage area. There are several metal storage buildings in the vicinity as well as a large shop. Most of the buildings in the area are gable roofs where this proposed roof line is a pent or shed roof with a height of 17+ feet. It is on the edge of the Deadwood National Historic Landmark District.

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

Commissioner Diede asked if building will be metal. Mr. Kuchenbecker stated yes. Commissioner Dar asked if the building is for the cars. Kuchenbecker yes.

It was motioned by Commissioner Santochi and seconded by Commissioner Brown based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic

property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

9. Items from Citizens not on Agenda

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

10. Staff Report

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

Mr. Kuchenbecker stated he attended Northern Hills Utility meeting.

FEMA project is progressing. Pouring asphalt in Sherman St parking lot. Parking lot portion of project should be finished by Memorial Day weekend. Project has transitioned from FEMA to State agency supervision.

Welcome Center Boardwalk project out to bid.

2nd small cell at rodeo grounds

Retaining wall projects continue at 358 Williams and 10 Denver.

Masonry work at 33 1/2 Jackson.

Nothing new to report on at the Ridge.

Stage Run phase 3 getting grading done for streets.

Boothill group interested in putting in short track for motocross course. Will see more on that in next few weeks. Still very preliminary.

Trailhead Parking at Lodge is nearing completion. Hoping to do lease instead of purchase of land.

Timm Lane bridge nearing completion.

Closed on purchase of 85 Charles. City crews began cleaning out trash and contents. Hoping exterior is complete by end of summer. City will handle exterior - Yard clean up and regraded initially.

Check presentation at SD Stockgrowers Assoc. on Thursday, May 9, 2024.

Chamber Mixer at Tin Lizzie's 4pm on Thursday, May 9.

Mayor proclaimed May as Historic Preservation month in Deadwood.

11. Committee Reports

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

Commissioner Dar reminded commission of Hops & Hogs on May 17-18. Farmers market opens in Gordon Park on June 21 at 4:00 pm.

12. Adjournment

It was moved by Commissioner Diede and seconded by Commissioner Dar to adjourn the Historic Preservation Commission meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

The HP Commission meeting adjourned at 5:06 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant

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



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

MEMORANDUM

Date: May 17, 2024
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
 Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Application

The following Historic Preservation Program application was submitted for approval. The Loan Committee reviewed this request and recommended approval.

- Lila Sorenson –26 Burnham – Siding Program
This property is owner occupied, contributing. The applicant has submitted the required project approval form and quotes for the project. This structure was in the Historic Rehabilitation Program in 2017 for replacing the back two additions on the structure. This request is for replacing the siding on the original front portion of the structure. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the Programs. Staff will coordinate with the applicant during the proposed project.
- Tom & Janet McNary – 14 Van Buren – Elderly Resident Program
This property is owner occupied, contributing. The applicant has submitted the required project approval form and quotes for the project. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the Program. Staff will coordinate with the applicant during the proposed project.
- Tom Pehrson – 31 Jackson – Elderly Resident Program
This property is owner occupied, contributing. The applicant was in the program in 2018 and his wife passed away before the project could be finished. With the help of a close neighbor life safety repairs need to be made such as the water heater and unsafe stairs. Staff would like to reopen the grant and the Loan Committee agreed. The proposed project and the applicant meets the criteria for the Programs. Staff will coordinate with the applicant during the proposed project.



For Office Use Only:

- Owner Occupied
- Application Fee Received if owner occupied
- Non-owner Occupied
- Assessed Value of Property _____
- Verified Lawrence County Dept. of Equalization

Date: ___/___/___ Initials: _____

Application for Historic Preservation Programs Residential Properties

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.
Application fee may apply to this submittal.

1. Address of Property:

26 Burnham Ave
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Lila Sorenson
26 Burnham Ave
Deadwood, SD 57732

Telephone: (605) 727-181 (920-1453)

E-mail: lsorenson@rushmore.com

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

Same

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 Greg McCormick
see quote
Black Hills Exteriors
Alex McPherson
2507 E. Saint Patrick St
Rapid City SD 57703

Telephone: (605) 716-7663

E-mail: Alex@bhexteriors.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	7720.00 8250	
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		

8. Wood Windows and Doors Program worksheet. To help determine the amount to be allocated please fill out the worksheet below to determine how many windows and doors there are on each side of the structure and clarify if the initial intent is to repair or replace the windows.

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

9. Application Submittal

- a. All Applications must include a copy of quotes for materials and/or contractor quote with the Application for Historic Preservation Program Residential Properties and the Project Approval/Certificate of Appropriateness. The application will not be reviewed until all documents are received.
- b. Programs may be amended to reflect the availability of funding and the completion of high priority projects.
- c. For owner occupied properties (primary residence) an application fee of \$199.00 will be required upon submittal. If applying for the Elderly Resident Grant only the application fee is \$99.00. Payment will be made out to the City of Deadwood. This fee is non-refundable.
- d. 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: Lila Sorenson

Date submitted: 5/7/24

Owner’s signature: _____

Date submitted: ___/___/___



For Office Use Only:	Section 5 Item b.
<input checked="" type="checkbox"/> Owner Occupied	
<input checked="" type="checkbox"/> Application Fee Received if owner occupied	
<input type="checkbox"/> Non-owner Occupied	
Assessed Value of Property _____	
Verified Lawrence County Dept. of Equalization	
Date: 5/15/24	Initials: BA

Application for Historic Preservation Programs Residential Properties

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.
Application fee may apply to this submittal.

1. Address of Property:

14 Van Buren Ave
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Tom + Janet McNary
14 Van Buren Ave.
Deadwood SD

Telephone: (605) 999-1759

E-mail: tmcnary5@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

Weather-Tite Exteriors LLC
1700 Seger Dr.
Rapid City SD 57101

Telephone: (605) 939-0208

E-mail: garrett@weathertite.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 proposed to be used. Please fill out the form listed below describing your plans. Additional Information may be attached including any quotes from contractors.

Program	Estimated Cost	Residential Scope of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home	10,706.04	
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. For owner occupied properties (primary residence) an application fee of \$199.00 will be required upon submittal. If applying for the Elderly Resident Grant only the application fee is \$99.00. Payment will be made out to the City of Deadwood. This fee is non-refundable.
- d. 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: 5/15/2024

Owner’s signature: _____

Date submitted: ___/___/___



Project Proposal

SD Weather-Tite Exteriors
1700 Seger Drive
Rapid City, SD 57701
(605) 939-0208
RC#AEC-360
ROC#345185

Project Manager:
Garrett Wolff
(605) 381-0976
garrett@weathertite.com

Contact: McNary, Tom
14 VanBuren St
Deadwood, SD 57732
(605) 999-1759

Job Name: McNary, Tom

Estimate No: 46324
Estimate Date: 5/9/2024

Claim Number:

Item Name	Description	Qty	Price	Amount
RFG Replace Shingles Highlander	<p>Replace Lifetime Architectural Asphalt Shingle Roof System- UL 2218 Class 3 impact resistant. Includes the proper waste factor.</p> <p>Brand: Malarkey Line: Highlander Color:</p> <p>Work Notes: Gutters Stay/Go Steep? High? Permit? Outbuildings:</p> <p>Material Quantities will be provided as needed to complete the project per scope ---On Delivery Truck:--- 0 --Shingles Highlander Bundle (3/SQ) (COLOR) 0 --TriBuilt Starter Bundle (100') 0 --Malarkey RidgeFlex Hip/Ridge Bundle (30'11")</p> <p>0 --Malarkey Starter Bundle (100') 0 --Malarkey Ice & Water Roll (65 LF - 2xeaves, valleys) 0 --Malarkey Synthetic Underlay Roll (10 SQ) 0 --Step Flash 4x4x8 Bundle 50, Covers 20.8 LF (COLOR) 0 --Exhaust Vent LG Broan 634 Ea (Black) 0 --Exhaust Vent SM Broan 636 Ea (Black) (Include other items: OSB, skylights, short nails, EZ Plugs)</p> <p>---From Warehouse:--- 0 --Ice & Water Shield (Tri) Roll (65 LF - 2xeaves, valleys) 0 --Synthetic Underlayment (Tri) Roll (10 SQ) 0 --Roofing Coil Nails 1 1/4" Box (covers 15 SQ) 0 --Plastic Cap Nails 1" Box (covers 20 SQ) 0 --Sealant Clear (Tri) Tube 0 --Drip Edge 10' (Tri) Ea (COLOR) 0 --Gutter Apron 10' (Tri) Ea (COLOR) 0 --Pipe Flashing 1-4" Ea (COLOR) 0 --Pipe Flashing Split Ea 0 --Turtle Vent 750-GS Ea (COLOR) 0 --Ridge Vent RidgeRunner Roll (20 LF)</p>	19.00	\$516.60	\$9,815.40 ¹¹

Item Name	Description	Qty	Price	Amount
RFG Base & Cap	Self Adhering SBS Modified Bitumen 2-layer heavy weight low slope roofing system with self adhered base sheet and self adhered granule coated cap sheet Brand: Color: Supplier Delivery: 0 Roll SA Base Sheet 2 SQ (COLOR) 0 Roll SA Cap Sheet 1 SQ (COLOR) From Warehouse (If Not Already on Order): 0 --Roofing Coil Nails 1 1/4" Box (covers 15 SQ) 0 --Sealant Clear (Tri) Tube 0 --Drip Edge 10' (Tri) Ea (COLOR) 0 --Gutter Apron 10' (Tri) Ea (COLOR)	1.00	\$676.50	\$676.50 ¹¹
			Sub Total:	\$10,491.90
			'SD Contractors Excise Tax (2.0410 %)	\$214.14
			Total:	\$10,706.04

Comments:



Elderly Residents Program Application

Please read the attached Policy Guidelines and provide the requested information.

Address of Property:

31 Jackson St.

Applying for: Grant or Loan

Applicant/Owner name & mailing address:

Thomas & JoBerta Pehrson
31 Jackson St.
DEADWOOD SD 57732

Requested Grant Amount:

\$ _____

Estimated Total Cost for Entire Project:

\$ _____

Telephone: (605) 559-0154

E-mail jobertaann@gmail.com

What year were you born? 1947

For Office Use Only:	
<input checked="" type="checkbox"/> Owner Occupied	
Verified through the Lawrence County Office of Equalization	
Date: <u>8/1/18</u>	Initials: <u>BA</u>
Assessed Valuation \$ <u>124,170</u>	

Description of work to be done Repairs / ROOF / Plumbing + Front Stairway
Beams under Bathroom

Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

Certification

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 as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting 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 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.

Applicant's signature: Thomas Pehrson

Date submitted: 8/1/18

Owner's signature: JoBerta Pehrson

Date submitted: 8/1/18

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082

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



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

MEMORANDUM

Date: May 17, 2024
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
 Bonny Anfinson, Program Coordinator
Re: Grace Lutheran Church Not for Profit Grant Increase

The Grace Lutheran Church received a Not-for-Profit grant in January to replace the inappropriate storm windows on the original portion of the church in the amount of \$21,974.00. They have a new Pastor who has moved into the parsonage. Plumbing issues were discovered, and emergency repairs had to be made in the amount of \$1,907.24. They are asking if they can add this repair to their current Not-for-Profit Grant for a total of \$23,881.24. Staff is recommending approval.

The Projects Committee has reviewed and recommend approving increasing the funding for Grace Lutheran Church for emergency repairs to the parsonage in the amount of \$1,907.24, increasing the grant to \$23,881.24.

RECOMMENDATION: Move to recommend to the City Commission to approve increasing the funding for Grace Lutheran Church for emergency repairs to the parsonage in the amount of \$1,907.24, increasing the grant to \$23,881.24.

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



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

MEMORANDUM

Date: May 17, 2024
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: First Baptist Church Not for Profit Grant Request

The First Baptist Church has submitted a Not-for-Profit grant to replace the exterior sign. The total cost of this project is \$9,422.86.

Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. In the last five years they have received \$33,890 in grant funds leaving \$16,110 available.

The applicant and project qualify under the current guidelines as set forth in the adopted application from the Deadwood Historic Preservation Commission. The Projects Committee reviewed this request and recommended approving the grant request to the First Baptist Church in the amount of \$9,422.86 for replacing the exterior sign.

RECOMMENDATION: Move to recommend to the City Commission to approve the Not-For-Profit grant to the First Baptist Church in the amount of \$9,422.86 for replacing the exterior sign as requested.

GRANT FUND –
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM

APPLICATION # _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

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

Application

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

1. Property Address:

110 Sherman Street	Deadwood	SD	57732
Street	City	State	Zip

2. Applicant Details:

TODAY'S DATE: 5/1/24

First Baptist Church	605-580-1374 Jeanna	jeannad@bouldercyn.com	
Name	Daytime Telephone	E-mail Address	
110 Sherman Street	Deadwood	SD	57732
Street	City	State	Zip

605-639-0011 Jayna Watson watsonjayna@gmail

3. Owner of Property:**

- **NOTE:** Applicant must own/retain property;
- OR**
- Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;
- OR**
- Applicant must have a firm written commitment with the owner to purchase the property.

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

Name	Daytime Telephone	E-mail Address	
Street	City	State	Zip

*GRANT FUND –
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM*

The following information must be presented with this application as attachments before being reviewed by the Deadwood Historic Preservation Commission (incomplete applications will not be reviewed)

- a. Floor plan(s) (when necessary)
- b. Site plan(s) (when necessary)
- c. Photographs
- d. Copy of deed or notarized letter of authorization
- e. Verification of listing on or eligibility for listing on the National Register of Historic Places
- f. Submission of specifications and contracts

One double sided aluminum and wood sign

Main panel of composite aluminum 36"h x 72"w
Panel flat painted (no raised elements)
Panel clear coated with automotive enamel
Secondary information panel of same aluminum
Secondary panel has digital print

Top horizontal cap of redwood oil primed and painted with two top coats of premium latex

Structure of treated rough sawn 5x6 timbers set in concrete
Timbers oil primed and painted with two top coats of premium latex
Back structure of redwood (oil primed and painted)

Price: \$6985.00

Illumination option:
Install two 48" LED light bars behind top wood cap
Wire in conduit run to base of structural post
No switch or power component

Price: \$1110.00

Prices do not include tax, permit acquisition, landscaping or additional artwork
Terms: 50% deposit/balance due on completion
Production time: app. 8 weeks upon receipt of deposit
Price good for 90 days



Electrical Estimate

Submitted To: _____ **Date:** 05/14/2024

Name: First Baptist Church of The Northern Hills - Tom

Phone: (605) 580-1394

Email: tjpart2@bouldercyn.com

Street: 110 Sherman Street

City: Deadwood

State: SD Zip: 57732

This proposal subject to review in 30 days from above date. We hereby submit specifications and estimates for:

- Provide all material/labor to complete installation of a new circuit from panel in basement to feed outside and hand dig trench to continue on underground to a new LED sign in the front lawn of the church, to be controlled via photo eye mounted on side of the sign.
- We will pull back landscaping rocks/fabric as able and return as close to original condition as possible, however we will not be responsible for replanting of grass that is dug up for trench from building to sign.

-\$327.86 Material
-\$1000 for Labor

**This estimate does not include any of the following:

- LED lighting to be provided by sign company.
- Any patching/painting of drywall/concrete if needed to complete the project.
- Any rental equipment/scaffolding needed to complete work in a timely manner.
- Any applicable taxes, permits & permit fees to be calculated at the time of billing (i.e. Excise Tax).

TOTAL PRICE: \$ 1,327.86

We hereby propose to furnish labor and material for the sum of: \$ 1,327.86

All work to be completed in a workmanlike manner according to specifications/owner direction. Any alteration or deviation from the above scope of work involving extra costs, will be executed only upon written change orders, and will become an extra charge over and above the above quote. All applicable taxes and inspections are included unless noted otherwise. Payment and material bond not included unless specifically stated.

Authorized Signature Adam Tycz Digitally signed by Adam Tycz
DN: c=US, E=tyczelectric@gmail.com, O=Tycz Electric LLC,
OU=Owner, CN=Adam Tycz
Date: 2024.05.14 15:03:01-0500

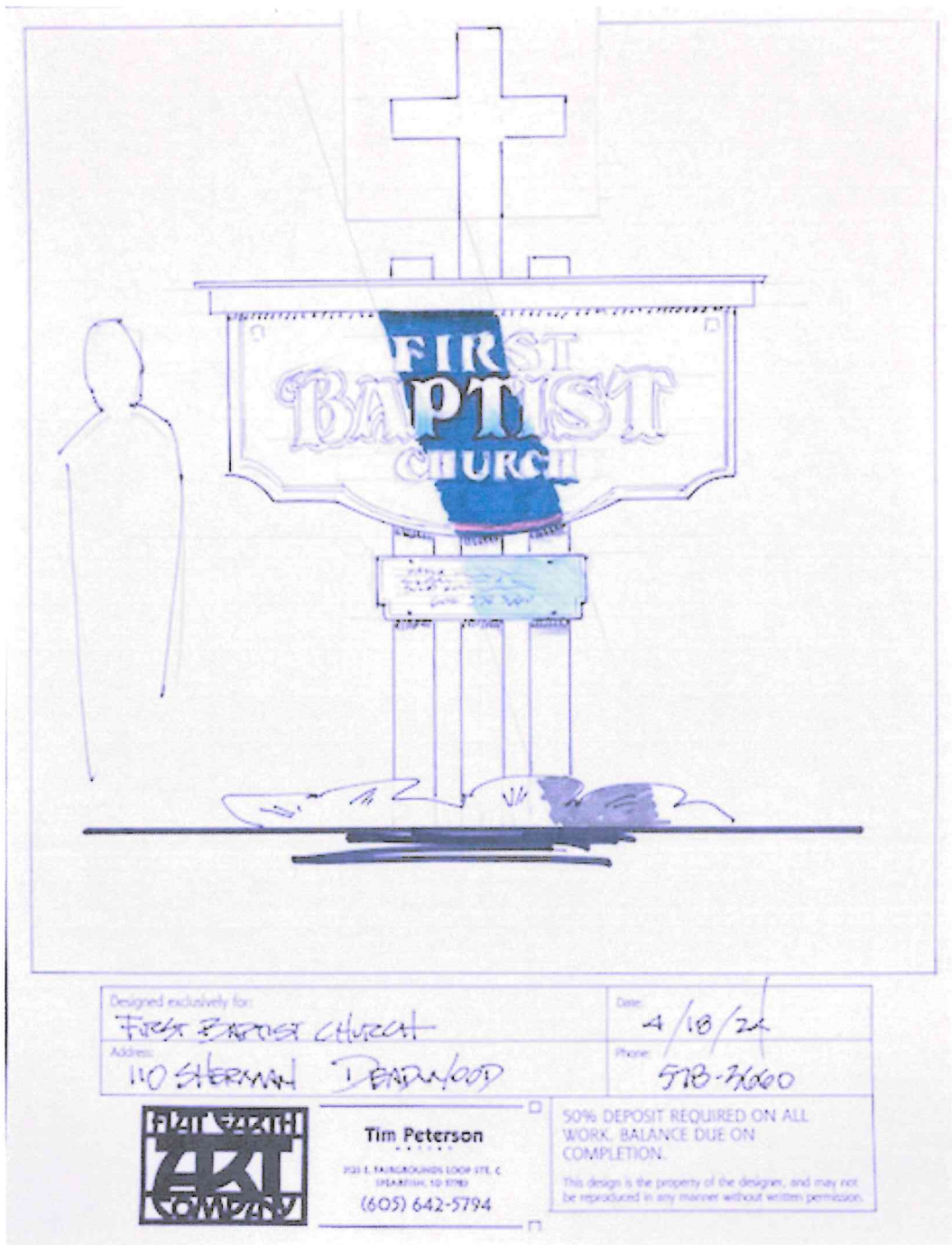
ACCEPTANCE OF PROPOSAL By: _____

Payment to be made as follows: 50% to be paid before work commences, additional 30% due upon completion of rough-in inspection, remainder of balance to be paid net 30 upon completion of final inspection.

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

Accepted By: _____ Date: _____

Signature



Overall height from grade to top of cross is 9.5 feet.
Main sign panel is 3' x 6' with lower information panel 14" x 24" approximately
See attached for additional specifications

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



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

MEMORANDUM

Date: May 17, 2024
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Broken Boot Not for Profit Grant Request

The Broken Boot Mine has submitted a Not-for-Profit grant to repair the bathroom doors of the restrooms. The total cost of this project is \$1,075.

Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. In the last five years they have received \$23,461.36 in grant funds leaving \$26,538.64 available.

The applicant and project qualify under the current guidelines as set forth in the adopted application from the Deadwood Historic Preservation Commission. The Projects Committee reviewed this request and is questioning if this item shouldn't fall under general maintenance of Broken Boot.

RECOMMENDATION: Move to recommend to the City Commission to approve the Not-For-Profit grant to the Broken Boot Mine in the amount of \$1,075 for repairing the restroom doors.

APPLICATION # _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

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

Application

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

1. Property Address:

1200 Pioneer Way Deadwood SD 57732
Street / City State Zip

2. Applicant Details:

TODAY'S DATE: 5/14/2024

Tessa Allen 605-641-7812 tessa@deadwood.org
Name Daytime Telephone E-mail Address

501 Main St. Deadwood SD 57732
Street City State Zip

3. Owner of Property:**

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

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

OR

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

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

Name Daytime Telephone E-mail Address

Street City State Zip

1. Property Address

1200 Pioneer Way Deadwood SD 57732
Street City State Zip

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

Repairing exterior bathroom doors. Changing knobs on bathroom doors.

3. Project budget – itemized and showing disbursement of funding

<u>Description</u>	<u>Grant</u>	<u>Total</u>
Repairing Doors	\$ _____	\$ _____
material	\$ 225 ⁰⁰	\$ 225 ⁰⁰
labor	\$ 850 ⁰⁰	\$ 850 ⁰⁰
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
Total:	\$ 0.00 1,075⁰⁰	\$ 0.00 1,075

4. Total Project Cost: ~~\$0.00~~ 1,075⁰⁰ + 23.⁰⁵ tax = \$1,098.⁰⁵ Grant Amount: ~~\$0.00~~ \$1,075

PYRAMID CONSTRUCTION

Estimate

We Build To Last

PYRAMID CONSTRUCTION
816 W McClellan
Lead, SD 57754
cell#5801291

Billed To:
Broken Boot Mine
1200 Pioneer way
Deadwood, SD 57732

Work Completed At:
same

date 4/15/24
date started
date finished
bill due

Job Description: exterior door 1- drags - lock not functioning properly
Restroom- exterior door 2- won't open - door is seized in jamb

Note: this is a guess, not knowing the issue until door is opened.

850.00	labor
225.00	material
<u>1,075.00</u>	
23.65	excise tax
<u>1,098.65</u>	Total Estimate

Thank You for your business

Date: May 17, 2024

Case No. 240076
Address: 57 SHERMAN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 57 Sherman Street, a non-contributing structure located in the Original Town of Deadwood in the City of Deadwood.

Applicant: KR Deadwood Sherman Street 2020
Owner: KR Deadwood Sherman Street 2020
Constructed: 1879/1902

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource:

This building is a non-contributing resource in the Deadwood National Historic Landmark District. In 1903, W.E. Adams built a tall one-story office building to the right of his three four-story buildings. The iron column on this building closely resembles the columns on the adjacent buildings; however, the flower is turned upside down. This column was manufactured in Deadwood by the Black Hills Foundry to match the other columns, which were manufactured out-of-state. The turned flower may have been done intentionally to differentiate the work, or to avoid patent problems. This building has since been remodeled into what appears to be a two-story building; due to these changes the building currently does not contribute to the National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to renovate/restore the existing facade to resemble the original historic facade.

Attachments: Yes

Plans: No

Photos: No

Staff Opinion:

This structure was accepted into the Façade Program on February 28, 2024. The proposed changes would reconstruct the façade to its original configuration based on historic photographs. This measure should return the structure to a contributing status within the National Historic Landmark. As requested by Commission Williams at the February 28 meeting, minutes of the meetings from the 51, 53, 55 Sherman Street Façade project are attached. The proposed work and changes does not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

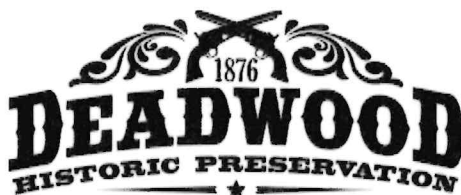
Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	_____
<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: 57 Sherman Street
Historic Name of Property (if known): Butch Cassidy Suites (Former Adams Building Addition)

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: KR Deadwood Sherman Street 2020
Address: 107 South Main Street, PO Box 130
City: Atkinson State: NE Zip: 68713
Telephone: 402-925-5113 Fax: _____
E-mail: gerard@keatingresources.com

Architect's Name: Chamberlin Architects
Address: 725 St. Joesph Street, STE. B1
City: Rapid City State: SD Zip: 57701
Telephone: 605-355-6804 Fax: _____
E-mail: bburns@chamberlinarchitects.com

Contractor's Name: TBD
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 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 checked="" 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 _____	<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>Soon</u>		Project Completion Date (anticipated): <u>ASAP</u>		
<input 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 checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input checked="" 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 <u>Painted Wood/Glass</u> Style/type <u>Resemble original</u>				
<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).

Renovation to restore existing exterior facade to resemble the historic facade. Please see attached drawings.

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.

Gerard Keating 15/05/24
Gerard Keating (May 15, 2024 11:18 EDT)
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.

57 SHERMAN ST FACADE REMODEL

DEADWOOD, SOUTH DAKOTA

OWNER

KR Deadwood Sherman Street 2020 LLC
Keating Resources
107 South Main Street
Atkinson, NE 68713

DESIGN TEAM

ARCHITECT:
CHAMBERLIN ARCHITECTS
725 St. Joseph Street, Suite B1
Rapid City, SD 57701
(605) 355-6804

DRAWING LIST

ARCHITECTURAL
A001 ABBREVIATIONS, NOTES, & SYMBOLS
A021 DEMO PLANS
A101 57 SHERMAN ELEVATION & PLAN
A601 ARCHITECTURAL DETAILS



HISTORIC PHOTO USED FOR BASIS OF DESIGN



chamberlin

725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.6804
chamberlinarchitects.com

FACADE REMODEL

57 SHERMAN STREET
DEADWOOD, SOUTH DAKOTA

COVER SHEET

NO: ISSUED FOR: DATE:



PROJECT STATUS: 50% CDs

DATE:
MAY 2024 SHEET NO:

PROJECT NO:
2409 **G001**

ARCHITECTURAL ABBREVIATIONS

Table of architectural abbreviations including categories like ABV (above), ACC (accessories), ALT (alternate), etc., and their corresponding full names.

SYMBOLS

Diagrammatic symbols for architectural elements such as REVISION, ELEVATION, COLUMN GRID LOCATION, WINDOW TYPE, CENTER LINE, BREAK LINE, MATCH LINE, and various room symbols.

GENERAL NOTES

- 1. COMPLY WITH ALL MANUFACTURERS RECOMMENDATIONS AND INDUSTRY STANDARDS RELEVANT TO THE WORK HEREIN.
2. ALL DIMENSIONS ARE FROM FACE OF FINISH UNO.
3. ALL ALIGNMENTS ARE FACE OF FINISH UNO.
4. FIELD VERIFY ALL DIMENSIONS AND ROUGH OPENINGS PRIOR TO FABRICATION AND/OR INSTALLATION.

- NOTES:
1. PROVIDE GLASS MAT WATER-RESISTANT BACKER BOARD IN LIEU OF GYPSUM WALL BOARD BEHIND ALL WALL TILE.
2. GYPSUM BOARD SHALL BE MOISTURE-RESISTANT AT THE FOLLOWING LOCATIONS: WALLS AND CEILINGS OF ALL RESTROOMS AND SHOWERS.
3. WALL TYPE CHANGES OCCUR AT CORNERS OR INTERSECTIONS OF WALLS UNLESS NOTED OTHERWISE.
4. ALL INTERIOR PARTITIONS ARE TO EXTEND TO UNDERSIDE OF ROOF DECK UNLESS NOTED OTHERWISE.

Section 7 Item a. chamberlin logo and contact information: 725 St. Joseph Street, Suite B1, Rapid City, SD 57701, 605.355.6804, chamberlinarchitects.com

FACADE REMODEL

57 SHERMAN STREET DEADWOOD, SOUTH DAKOTA

ABBREVIATIONS, NOTES, & SYMBOLS

NO: ISSUED FOR: DATE:



PROJECT STATUS: 50% CDs

DATE: MAY 2024 SHEET NO:

PROJECT NO: 2409 A001



chamberlin

725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.6804

chamberlinarchitects.com

GENERAL DEMOLITION NOTES

1. THE DOCUMENTS SHOW THE OVERALL EXTENT OF DEMOLITION REQUIRED. ALTHOUGH EACH COMPONENT MAY NOT BE SHOWN OR REFERENCED, REMOVE ITEMS CONSISTENT WITH THE NATURE OF DEMOLITION INDICATED.
2. ALL CONDITIONS ARE EXISTING; IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE PROJECT CONDITIONS, RECORD AND REPORT ALL DEVIATIONS TO THE ARCHITECT AS SOON AS POSSIBLE.
3. DO NOT DEMOLISH STRUCTURAL ELEMENTS WITHOUT APPROVAL FROM STRUCTURAL ENGINEER. PROVIDE TEMPORARY SHORING AND BRACING AS NEEDED TO MAINTAIN STRUCTURAL INTEGRITY.
4. REMOVE LOOSE OR CRACKED MATERIAL AT AREAS ADJACENT TO INDICATED DEMOLITION IF DAMAGED BY DEMOLITION OPERATIONS. PATCH AREAS WITH MATCHING MATERIAL AND WORKMANSHIP.
5. ITEMS NOT NOTED FOR DEMOLITION ARE TO BE PROTECTED FROM DAMAGE AND PREPARED TO RECEIVE NEW WORK. SURFACES TO REMAIN THAT ARE DAMAGED DURING THE PERFORMANCE OF REQUIRED DEMOLITION SHALL BE PATCHED AND/OR PAINTED TO MATCH EXISTING TO REMAIN ADJACENT SURFACES UNLESS NOTED OTHERWISE.
6. REMOVE ALL ABANDONED ELECTRICAL PIPING, CONDUIT AND HANGERS FROM THE EXTERIOR OF THE BUILDING UNLESS NOTED OTHERWISE.



1 57 SHERMAN - DEMO ELEVATION
A021 NOT TO SCALE

FACADE REMODEL

57 SHERMAN STREET
DEADWOOD, SOUTH DAKOTA

DEMO PLANS

NO: ISSUED FOR: DATE:



PROJECT STATUS: 50% CDs

DATE: **MAY 2024** SHEET NO:

PROJECT NO: **2409** **A021**



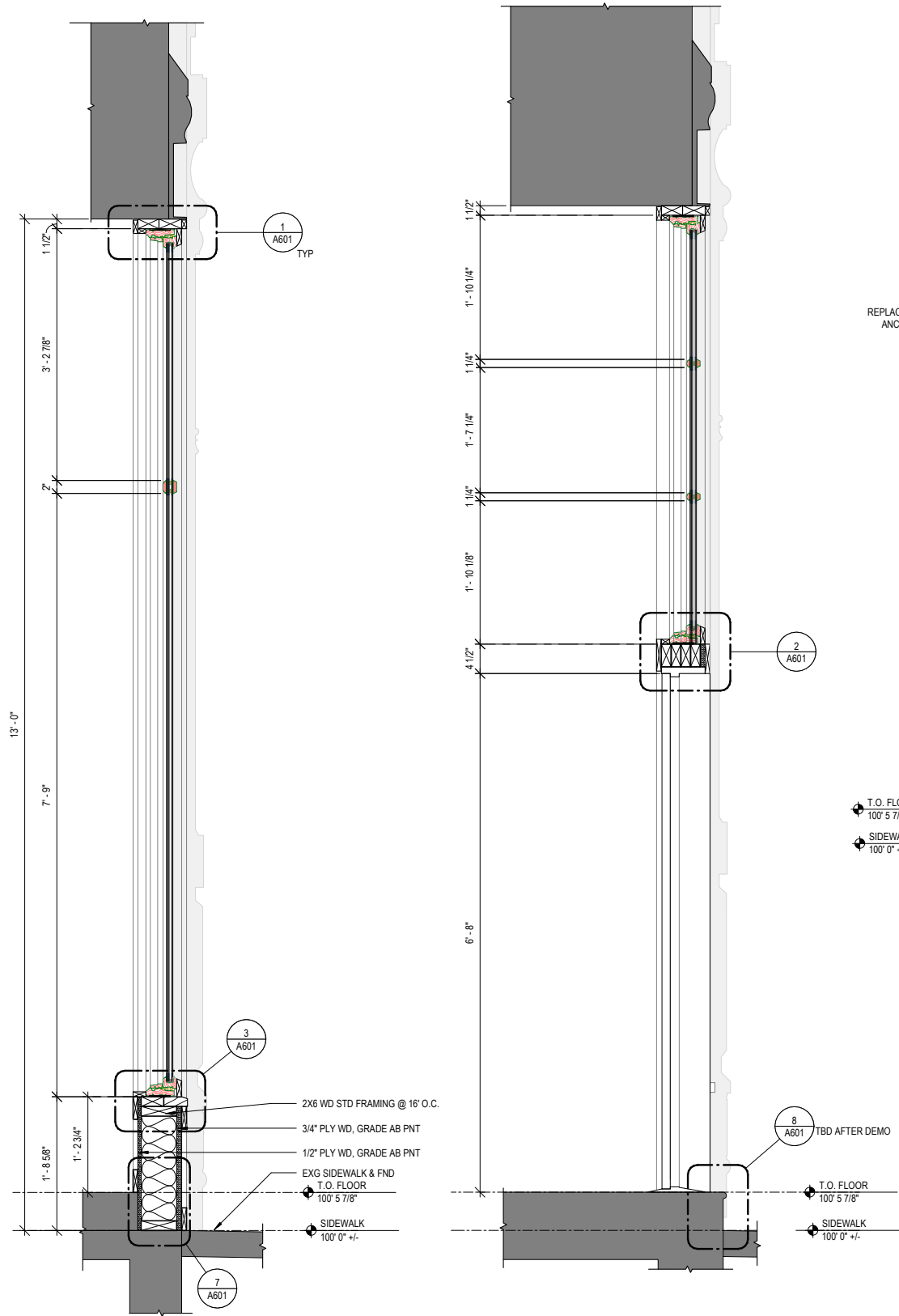
chamberlin

725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.6804

chamberlinarchitects.com

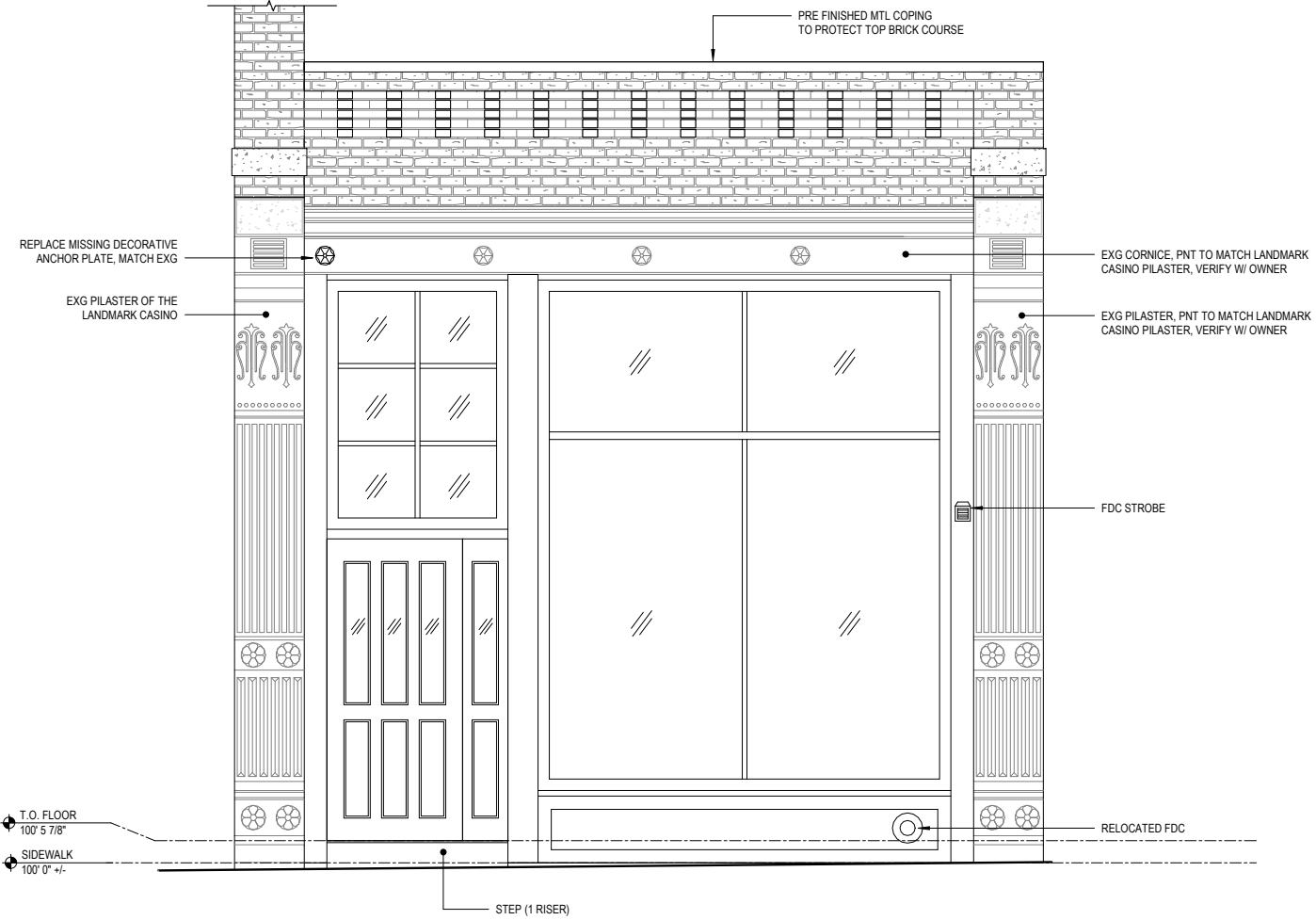
GENERAL NEW CONSTRUCTION NOTES

- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
- ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
- PROVIDE TREATED SOLID WOOD BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
- WHERE EXISTING FINISHES ARE REQUIRED TO BE REMOVED TO INSTALL NEW FINISHES, PATCH AND REPAIR WALL SURFACES TO ACCEPT NEW FINISHES AND CONCEAL ALL TRANSITIONS.
- MAINTAIN RATINGS OF EXISTING WALLS, PATCH AND REPAIR ANY NEW OR EXISTING OPENINGS IN RATED WALLS WITH UL ASSEMBLY APPROVED FOR PENETRATING ITEM AND WALL ASSEMBLY.
- PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
- PLUMBING, HVAC, ELEC DESIGNED BY OTHERS

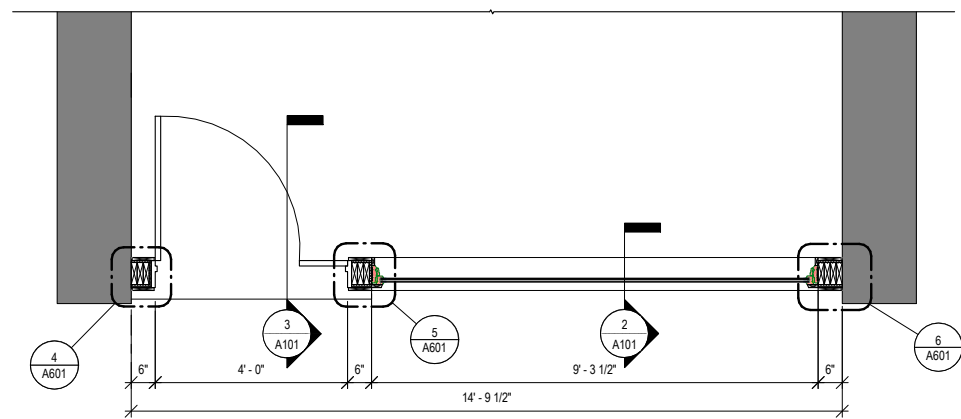


2 WALL SECTION #1
A101

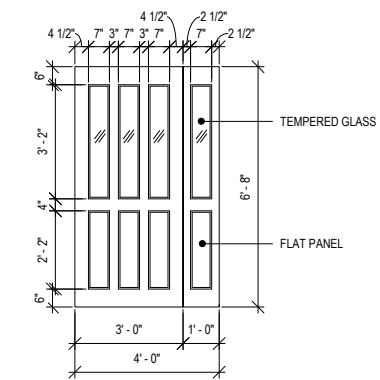
3 WALL SECTION #2
A101



1 57 SHERMAN - ELEVATION
A101



DOOR TYPE



FACADE REMODEL

57 SHERMAN STREET
DEADWOOD, SOUTH DAKOTA

57 SHERMAN
ELEVATION & PLAN

NO: ISSUED FOR: DATE:



PROJECT STATUS: 50% CDs

DATE: MAY 2024 SHEET NO:

PROJECT NO: 2409

A101

25/02/2024 11:43:42 AM



chamberlin

725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.6804
chamberlinarchitects.com

FACADE REMODEL

57 SHERMAN STREET
DEADWOOD, SOUTH DAKOTA

ARCHITECTURAL
DETAILS

NO: ISSUED FOR: DATE:

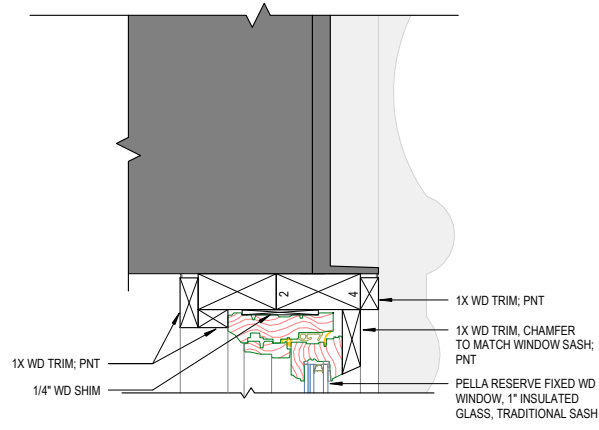


PROJECT STATUS: 50% CDs

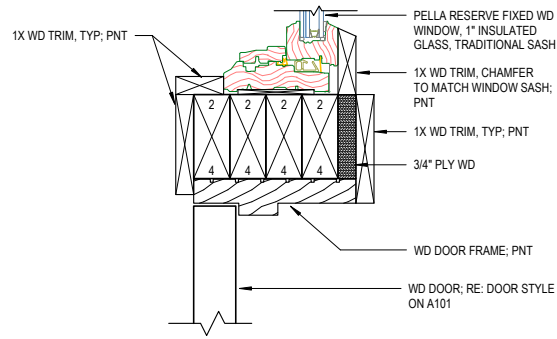
DATE: MAY 2024 SHEET NO:

PROJECT NO: 2409 A601

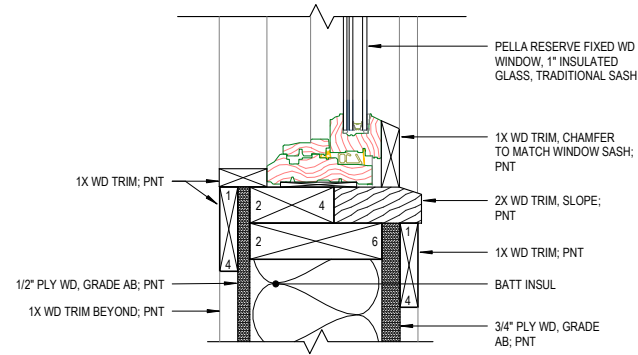
CHAMBERLIN ARCHITECTS



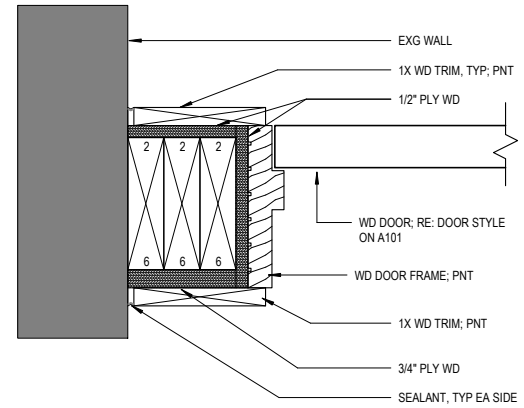
1 WINDOW HEAD TYP
A601 3" = 1'-0" (at full size)



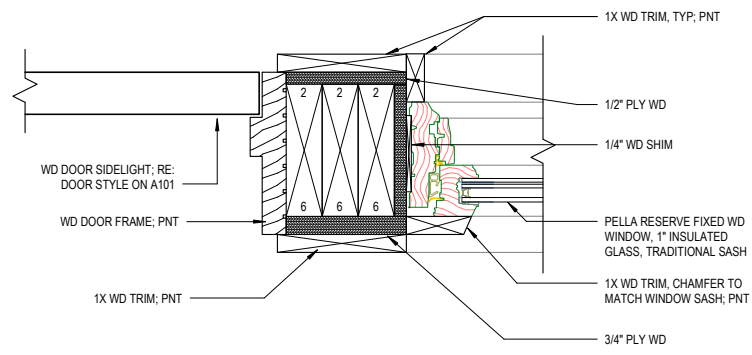
2 DOOR HEAD
A601 3" = 1'-0" (at full size)



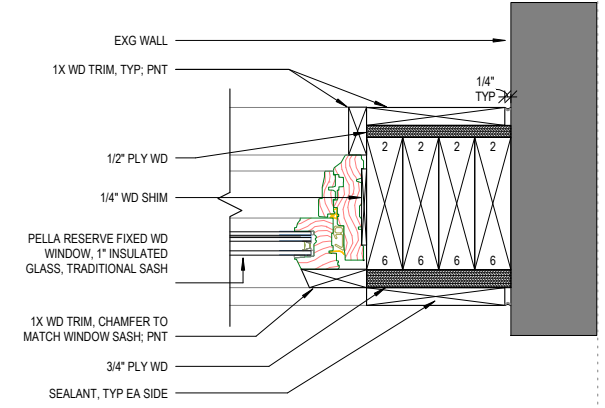
3 WINDOW SILL
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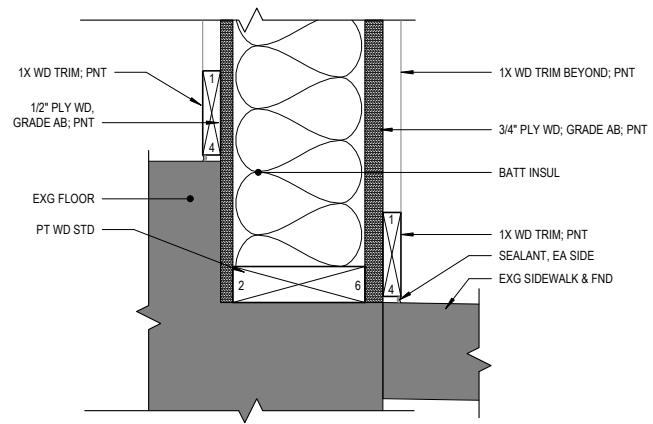
4 DOOR JAM
A601 3" = 1'-0" (at full size)



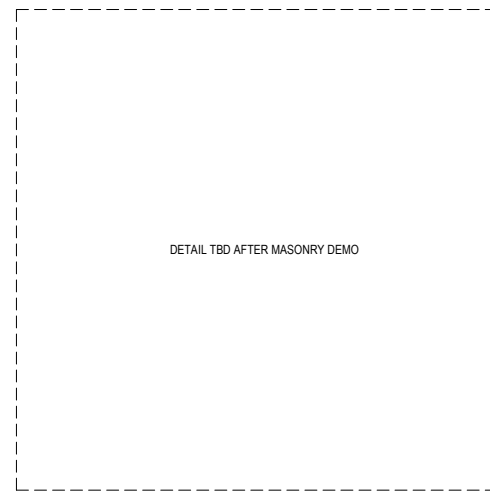
5 WINDOW/DOOR JAM
A601 3" = 1'-0" (at full size)



6 WINDOW JAM
A601 3" = 1'-0" (at full size)

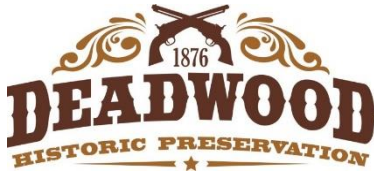


7 WALL BASE
A601 3" = 1'-0" (at full size)



8 ENTRY STEP
A601 NOT TO SCALE

Autodesk Docs://Admin/Block/Building/Revision/Block/CaseStudy/State/Facade Remodel.rvt



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

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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 be 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 Archives Department is requesting permission to hire Samantha Hamann as a fall/winter intern beginning on September 22, 2021. The City 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 the second time you have seen this 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. We did receive comments from the State Historic Preservation Office regarding comments to the pictures I sent of the sample window. Ted Spencer 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 structure would no longer qualify for the Federal tax credit or State 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 moratorium and does not meet the Secretary of Interior Standards, it is staff opinion and up to the commission to determine if they meet the qualification for the Facade Easement. With that said 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. I understand there is a lot of windows and you just can't replace some of them because I think they will not match. Having them all replaced I think will look better. I personally think 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. I 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 I see it as once that building is finished it is going to look incredibly beautiful. I don'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. I personally think it has an adverse effect on 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 window. 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 been ordered. Mr. Burns stated windows have been ordered. 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 not 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 moratorium. Following the Secretary of Interior guidelines they would also not qualify for the facade easement. It is staff's opinion it has an adverse effect on the building. Commissioner Carmody asked how the owner feels about losing all of this stuff. Mr. Burns stated they would rather have the windows replaced and 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 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 I find 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 St., 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 not 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 or 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. Mr. Santochi stated the siding is something we can live with but the deck needs to come down. Mr. Williams stated the porch needs to come down and re-built with a permit back to the standard it was before they tore it down. 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 Archive Report from Mike Runge

We are monitoring the Bona Vista project.

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

a. Monthly staff report from Archives for July and August 2021

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

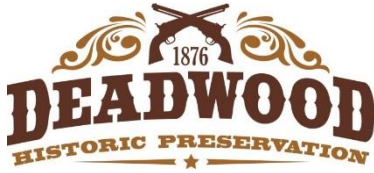
Adjournment

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 Meeting Minutes

Wednesday, August 11, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

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

ABSENT HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Mike Walker, NeighborWorks Director

3. Approval of Minutes

- a. Approval of HPC 7/28/21 Minutes

It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the HPC Minutes of July 28, 2021. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber

- b. Approval of 7/27/21 Budget Workshop Minutes

It was moved by Commissioner Diede and seconded by Commissioner Posey to approve the HPC Special Meeting minutes of July 27, 2021. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber

4. Voucher Approvals

- a. HP Operating Vouchers

It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the HP Operating Vouchers in the amount of \$44,618.09. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber

- b. HP Grant Vouchers 8/11/21

It was moved by Commissioner Posey and seconded by Commissioner Weber to approve the HP Grant Vouchers in the amount of \$11,600.00. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber

- c. HP Revolving Vouchers 8/11/21

It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the HP Revolving Loan Vouchers in the amount of \$12,952.02. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber

5. HP Programs and Revolving Loan Program

- a. Accept Michael Johnson owner of 227 Williams Street into the Vacant Home Program

Mr. Kuchenbecker stated you will see this later on the agenda. This house has been vacant for quite some time. It does meet the criteria for the Vacant Home Program. The program is under the moratorium. We have been accepting those projects that meet the criteria so staff would recommend acceptance. ***It was moved by Commissioner Posey and seconded by Commissioner Diede to accept Michael Johnson into the Vacant Home Program for the property located at 227 Williams Street. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber***

6. Old or General Business

- a. Demolition by Neglect - 824 Main - Hire Contractor to reroof resource

Mr. Kuchenbecker stated this is a resource that has been declared demolition by neglect on upper Main Street. We have tried to track down the owner through a private investigator and have been unsuccessful. We did go through the legal system. The courts are backing us and if we need to stabilize this resource we can. The court order is about a year and a half old. We kind of backed off because of the pandemic not knowing where our budget was going to be. Staff believes it is time to get a roof on the resource. You can see it is in poor shape. Just to shingle the cost estimate is \$10,900.00. If they need to add sheathing, if it has skip sheathing, it will be an additional \$8,900.00 for a total of \$19,890.00. This will be paid out of our grant/loan line item but then would be levied as a lien on the property. If the owner does anything with the property, he would have to pay that lien back. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve hiring contractor to reroof resource at 824 Main Street. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 210126 - Keating Resources - 51 53 55 Sherman St. - Replace Windows

Mr. Kuchenbecker stated this application is for the Adams block. They were accepted into our Facade Program at the last meeting and they are working on the rehabilitation of the resource. The commission has issued a Certificate of Appropriateness for the masonry repairs. They are now in for windows and staff had some concerns with what has been submitted for evidence for the need to replace all the windows. This application was continued from the last meeting until we had an on-site consultation with the State Historic Preservation Office (SHPO) to look at the conditions of the windows. Based on the site visit with staff and SHPO, the existing windows did not appear they were beyond repair and could be restored

and preserved. It was also explained to the applicant that without a detailed analysis, replacing the windows would more than likely jeopardize their current desire for the Federal Tax Credit, the State Property Tax Moratorium and the facade easement which also uses the Secretary of Interior's Standards. These are the standards along with the applicable guidelines in which the Commission should use in our reviews. The State Historic Preservation Office, who would recommend to the National Parks Service, believes that the proposed work could not be certified by the National Parks Service because it didn't meet the the standards. Those standards would be Standards 2, 5 and 6 that are detailed in the staff report. Under the review of standards, it is staff's opinion the proposed replacement of the windows would damage and destroy the historic fabric of the resource and would have an adverse affect on the building and could be adverse to the National Historic Landmark District.

The applicant strongly disagrees with staff and thought the meeting was a waste of time. He believes we should override the National Parks Service in our decision and assist him appeal to the National Parks Service. We told him he would need to complete part 1 and part 2 application and fully detail out why the windows are beyond repair.

There are some checking and limited rot on the windows sills but almost all the sashes are in good shape. We've seen a number of the windows fall out recently. Part of that is, in staff's opinion, it through the rehabilitation project to date they have opened up the building and there's no interior walls thus allowing interior pressures from exterior winds push out the glazing and glass. It is just one big shell now and if you have a window open on this side and a strong gust comes it blows out the window because they have not maintained through deferred maintenance for many years. Again, it is staff's opinion the windows could be restored single plate, re-glazed and retained as it is most appropriate to repair rather than replace according to the standards.

The architect, Brad Burns, was unable to be here. He did provide his input on building exterior windows from the Technical Preservation Services of the National Parks Service and then a more detailed showing how the window replacements are close to the original sashes. The bottom sash is probably the most significant change out of those windows. But again, it is the opinion of the State Historic Preservation Office and the Deadwood Historic Preservation Officer that it does damage and destroy.

Commissioner Carmody asked so what's the next move.

Mr. Kuchenbecker stated it depends on what happens at this meeting. If you approve it, they will order the windows and replace the windows. If you deny it, they have the choice to come back in for a project approval to repair the windows or to appeal it to the court and see if the court believes that the commission's decision was just based on your review of the project based on the Standards along with proper input from State Historic Preservation Office and staff was just.

Chairman Berg stated we can not afford to get in worse shape with the State of South Dakota in this area so I personally think we have to move to deny.

Commissioner Carmody asked what happens if we all say sure, go ahead but it doesn't meet the State's standards.

Mr. Kuchenbecker stated the State has already concurred with my staff report which it damages and destroys the historic material. They would be appealing your decision not the States but they would not be eligible for the State Property Tax Moratorium, the Federal Tax Credits, which at this point the applicant says "I don't care", which is a 20% tax credit worth about \$1,000,000.00 in tax credits. If you look at his savings over 8 years for a property tax moratorium it is probably another \$300,000.00 in savings and then our Facade Easement, I think it would be hard for this body to give him money to do something that did not meet the standards so there's another \$300,000.00.

Commissioner Weber asked "what's his reasoning".

Mr. Kuchenbecker stated this is his email following the meeting. "Good afternoon Kevin and Bonny. I am following up regarding our meeting at subject building on Thursday, August 5th at 11:00 a.m. The meeting was a waste of everyone's time. Heather's suggestion that the 121 year old window frames be re-glazed is asinine and ridiculous. There is no third party lab that will qualify the safety and performance of re-glazed 120 year old window frames with much heavier glass. The recommendation puts people at risk and certainly does nothing to insure the long term vibe of the building. The worst kept secret in the historic rehab world is to abide by the dumb rule required by the National Parks Service to re-glaze windows and then replace windows after the historic tax credit vest in 60 months. I've done it twice and I'm not doing it again. As I said in our meeting to Heather, South Dakota weather is not Washington DC weather were the National Parks Service staff are sitting around making some crazy rules. I was in subject building in February 2021 when it was 40 below and I was in the building 2 weeks ago when less than 5 minutes later when it was 105 degrees. South Dakota temps plus add on wind, ice, hail, extreme wind creates an intense harsh environment. I'm disappointed that the South Dakota SHPO and South Dakota municipalities are not standing up against the National Parks Service. This is one more case how Washington brings its stupidity to the states. The sad part is that the stupidity crosses party lines. The result has been the same regardless of which party is in over my 21 years of dealing with the National Parks Service. Subject building is the largest historic structure in Deadwood per the County Assessor. I'm disappointed that as of this date, I have received no support from SHPO. I've communicated my feelings to the Governor's Office and hopes the Governor puts a new person in charge who will fight for South Dakota. Please take time to read Brad's message below. Pella has done more to preserve buildings in the USA than the National Parks Service and SHPO has or will ever do. Thank you. Gerard.

It was moved by Commission Posey and seconded by Commissioner Santochi 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.

Discussion:

Commissioner Santochi questioned what the plans for the building are and wanted to know if there is a way to make those windows insulated.

Mr. Kuchenbecker stated sports gaming on the lower level. The upper level - he applied for a Historic Convention Liquor License which means he was going to do 30 hotel rooms. He's now changed his mind on that. We've refunded him for the liquor license. At this point we do not have final plans. It has been all over the place. There are some compromises I suggested. One is an Indow window where you put an interior storm on. The second would be to plow out the window sashes and create a greater groove and put a double pane window in the existing frame. There are some options to get a win-win.

Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber. Motion passed unanimously.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 210142 - 171 Charles St. - Pat & Rhonda Mollman - Replace siding, add on outdoor living area and porch, replace doors

Mr. Kuchenbecker stated that Rhonda is here should you have any questions. This is a non-contributing structure located in the Cleveland Planning Unit circa 1977. The applicant is requesting permission to re-side the entire house with LP Smartsiding. Replace the walk-in basement door, front door and back patio doors. Construct an outdoor covered living space and front porch on the front side of the structure. 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. They have some renderings of what that would look like in the attached application. ***It was moved by Commissioner Santochi and seconded by Commissioner Weber based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval for Pat & Rhonda Mollman, 171 Charles to re-side the entire house with LP Smartsiding, replace the walk-in basement door, front door and back patio doors and to construct an outdoor covered living space and front porch on the front side of the structure. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber***

- b. PA 210145 - Michael Johnson - 227 Williams Street - Rehabilitation Project

Mr. Kuchenbecker stated we are excited to have this resource that has been vacant for a number of years rehabbed. It is a contributing structure located in the Forest Hill Planning Unit circa 1890. The center portion is a stone building with 2 lean to additions and one addition that is flat roofed. We've been working with Michael Johnson on this. We've allowed him to remove the sketchy parts of the building which are the wings because of the roof. He's finally submitted an application for project approval which is concerning for the historic integrity of the house. He's

adding 12 feet to the front basically encapsulating the historic resource and rebuilding the wings. The wing on the left side historically was in front of the stone portion of the building. I talked to him briefly yesterday and said there were concerns. You can see his floor plan has a bedroom on each side and a new stairway going to the 2nd floor. To get that stairway in, he's building a whole new addition on the front of it so you wouldn't see any of the historic resource that's left there. I did talk to the state. They did concur with my concerns as proposed it does encroach upon damage and destroy a historic resource. I would like to have this continued to have a site visit with him and take a look at this. He just tore down the two wings this weekend. I drove by there yesterday. You can see the stone coming up there and I think it would be advantageous just for us as a commission to meet with him to explain our concerns and maybe help him through that process rather than deny it as proposed at this time. I would ask the commission to consider continuing this and then we would get a site visit next week with the new owner. ***It was moved to by Commissioner Posey and seconded by Commissioner Weber to continue this project approval until the next meeting. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber***

9. Items from Citizens not on Agenda

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

10. Staff Report

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

Mr. Kuchenbecker reported the Mt. Moriah project is moving forward restoring some of the iron work and fencing going up to the Celebrity Graves of Wild Bill, Calamity Jane and Potato Creek Johnny. Actually have the sidewalk closed today, tomorrow and Friday to allow replacement of an unsafe step at the top of the stairs. It was the best time with visitation. All though it's incredibly busy there its less than normal than non-rally. Retaining walls - we have 1 underway and 2 starting next week. It has been crazy. I spent 2 1/2 hours with the Governor and Lt. Governor when they were here on Monday for the Legend's Ride. It was good facetime so when we go to talk to them in the future we have built that relationship. Robin handed me this from individual Mary Arnold of Pennsylvania sent us this out of her families collection. The very early Deadwood Historic City brochure must be from the late 30's early 40's based on the front photograph. Mt. Moriah's not finished. I think we have one in our archives. If not, that was very nice of that lady there.

11. Committee Reports

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

Commissioner Posey reported the Best Window Display presentation for the 2nd Quarter is going to be across the street at the Deadwood Day Spa next Tuesday, August 17th at 10:30 a.m.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:30 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary

Date: May 17, 2024

Case No. 240073
Address: 874 Main Street

Staff Report

The applicant has submitted an application for Project Approval for work at 874 Main Street, a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Dale or Susan Berg
Owner: BERG, DALE N TRUSTEEBERG, SUSAN R TRUSTEE
Constructed: c 1935

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 construct a second story on a low pitch addition in the back of the house to solve leaks that occur every winter.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: The second story addition over the existing kitchen area does not encroach upon the resource as it is not too visible from the public right-of-way. The additional bedroom gable is visible from the right-of-way; however, is well designed and compatible to the resource.

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.

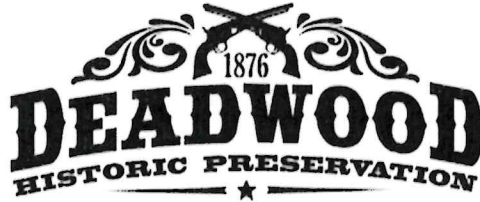
OR

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



Section 8 Item a.

FOR OFFICE
 Case No. PA 240073
 Project Approval
 Certificate of Appropriateness
 Date Received 05/13/24
 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>874 main Street</u>
Historic Name of Property (if known): <u>S/O M.S. 109 AKA Hansons Lot 4 + 5</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>Dale or Susan Berg</u>
Address: <u>874 main</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-381-1855</u> Fax: _____
E-mail: <u>dab@bergjewelers.com</u>

Architect's Name: <u>Diversified Drafting</u>
Address: <u>1720 County School Place</u>
City: <u>Spargardt</u> State: <u>SD</u> Zip: <u>57783</u>
Telephone: <u>605-559-0225</u> Fax: _____
E-mail: _____

Contractor's Name: <u>Luis Terrones</u>
Address: <u>1996 Deer butte rd Whitewood</u>
City: <u>Whitewood</u> State: <u>SD</u> Zip: <u>57793</u>
Telephone: <u>307-388-0464</u> 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 checked="" 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 type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing


FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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

 5/13/24
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.

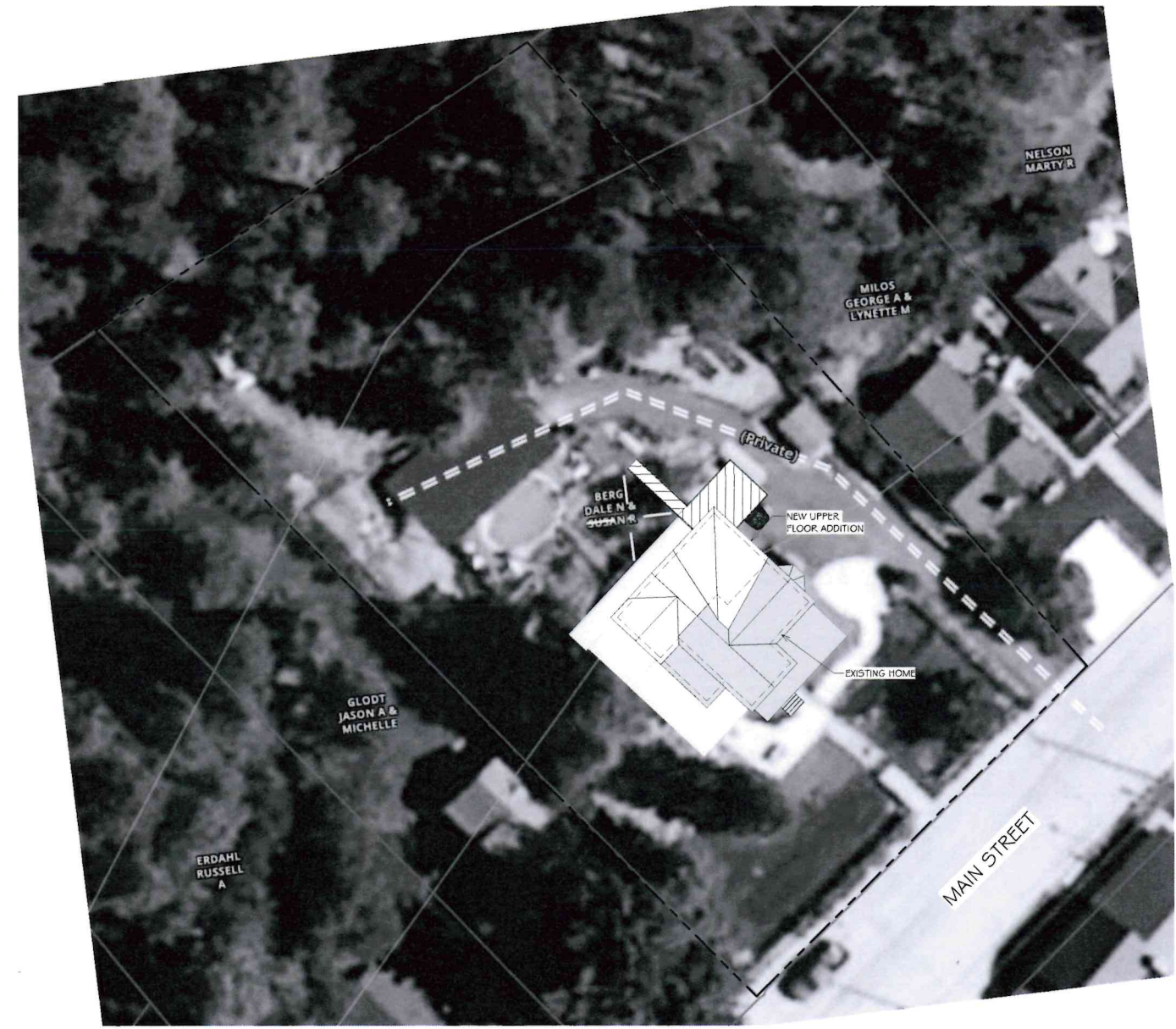
PAINTING, SIDING:

- 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.

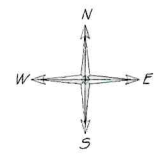
NEW CONSTRUCTION:

- 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.

BERG ADDITION



Property Layout Plan
1" = 20'-0"



NOTE:
CONTRACTOR & OWNER TO
COORDINATE EXACT LOCATION OF
HOUSE ON PROPERTY.

Square Footage	
Addition	677 SF

Sheet Index	
Sheet Number	Sheet Name
1.10	Property Layout Plan
1.20	3D Views
3.10	Floor Plan
3.20	Upper Floor Addition Plan
3.30	Foundation Plan
3.40	Roofing Plan
3.50	Local Plans
6.00	Exterior Sections
6.00	Building Sections
6.20	Stair Sections
6.30	Roof Sections

DIVERSIFIED DRAFTING
1720 Country School Place
Spearfish, South Dakota 57783
Phone: (605) 559-0275
div.draft@gmail.com

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Project Name: **Dale & Susan Berg**
New Addition
874 Main Street
Deadwood, South Dakota

Project Number: 17-24
Date: 5.09.2024
Revised: -
Drawn by: CA

Sheet Title
Property Layout Plan

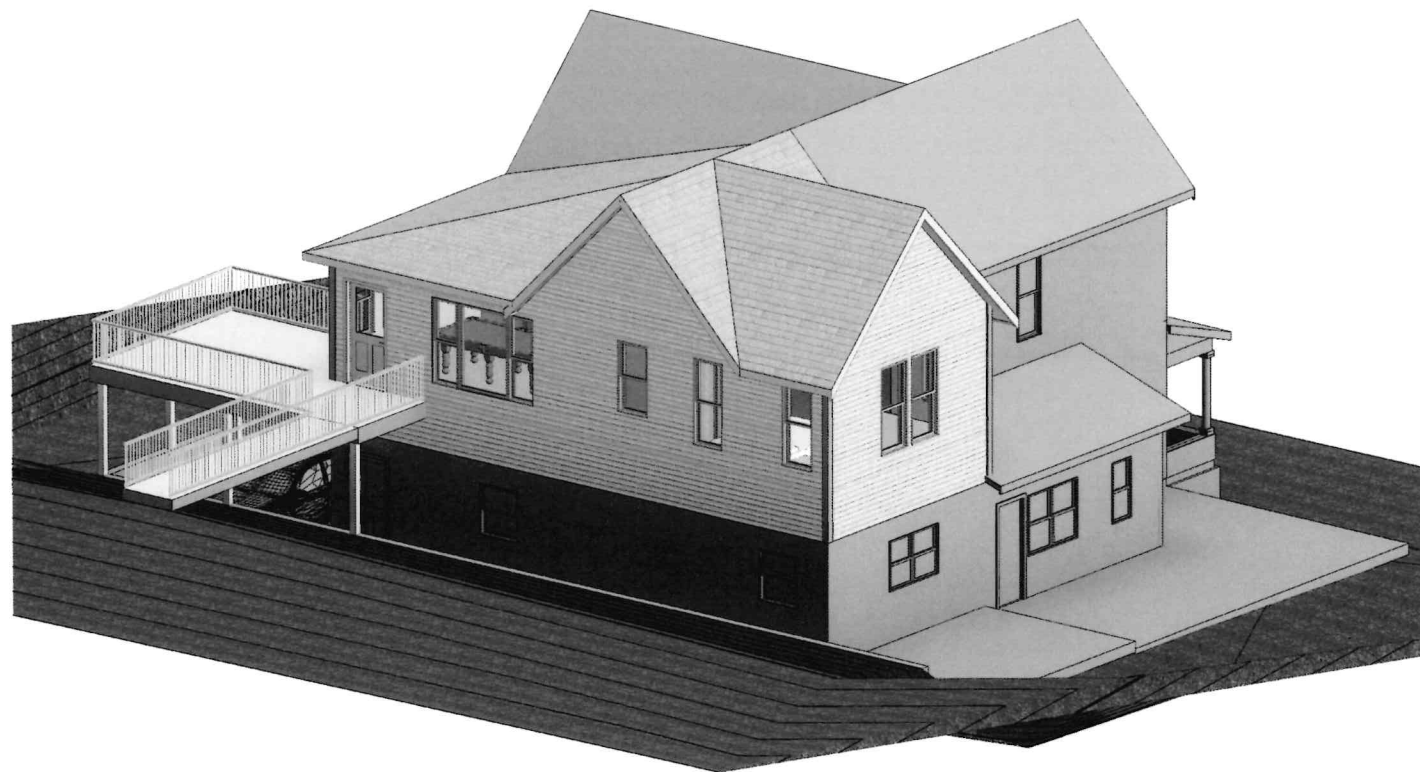
Sheet Number
1.10



3D Southwest



3D Southeast



3D Northwest

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Date: 5.09.2024
Revised: -
Drawn by: CA

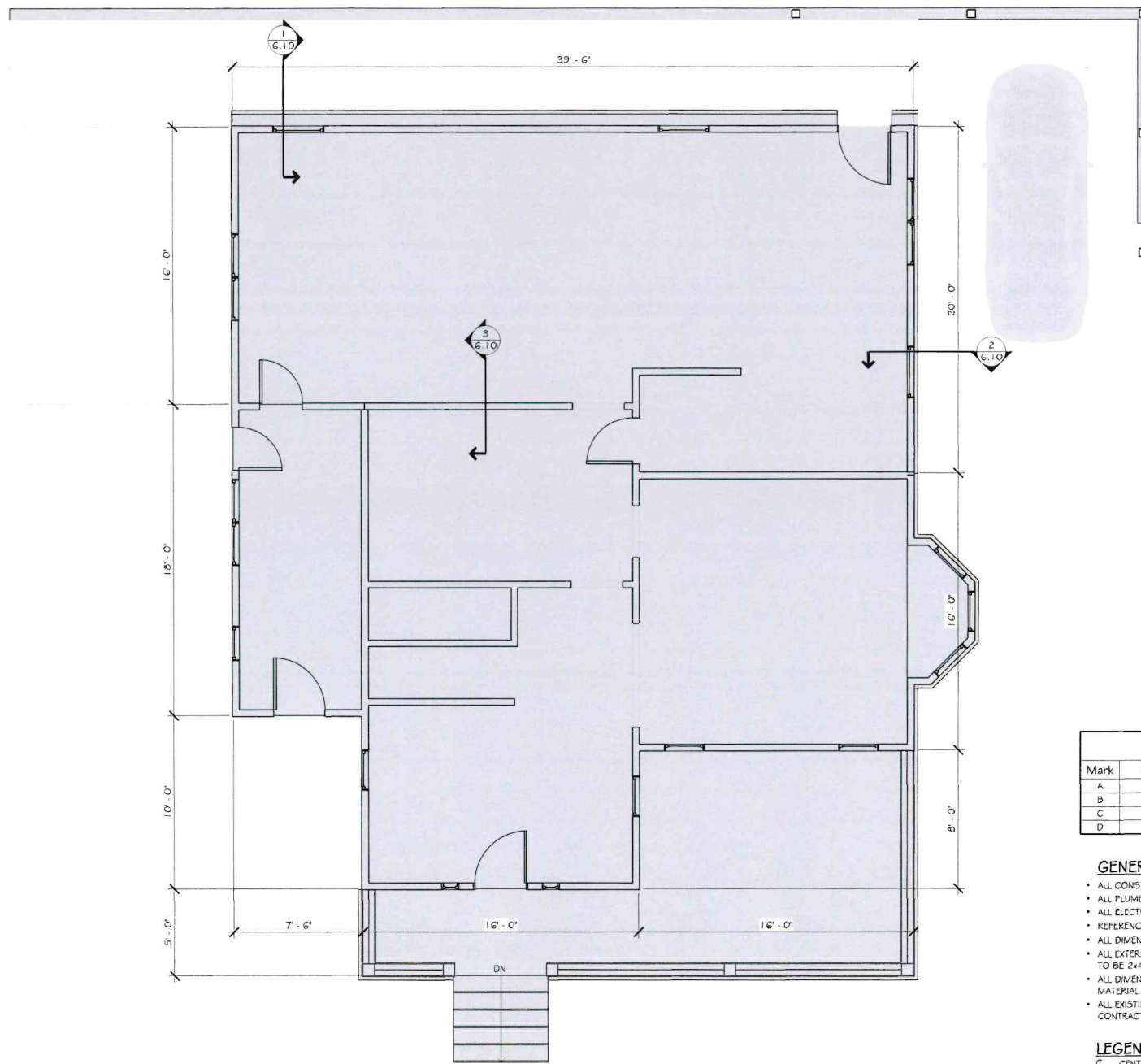
Sheet Title

3D Views

Sheet Number

1.20

Preliminary
Not For
Construction

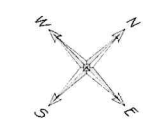


WINDOW SCHEDULE				
Mark	Size (w x h)	Operation	Comments	Count
A	2'-4" x 5'-8"	Double Hung		3
B	2'-8" x 5'-9"	Double Hung	Egress	2
C	2'-4" x 4'-8"	Double Hung		5
D	8'-0" x 5'-8"	DM - Pic - DM		1

- GENERAL NOTES:**
- ALL CONSTRUCTION TO MEET 2021 IRC.
 - ALL PLUMBING TO MEET UNIFORM PLUMBING CODE.
 - ALL ELECTRICAL TO MEET NATIONAL ELECTRICAL CODE.
 - REFERENCE ELEVATION TO BE 100'-0" (TOP OF FLYWOOD @ MAIN FLOOR).
 - ALL DIMENSIONS ARE TO FACE OF CONCRETE OR STUD.
 - ALL EXTERIOR WALLS TO BE 2x4'S @ 16" C.C. - ALL INTERIOR WALLS TO BE 2x4'S @ 16" C.C., UNLESS NOTED / DIMENSIONED OTHERWISE.
 - ALL DIMENSIONAL LUMBER IN CONTACT WITH CONCRETE TO BE TREATED MATERIAL.
 - ALL EXISTING CONDITIONS, DIMENSIONS & ELEVATIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

- LEGEND:**
- C - CENTERLINE DIMENSION
 - CD - CARBON MONOXIDE DETECTOR
 - S - SMOKE DETECTOR
 - F - BATHROOM FAN
 - * - TEMPERED GLASS

Main Floor Plan
 1/4" = 1'-0"
 -Square Footage-
 Addition 677 SF



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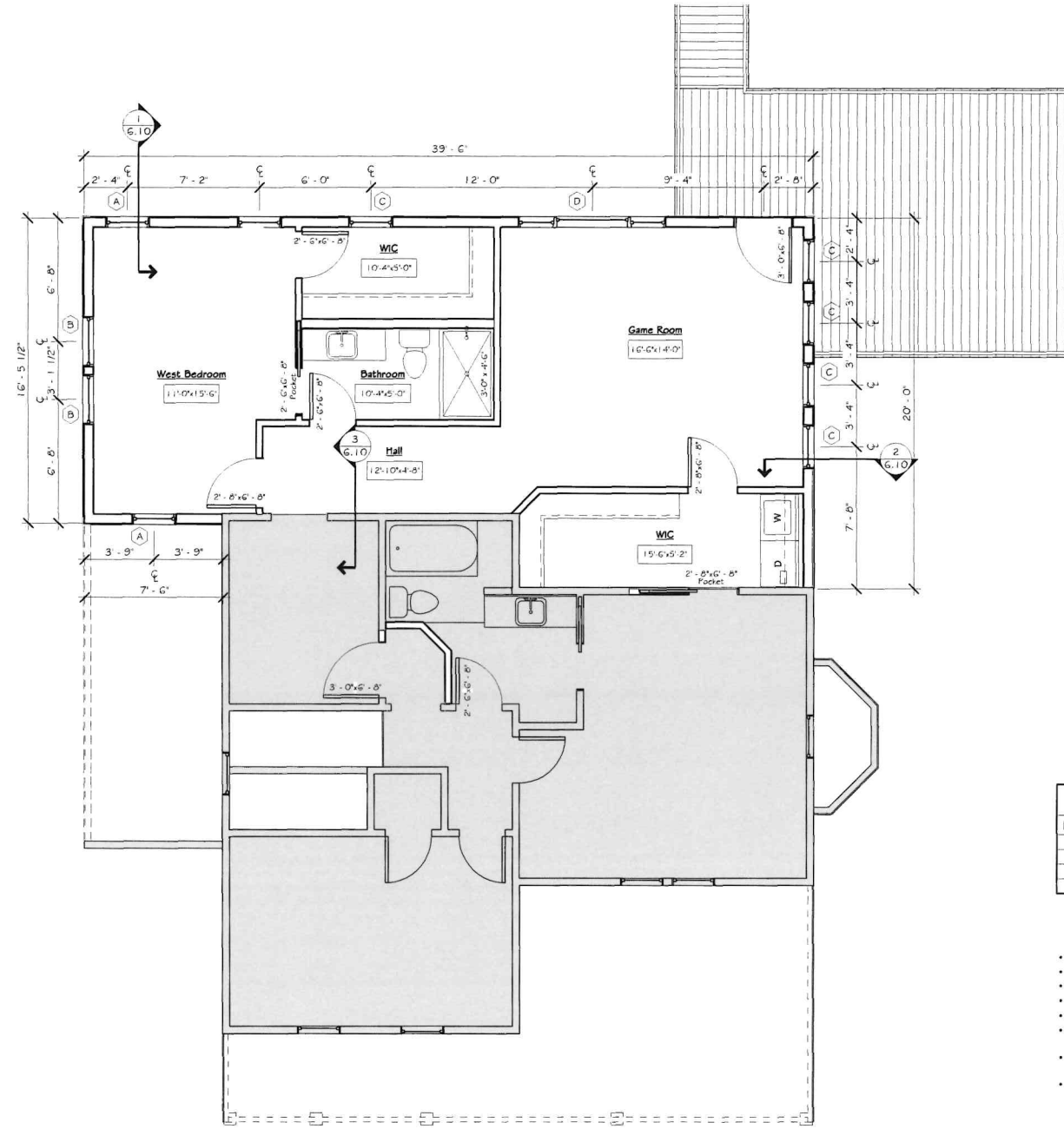
Project Name: **Dale & Susan Berg**
New Addition
 874 Main Street
 Deadwood, South Dakota

Project Number: 17-24
 Date: 5.09.2024
 Revised: -
 Drawn by: CA

Sheet Title
 Main Floor Plan

Sheet Number
 3.10

Preliminary
 Not For
 Construction



Upper Floor Addition Plan
1/4" = 1'-0"

-Square Footage-
Addition 677 SF

WINDOW SCHEDULE				
Mark	Size (w x h)	Operation	Comments	Count
A	2'-4" x 5'-8"	Double Hung		3
B	2'-8" x 5'-9"	Double Hung	Egress	2
C	2'-4" x 4'-8"	Double Hung		5
D	8'-0" x 5'-8"	Dbl - Pic - Dbl		1

GENERAL NOTES:

- ALL CONSTRUCTION TO MEET 2021 IRC.
- ALL PLUMBING TO MEET UNIFORM PLUMBING CODE.
- ALL ELECTRICAL TO MEET NATIONAL ELECTRICAL CODE.
- REFERENCE ELEVATION TO BE 100'-0" (TOP OF PLYWOOD @ MAIN FLOOR).
- ALL DIMENSIONS ARE TO FACE OF CONCRETE OR STUD.
- ALL EXTERIOR WALLS TO BE 2x4S @ 16" C.C. - ALL INTERIOR WALLS TO BE 2x4S @ 16" C.C., UNLESS NOTED / DIMENSIONED OTHERWISE.
- ALL DIMENSIONAL LUMBER IN CONTACT WITH CONCRETE TO BE TREATED MATERIAL.
- ALL EXISTING CONDITIONS, DIMENSIONS & ELEVATIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.

LEGEND:

- ☐ - CENTERLINE DIMENSION
- ☉ - CARBON MONOXIDE DETECTOR
- ⊙ - SMOKE DETECTOR
- ⊞ - BATHROOM FAN
- * - TEMPERED GLASS

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1720 Country School Place
Spearfish, South Dakota 57783
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New Addition
874 Main Street
Deadwood, South Dakota

Project Number: 17-24
Date: 5.09.2024
Revised: -
Drawn by: CA

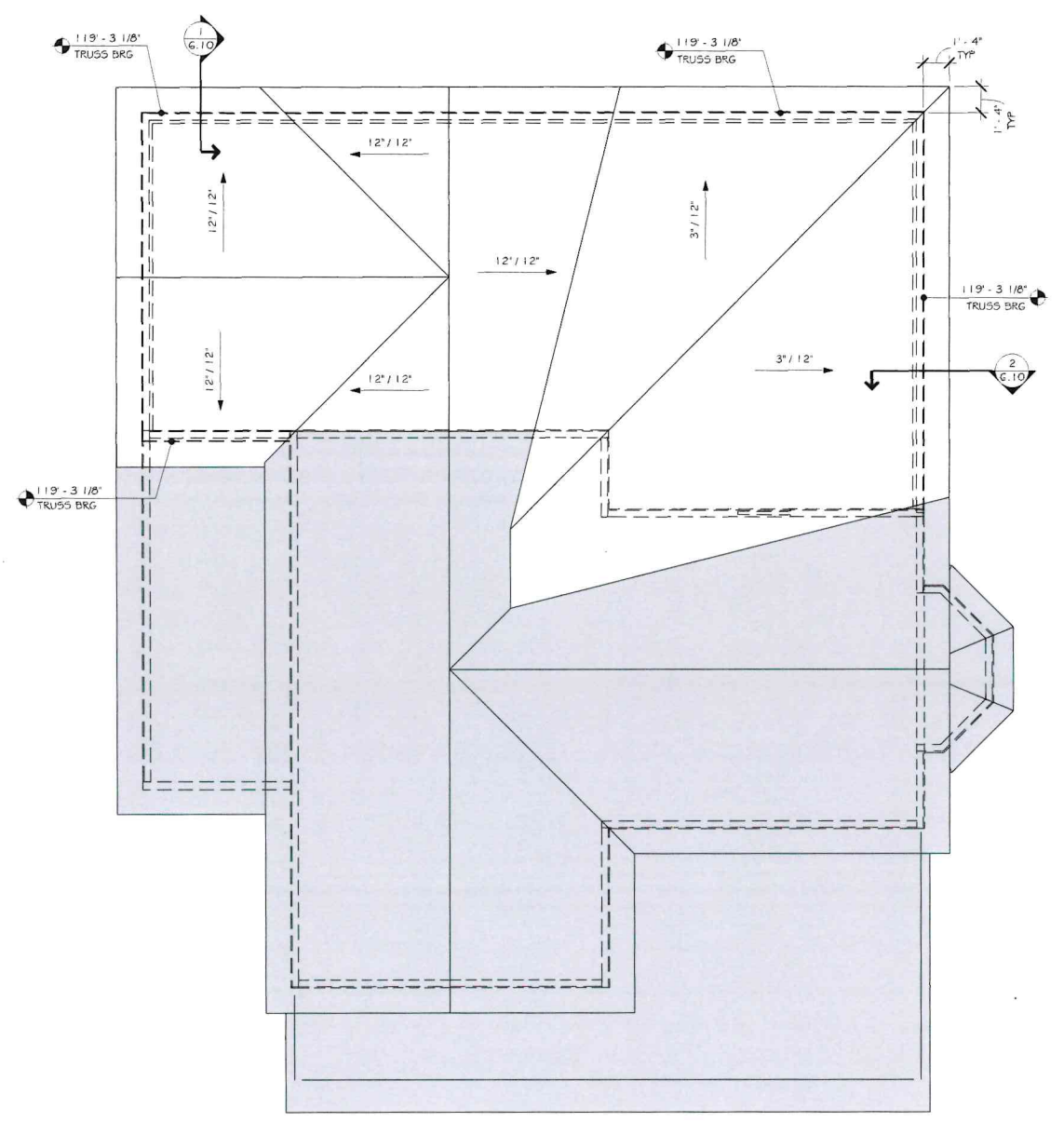
Sheet Title

Upper Floor Addition Plan

Sheet Number

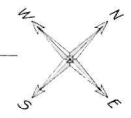
3.20

Preliminary
Not For
Construction



Roof Plan
1/4" = 1'-0"

- ROOF PLAN NOTES:**
- ALL SUPPORT BEAMS, ROOF TRUSSES TO BE DESIGNED AND ENGINEERED BY TRUSS MANUFACTURER. PROFESSIONAL ENGINEER WITH VALID LICENSE IN STATE OF FABRICATION TO BE RESPONSIBLE FOR DESIGN CALCULATIONS & CRITERIA FOR ALL ROOF TRUSSES AND BEAMS
 - PROVIDE GUTTER & DOWNSPOUTS AT ALL EAVES. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM HOUSE



Preliminary
Not For
Construction

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1720 Country School Place
Spearfish, South Dakota 57783
Phone: (605) 559-0275
dlv.draft@gmail.com

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Project Name: **Dale & Susan Berg**
New Addition
874 Main Street
Deadwood, South Dakota

Project Number: 17-24
Date: 5.09.2024
Revised: -
Drawn by: CA

Sheet Title

Roof Plan

Sheet Number

3.50



South Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"

Preliminary
Not For
Construction

DIVERSIFIED DRAFTING
1720 Country School Place
Spearfish, South Dakota 57783
Phone: (605) 559-0275
dlv.draft@gmail.com

Project Name: **Dale & Susan Berg**
New Addition
874 Main Street
Deadwood, South Dakota

Project Number: 17-24
Date: 5.09.2024
Revised: -
Drawn by: CA

Sheet Title

Exterior Elevations

Sheet Number

5.10

Date: May 17, 2024

Case No. 240074
Address: 26 Burnham

Staff Report

The applicant has submitted an application for Project Approval for work at 26 Burnham, a contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Lila Sorenson
Owner: SORENSON, DONALD G & LILA M0
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 building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting to replace siding on original front portion of the structure. The material will be cedar.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

This request is for replacing the siding on the original front portion of the structure. The material will be a matching lap cedar siding to replace deteriorated and cracked siding.

The proposed work and changes does 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 OFFICIAL USE ONLY

Case No. PA240074

Project Approval

Certificate of Appropriateness

Date Received 05/07/24

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>26 Burnham</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Lita Sorenson</u>
Address: <u>26 Burnham</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>722-6181</u> Fax: _____
E-mail: <u>sisorenson@rushmore.com</u>

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

Contractor's Name: <u>Greg McDormick</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: <u>605-631-0152</u> Fax: _____
E-mail: _____

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input checked="" 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"/> 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 siding on original front portion of the structure. Material will be cedar.

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.

Lela Jensen 5/7/24
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.

Date: May 17, 2024

Case No. 240075
Address: 15 Jackson

Staff Report

The applicant has submitted an application for Project Approval for work at 15 Jackson, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Natasha Brown
Owner: BROWN, NATASHA A0
Constructed: c 1941

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 national and state register of historic places. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920's until World War II. Spurred by resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. These "Picturesque Revival" houses could display elements of Tudor, Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to demo existing fence and replace front fence with a 5' cedar wood picket fence and 5' gate. Replace existing backyard fence with cedar wood 6' fence and gate.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The applicant had previously presented the installation of a fence at our April 24, 2024 meeting and was denied. This is a resubmittal of that request. 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.

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HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY
Case No. PA240075
 Project Approval
 Certificate of Appropriateness
Date Received 1/1
Date of Hearing 5/22/24

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: 15 Jackson Street Deadwood, SD 57732
Historic Name of Property (if known): _____

APPLICANT INFORMATION

Applicant is: owner contractor architect consultant other _____

Owner's Name: Natasha Brown
Address: 15 Jackson Street
City: Deadwood State: SD Zip: 57732
Telephone: 480.318.3427 Fax: _____
E-mail: ormistons28@gmail.com

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

Contractor's Name: OJ Glory Contracting
Address: _____
City: _____ State: _____ Zip: _____
Telephone: 605.580.7848 Fax: _____
E-mail: olglorycontracting@gmail.com

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

TYPE OF IMPROVEMENT

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

Updated October 9, 2019

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)					
Project Start Date: <u>05.27.2024</u>		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 checked="" type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Replacement			
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear		
Material <u>Cedar / Treated wood</u> Style/type _____ Dimensions <u>67 linear ft</u>					
<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).

Demo fence. Replace existing front fence with spaced cedar wood fencing (See included picture)
and gate 5ft. Replace existing back fence with cedar wood fencing and gate 6ft.


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)	05.14.2024 _____ 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

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https://rapidcityjournal.com/news/local/stockgrowers-building-receives-historic-designation/article_a2d6bdb4-1149-11ef-a22c-7f1c54db3216.html

[ALERT](#) [FEATURED](#) [TOP STORY](#)

Downtown landmark: Stockgrowers building receives historic designation

Tanya Manus

May 15, 2024



Rosenbaum Signs of Rapid City created the historic neon sign that sits atop the South Dakota Stockgrowers Association building. In 1958, the SDSGA adopted a trademark consisting of a cowboy on a horse. In 1959, Rosenbaum Signs created the sign that's become a landmark in downtown Rapid City. The sign also is featured in the 2020 book "Neon Road Trip" by photographer John Barnes, which chronicles the history of the nation's commercial neon signs.

Tanya Manus

The South Dakota Stockgrowers Association is celebrating a landmark achievement. Its 68-year-old downtown Rapid City building has been nominated to the South Dakota State Register of Historic Places.

The announcement was made during a press conference May 9, when SDSGA executive director Doris Lauing also said the SDSGA has received an Outside of Deadwood Historic Grant to pay for replacing the SDSGA building's roof.

Lauing said the SDSGA applied to have the building placed on the state register of historic places because of the significance of the livestock industry in South Dakota, the SDSGA's role in the livestock industry, and the fact that the SDSGA office is in a historic downtown Rapid City building.

"It's a brick building but it's also the organization, the history of our organization, and the sign that sits on our roof," Lauing said.

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- 2 **Northern Lights returns Saturday night for some after a historic Friday night**
- 3 **Jerry D. Cope**
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“Preserving history and educating others of our long-time and importance of our organization is part of my job. For almost 150 years, the South Dakota Stockgrowers Association has been operating as a membership-based and membership-driven organization working to protect and advocate for agriculture and livestock owners,” Lauing said in a press release.

“It is an honor to be placed on this Historic Register and we are very grateful to receive these funds to preserve the building. This really isn’t about the building, but the organization as a whole. Today, SDSGA continues providing a unified voice for livestock producers confronted with both State and National mandates,” she said.

The South Dakota Stockgrowers Association was officially registered with the state in 1893. Lauing said it’s the largest cattle organization in South Dakota.

“The Stockgrowers have been around long before Rapid City was even formed. We were protecting brands and we have continued on,” Lauing said. “We still today fight for those same rights for those property owners and those brand owners.”



The South Dakota Stockgrowers Association building has been part of downtown Rapid City since it was constructed in the 1950s.

Tanya Manus



Participating in a May 9 presentation of \$10,000 in Outside of Deadwood grant funds to the South Dakota Stockgrowers Association are, from left: Tom Costello, vice president, SDSGA; Chuck Willard, president, SDSGA; Kevin Kuchenbecker, Historic Preservation Officer for the City of Deadwood; Doris Lauing, executive director, SDSGA; and Beverly Posey, chair of the Deadwood Historic Preservation Commission.

Tanya Manus

Lauing said during the press conference that the SDSGA building sits on land that was originally given to the SDSGA by the Rapid City Chamber of Commerce.

Throughout its history, the SDSGA operated out of several locations in Rapid City, including the First National Bank, American National Bank and the Bellamy Building. Lauing said in a press release that around 1955, local banker H.R. Browning transferred a lot downtown to the Rapid City Chamber of Commerce. The Chamber in turn offered SDSGA the lot on St. Joseph Street, valued at \$11,000, with the caveat that the SDSGA construct a building within one year.

The SDSGA planned to build a one-story building with a full basement – until the Chamber asked for a second story to be added that could house its offices. The two-story building was dedicated in August 1956.

The Rapid City Chamber of Commerce rented the second floor of the SDSGA building until about 1974, when the chamber moved its offices to the Rushmore Plaza Civic Center, which is now The Monument. The chamber, Economic Development Partnership and Economic Development Foundation (Ascent Innovation) merged in 2019 to become Elevate Rapid City.

Meanwhile, the basement of the SDSGA building has been the home of the Black Hills Railway Society since 1995. A unique attraction there is a complete train set that replicates the Black Hills' early railway system. The Black Hills Railway Society periodically offers tours to the

public.

According to Duncan Trau, historic preservation restoration specialist with the State Historic Preservation Office, the SDSGA building is significant for its association with agriculture, the state's leading industry.

"The building represents one of the oldest and most influential ag organizations in the state. The building and association represent an important chapter in state history and it remains an iconic landmark in downtown Rapid City," Trau said during the press conference.

The SDSGA anticipates that in June, it will receive confirmation that its building has also been accepted to the National Register of Historic Places. Designation on the National Register honors building sites, structures and objects that are at least 50 years old and possess historic significance.

Also during the press conference, Lauing accepted a check for \$10,000 from the Outside of Deadwood Grant. The funds are available by application and are used to preserve historic locations. The SDSGA building currently still has its original roof, which needs to be replaced.

Since 2002, the Deadwood Historic Preservation Commission has helped promote the preservation and interpretation of historic sites, buildings and properties throughout the state with the Outside of Deadwood Grant program.

The SDSGA is currently raffling a commemorative engraved Henry Repeating Arms Golden Boy rifle to match the \$10,000 grant to cover the cost of a new roof. There are 375 tickets available for \$30 each; tickets can be purchased at SDSGA events.



Doris Lauing, executive director of the South Dakota Stockgrowers Association, holds a plaque that will be hung in the SDSGA offices in honor of the \$10,000 Outside of Deadwood grant that will help fund a new roof for the SDSGA building. The plaque and grant funds were presented to Lauing during a May 9 press conference.

Tanya Manus