

## DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 24, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. **Call meeting to Order**

- a. Roll Call

2. **Approval of Minutes**

- a. June 10, 2020 HPC Regular Meeting

3. **Voucher Approvals**

- a. HP Operating Vouchers
- b. HP Grant Vouchers
- c. Revolving Loan Vouchers

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

- a. Grant Requests – **Exhibit A**
  - i. Ron Underhill – 33 Taylor – Program Applications
- b. Grant Extensions Requests – **Exhibit B**
  - i. James Pontius – 118 Charles – Wood Windows & Doors/Siding
  - ii. Alvin & Sherrilyn Yost – 96 Charles – Wood Windows & Doors
  - iii. Joe & Julie Opheim – 26 Fremont – Foundation
  - iv. Mark & Rose Speirs – 34 Van Buren – Elderly Resident/Wood Windows & Doors
  - v. Todd & Jill Weber – 562 Williams – Foundation/Siding/Wood Windows & Doors
  - vi. Arlete Trewhella – 360 Williams – Elderly
  - vii. Richard Morgan – 2 Dudley – Siding/Windows & Doors/Elderly
  - viii. James Haupt – 37 Washington – Elderly

5. **Old or General Business**

6. **New Matters before the Deadwood Historic District Commission**

7. **New Matters before the Deadwood Historic Preservation Commission**

- a. PA 200129– Trevor Santochi – 10 Van Buren – Build Shed – **Exhibit C**
- b. PA 200116 – Michael Larsen – 51 Lincoln – Remove Garage – **Exhibit D**

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

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

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9. **Staff Report**

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

10. **Committee Reports**

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

11. **Other Business**

12. **Adjournment**

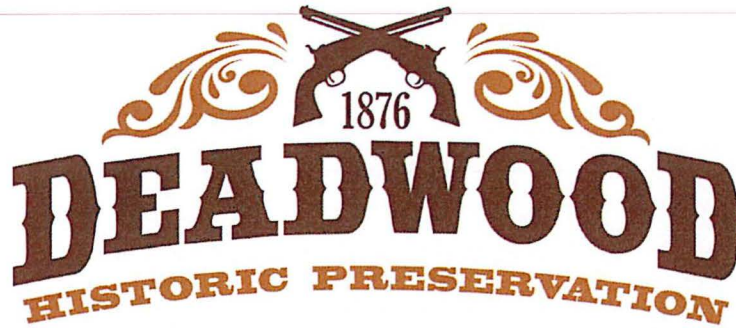
**Note:** *All Applications MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>d</sup> Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.*

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This will be a Public Meeting conducted through an online meeting program called Zoom. To participate, please email [hpadmin@cityofdeadwood.com](mailto:hpadmin@cityofdeadwood.com) to receive instructions on how to attend the HPC web/online meeting.

Please practice the CDC's social distancing recommendations

Please be considerate of others and if you no longer have business activities during the meeting do not feel obligated to remain



## **HISTORIC PRESERVATION COMMISSION MEETING**

**Wednesday, June 10, 2020 – 5:00 p.m. – Public and Public Zoom Meeting**

**PRESENT HISTORIC PRESERVATION COMMISSION:** Dale Berg Beverly Posey, Robin Carmody, Tony Williams, Jill Weber, Trevor Santochi and Leo Diede

**ABSENT:** NA

**PRESENT CITY COMMISSION:** Charlie Struble

**PRESENT STAFF:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, and Bonny Anfinson, Program Coordinator

*All motions passed unanimously unless otherwise stated.*

Due to the COVID-19 pandemic this public meeting was held at city hall and on-line through Zoom and Teleconference methods. There was one request from the general public to participate prior to the meeting as posted.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 10, 2020 at 5:00 p.m.

### **SWEARING IN OF NEW COMMISSIONERS AS MAYORAL APPOINTMENT**

Commissioner Struble swore in the three new commissions: Trevor Santochi, Jill Weber, and Leo Diede for a three year term beginning June 1, 2020 to May 31, 2023.

### **ELECTION OF OFFICERS**

*It was moved by Commissioner Carmody and seconded by Commission Posey to nominate the current officers for the 2020-2021 term. Dale Berg, Chairman, Beverly Posey, Vice Chairman, Robin Carmody, 2<sup>nd</sup> Vice Chairman. Aye – All. Motion carried.*

*It was moved by Ms. Posey and seconded by Mr. Williams to cease nominations and approve the slate of officers. Aye – All. Motion carried.*

### **APPROVAL OF HPC MINUTES:**

*It was moved by Ms. Posey and seconded by Mr. Williams to approve the HPC minutes of Wednesday, May 27, 2020. Aye – All. Motion Carried.*

### **VOUCHER APPROVALS:**

HP Operating Vouchers: *It was moved by Mr. Williams and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$158,417.18. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Williams and seconded by Ms. Posey to approve the HP Grant Vouchers in the amount of \$38,240.86. Aye – All. Motion carried.*

Revolving Loan Vouchers: *It was moved by Ms. Posey and seconded by Mr. Williams to approve the Revolving Loan Account in the amount of \$46,912.83. Aye – All. Motion carried.*

**REVOLVING LOAN FUND AND HISTORIC PRESERVATION PROGRAMS:**

Loan Extension Requests – Exhibit A

Jill and Todd Weber – 562 Williams – Additional Retaining Wall Loan Request  
*It was moved by Ms. Posey and seconded by Ms. Carmody to approve the loan extension requests as presented. Ms. Weber Abstained from the vote. Aye – All. Motion carried.*

**OLD OR GENERAL BUSINESS:**

Outside of Deadwood Grant – Black Hills Mining Museum Funding Amendment Request – Exhibit B

Mr. Kuchenbecker stated the Black Hills Mining Museum currently has an Outside of Deadwood Grant for \$5,000 to purchase archiving materials, improve signage and oral histories. They are requesting permission to eliminate the oral histories in exchange for funds for interior improvements and LED lighting. Mr. Williams directed staff to contact the museum to determine what percentage will be spent on the original grant and what percentage will be for the improvements and LED Lighting and report back to the Commission. *It was moved by Ms. Posey and seconded by Mr. Williams to approve the funding amendment for the Black Hills Mining Museum to eliminate the oral histories and replace with interior improvements and LED Lighting. Aye – All. Motion carried.*

Committee Assignments for Historic Preservation – Exhibit C

The Historic Preservation Commission discussed committees and made recommendations for the 2020-2021 Committees. ***No action required.***

South Dakota Historical Society Deadwood Publication Fund Report – Exhibit D

Mr. Kuchenbecker stated the South Dakota Historical Society Deadwood Publication Fund started with a grant in 2000 to publish books about South Dakota and South Dakota History. Every year they present a report and inform us of the upcoming publication of Deadwood & J.K.P. Miller by Dr. David Wolff. ***No action required.***

Stage Run Neighborhood Block Club update – Exhibit E

Mr. Kuchenbecker stated the Stage Run Block Club has been busy planting shrubs; installing a bench, light post and concrete pad to create a welcoming park like setting. This memo and picture are for informational purposes only. ***No action required.***

**NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION**

COA 200114 – Shirlene Joseph – 771 Main – Replace Garage Door – Exhibit F

Mr. Kuchenbecker stated the applicant is requesting approval to remove the 8' metal garage door and track and replace with a side-by-side wooden door on hinges. The new door will be constructed of yellow pine. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. *It was moved by Mr. Williams and seconded by Ms. Carmody upon*

*all the evidence presented, 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 for the side-by-side wooden garage door at 771 Main Street. Aye - All. Motion carried.*

**NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION**

PA 200115 – Tim Conrad – 53, 54, 56, 58 Dunlap/7 Rodeo—Replace Windows/Siding – Exhibit G

Mr. Kuchenbecker stated the applicant is requesting permission to replace the windows and install new LP Smartside on the apartment buildings located at 53, 54, 56, and 58 Dunlap and 7 Rodeo. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse affect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Williams and seconded by Mr. Posey 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 Tim Conrad at 53, 54, 56, 58 Dunlap and 7 Rodeo. Aye – All. Motion carried.***

PA 200116 – Ken Motzko – 51 Pleasant – Construct Storage Shed – Exhibit H

Mr. Kuchenbecker stated the applicant is requesting permission to construct a 16'x24' storage shed behind the house. It will be built on skids and set on washed gravel. This is a wood structure with pitched roof and wood floor. There will be one window per wall, one 6' roll up door, one 36' entry door. Plans are to use the structure to store a 4-wheeler and wood splitter. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Ms. 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 Ken Motzko at 51 Pleasant to construction a 16'x24' wood storage shed. Aye – All. Motion carried.***

PA 200117 – Trevor Santochi – 10 Van Buren – Install Guard Rail – Exhibit I

Mr. Kuchenbecker stated the applicant is requesting permission to install a decorative guard rail on the existing deck of the second story of the rear porch of the structure to match lower stair rail. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Williams 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 Trevor Santochi, 10 Van Buren to install a guard rail to match the lower stair rail. Trevor Santochi Abstained. Aye – All. Motion carried.***

**ITEMS FROM CITIZENS NOT ON AGENDA**

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**STAFF REPORT** *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker stated the office has been busy with retaining walls. At 30 Adams they have hauled out 100 dump truck loads of soils. The emergency work has been completed. They are to hydro-seed the area and are nearly done with this part of the project. We will be ready to advertise and bid out the lower part of the retaining wall project. Work is ongoing at the wall on 562 Williams and the walls at 56 Taylor and 11 Van Buren will start within a week or so. The walls at 291 Williams and 336 Williams are complete now.

Staff has been attending on-line training for the development of the new City website. It is the intentions to go live in the next 30 to 60 days. Caps and posts for the Urban Trail Program have been ordered. Staff has also had a meeting with McGovern Hill residents to discuss redirecting part of the trail and signage do to unleashed dogs.

Staff has an engineer looking at sewer options for 227 Williams. This is property the Historic Preservation Commission owns. The structure is in peril but believe we can resolve the sewer system. It may have to be a septic system instead of connecting to the City sewer, otherwise HPC may have to spend over \$60,000 to take it down to Spring Street.

There is work once again happening at 3 Shine Street. The owners have hired a contractor. There is a brick wall that has collapsed on the property below this location. This is a minimum maintenance issue and we don't want to get into a demolition by neglect issue.

The Committees will be starting to meet again soon. The Chamber board met yesterday morning. Deadwood Alive and Stagecoach are operating. They are doing shoot outs at Outlaw Square for the time being. The Trolleys will start running at the end of the month and the Recreation Center will open June 15. Finally, staff is working through some fountain issues at Outlaw Square and possible vandalism. The counter top broken for the second time. Someone tried to rock the rocker box too much and broke the handle.

**COMMITTEE REPORTS**

Ms. Posey stated the Design Committee is working on 3<sup>rd</sup> quarter window display. They will be judging in September by the Lions Club. Toni, with the glass blown studio, will be making the traveling trophy. This will be given out every month as a traveling display and the winners receive a framed certificate to keep.

Mr. Williams reported there is a great article about Deadwood in the latest True West Magazine.

Mr. Berg stated he is happy to see everyone in person instead of Zoom.

**OTHER BUSINESS**

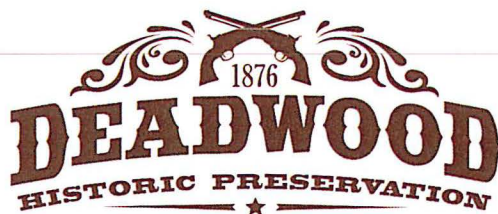
The Historic Preservation Commission Meeting adjourned at 5:42 p.m.

ATTEST:

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Chairman, Historic Preservation Commission  
*Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary*

# EXHIBIT A



## MEMORANDUM

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**Date:** June 19, 2020  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Rhon Underhill, 33 Taylor, Program Applications

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The Historic Preservation Commission approved a Project Approval from Rhon Underhill for work a 33 Taylor Avenue on November 13, 2019. At the time of the application Mr. Underhill was in the process of purchasing the resource and making plans to address the deficiencies of the resource next spring. He also planned to apply for the Historic Preservation programs at that time because he was heading out of the country but staff advised him to wait until he was ready to start the project otherwise he would need an extension prior to even starting the work.

Mr. Underhill has returned to Deadwood and has a contractor lined up to do the work. Unfortunately, due to the program moratorium, Mr. Underhill can not apply for the programs for the project approved on November 13, 2019. As stated in the attached minutes, Mr. Underhill fully intended to apply for the programs at the time of the Project Approval but because he was heading out of the county staff and Mr. Underhill agreed with staff's recommendation that it would be more practical to wait because he would not have to apply for extensions.

This resource has been neglected for many years and has deteriorated drastically over the past few years. Without a date of re-enacting the grant program we are at risk of this property going through yet another year which will add even more deterioration to the structure. The Loan Committee and staff reviewed this issue at their June 16, 2020 meeting and recommend making an exception to the moratorium. The recommendation is to allow the entering of Rhon Underhill into the Foundation, Vacant Home, Siding, Wood Windows and Doors and Revolving Loan Programs for property located on 33 Taylor Avenue based on the Historic Preservation Commission approval granted on November 13, 2019.

**Recommend Motion:** *Move to make an exception to the moratorium and enter Rhon Underhill into the Foundation, Vacant Home, Siding, Wood Windows and Doors and Revolving Loan Programs for property located on 33 Taylor Avenue based on the Historic Preservation Commission approval granted on November 13, 2019.*



Club line items. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission to hire M.S. Mail to print and mail the 2020 Calendars in the amount not to exceed \$2,850 with \$2,500 to come out of the Public Education line item and \$350 to come out of the Neighborhood Block Club line items. Aye - All. Motion carried.***

Acknowledge Payment to SD DOT for decorative light poles on 2016 Highway Project Walnut Street to Whistler Gulch – Exhibit D

Ms. McKeown and Mr. Kuchenbecker informed the Commission during the Highway 85 Construction Project there was much discussion regarding extending the historic lights along Highway 85 which were outside of the original design of the construction project. After much discussion and deliberation during the latter half of 2015 and early 2016 the Historic Preservation Commission and City Commission approved extending the decorative lights from Walnut Street to Whistler Gulch. Original design elements only had cobra head style lighting.

During our annual City audit process it was discovered by the State Auditor that South Dakota Department of Transportation (SD DOT) had not billed the City for the final work on the highway project including these approved decorative lights. The SD DOT finally closed out this project and sent the City of Deadwood the final bill. Total amount due from Historic Preservation is \$596,425.45. Since this is not a budgeted line item in 2019 and there are no funds available in the current budget the finance office along with the auditor is recommending doing a budget supplement adjustment for the prior year. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission to do a budget supplement adjustment for the prior year in the amount of \$596,425.45. Aye - All. Motion carried.***

### **New Matters before the Deadwood Historic District Commission**

**PA 190356 – Rhon Underhill – 33 Taylor Avenue – Exterior Repairs Exhibit E**

Mr. Kuchenbecker stated this building is a contributing resource in the Deadwood National Historic Landmark District. The applicant requests permission to repair roof and install cyanide lids. Replace siding with wood siding, repair/replace windows and install wood storms. Remove porch and reconstruct to look like original. Install new fence. Restore garage on back of building. Repair foundation on south side. Install gutters.

Unfortunately, this historic resource has deteriorated drastically over the past few years. Previous owners have not maintained the property and let it go back to the financial institution. Mr. Underhill is in the process of purchasing the resource and plans to address the deficiencies of the resource next spring. As new owner, he plans to utilize the Historic Preservation programs and rehabilitate the building. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and Ms. Posey based upon all the evidence presented, I find 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. Aye - All. Motion carried.***

**PA 190355 – Daniel Schaaf – 68 Lincoln – Construct New Garage – Exhibit F**

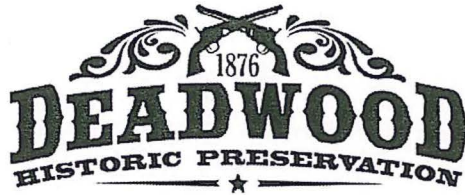
Mr. Kuchenbecker stated due to new construction, this building can not contribute to the Historic Landmark District. Applicant requests permission to add a new 16' x 20' garage to be placed off the northwest corner of the existing structure. Part of the new garage (2 walls) will act as retaining walls. The exterior will match as close as possible to the existing structure. The siding of the garage will be bored and batten with a stone veneer.

Staff has conducted a site visit to review the proposed work. This resource is a non-traditional building constructed in 2011. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and Mr. Williams based upon all the evidence presented, I find 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. Aye - All. Motion carried.***

### **Items from Citizens not on Agenda**

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

Mr. Kuchenbecker stated they are working on the punch list for Outlaw Square. They are moving in furniture and the turf is going in this week. The ice is reportedly in Chicago and will be here next week for installation. Holiday Decorations are being purchased for the Square and the Neighborhood Block Clubs will be contributing funds for the decorations. Starting Monday the History and Information exhibits will be installed. Archeology is taking place at Tin Lizzy. There is concern regarding the ways and means of the project. They are not controlling the run off. They have found a boiler box, 1903 ½ dollar and Chinese coins and an artillery button. The trench is about 5 ½ feet down and they need to widen the trench. They will dig until they have no more artifacts.



# Wood Windows and Doors Application

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

1. Address of Property:

33 Taylor Ave.

2. Applicant/Owner name & mailing address:

Rhon Underhill  
32 Taylor Ave.  
Deadwood, SD

Telephone: 605.644.1928

E-mail rhondaug7@gmail.com

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

\$ 20k

Estimated Total Cost for Entire Project:

\$ 100,000

For Office Use Only:

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date:    /    /    Initials:   

Assessed Valuation \$                     

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

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

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

Applicant's signature: \_\_\_\_\_

Date submitted:    /    /   

Owner's signature: Rhon Underhill

Date submitted: 06/15/20

Please complete Wood Window and Doors Worksheet on page 2 of this application

# Wood Windows and Doors Worksheet

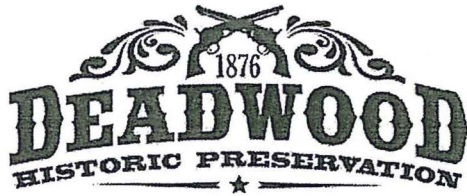
Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary	Repair or Replacement of Other Exterior Wood Door(s)	Replacement Inappropriate of Existing Wood Door(s)
Front View	2	1				
Right Side View	3	1				
Left Side View	2					
Rear View	3					
Total Windows	10	2				
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window.	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows <u>OR</u> qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window.	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 <u>OR</u> for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600.	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door <u>OR</u> for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door.	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair.

**The forgivable loan or grant is available up to \$20,000.00 maximum.**

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



# Foundation Program Application

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

1. Address of Property:

33 Taylor Ave.

2. Applicant's name & mailing address:

Rhon Anderhill  
32 Taylor Ave  
Deadwood, SD

Telephone: 605-541-1928

E-mail rhondaug7@gmail.com

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_-\_\_\_\_

E-mail \_\_\_\_\_

**For Office Use Only:**

Owner Occupied

Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: \_\_\_/\_\_\_/\_\_\_ Initials: \_\_\_\_\_

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

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

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

Applicant's signature: \_\_\_\_\_

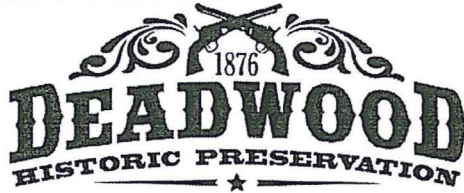
Date submitted: \_\_\_/\_\_\_/\_\_\_

Owner's signature: Rhondaug7@gmail.com

Date submitted: 06/16/20

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



# Siding Program Application

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

1. Address of Property:

33 Taylor Ave

2. Applicant's name & mailing address:

Rhon Underhill  
32 Taylor Ave.  
Deadwood, SD

Telephone: 605-641-1928

E-mail RudawyI@gmail.com

3. Applying for:  Grant or  Loan

Requested Grant or Loan Amount:

\$ 10k

Estimated Total Cost for Entire Project:

\$ 100,000

For Office Use Only:	
<input type="checkbox"/>	Owner Occupied
<input type="checkbox"/>	Non-owner Occupied
Verified through the Lawrence County Office of Equalization	
Date: <u>  </u> / <u>  </u> / <u>  </u>	Initials: <u>  </u>
Assessed Valuation \$ <u>                    </u>	

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

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

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

Applicant's signature: \_\_\_\_\_

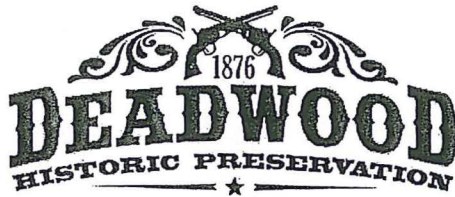
Date submitted:   /  /  

Owner's signature: RZ Underhill

Date submitted: 05/16/20

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



# Residential Revolving Loan Fund Application

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

1. Address of Property:

33 Taylor Ave.

2. Applicant's name & mailing address:

Rhon Underhill  
32 Taylor Ave  
Deadwood, SD

Telephone: 605.641.1928

E-mail RndAng1@gmail.com

3. Applying for:  Life Safety or  Historic Preservation

Requested Loan Amount:

\$ 25k

Estimated Total Cost for Entire Project:

\$ 100,000

For Office Use Only	
<input checked="" type="checkbox"/>	Owner Occupied
<input type="checkbox"/>	Non-owner Occupied
Verified through the Lawrence County Office of Equalization	
Date: <u>  /  /  </u>	Initials: <u>  </u>
Assessed Valuation \$ <u>                    </u>	

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document if exterior work is to be performed.

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

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

Applicant's signature: \_\_\_\_\_

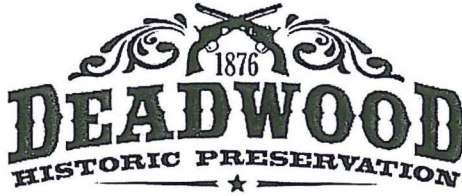
Date submitted:   /  /  

Owner's signature: R Underhill

Date submitted: 06/16/20

Please return the completed application to:

NeighborWorks – Dakota Home Services  
108 Sherman Street  
Deadwood, SD 57732 605-578-1401



# Vacant Home Program Application

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

1. Address of Property:

33 Taylor Ave

3. Requested Grant or Loan Amount:

\$ 10,000

2. Applicant's name & mailing address:

Rhon Underhill  
32 Taylor Ave  
Deadwood, SD

Estimated Total Project Cost for Entire Project:

\$ 100,000

Telephone: (605) 641-1928

For Office Use Only:

E-mail rhodawg1@gmail.com

Assessed Valuation \$ \_\_\_\_\_

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document if exterior work is to be performed.

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

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

Applicant's signature: \_\_\_\_\_

Date submitted:   /  /  

Owner's signature: Rh Underhill

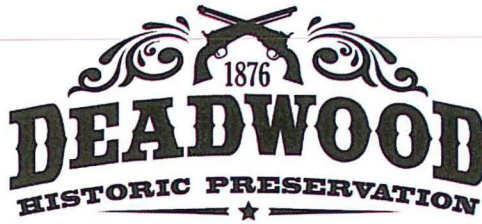
Date submitted: 06/18/20

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

# EXHIBIT B





## MEMORANDUM

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**Date:** June 18, 2019  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Historic Preservation Program Grant Extensions

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The following Historic Preservation Program applicants are requesting an extension of their Grant. Staff's recommendation follows for the extension requests.

- James Pontius ..... 118 Charles ..... Wood Windows & Doors/Siding  
*The grant expires on 06/24/20. The applicant has been doing the work himself so it is taking longer to complete. He has four windows complete with six left to complete. Storm doors have been ordered. Staff recommends extending the grant for an additional six months which will expire 12/24/2020.*
- Alvin & Sherrilyn Yost ..... 96 Charles Street ..... Windows & Doors Program  
*The grant expires on 06/01/20. The applicant currently has a contractor working on the project. Staff recommends extending the grant for an additional three months which will expire 09/01/2020.*
- Joe & Julie Opheim.....26 Fremont ..... Foundation  
*The grant expires on 06/11/20. There is a drainage issue pertaining to the road which is being monitored by the city. As of 6/17/20 he has been given permission by Public Works to begin his project. Staff recommends extending the grant for an additional six months which will expire on 12/11/2020.*
- Mark and Rose Speirs ..... 34 Van Buren .....Elderly Resident/Windows & Doors  
*The grant expires on 06/18/20. The applicant is doing the windows and doors himself. A contractor has been hired to install a new furnace. Staff recommends extending the grant for an additional six months which will expire on 12/18/2020.*
- Todd and Jill Weber ..... 562 Williams ....Foundation/Siding/Windows & Doors  
*The grant expires on 06/19/20. Work can not begin until the retaining wall has been completed which will be done this month. The applicant will then start with foundation work. Staff recommends extending the grant for an additional six months which will expire on 12/19/2020.*

- 
- Arlete Trewhella .....360 Williams .....Elderly  
*The grant expires on 06/11/20. The applicant is rewiring the house due to major electrical issues. The contractor started work the week of 6/15/20. Staff recommends extending the grant for an additional three months which will expire on 09/11/2020.*
  - Richard Morgan .....2 Dudley .....Siding/Windows & Doors/Elderly  
*The grants expire on 06/03/20. The applicant has a contractor who is half way through the project. Staff recommends extending the grant for an additional three months which will expire on 09/03/2020.*
  - James Haupt .....37 Washington .....Elderly  
*The grant expires on 06/03/20. The applicant has installed the furnace and is hoping to use the remaining funds for possible retaining wall repairs. Staff recommends extending the grant for an additional three months which will expire on 09/03/2020.*

# EXHIBIT C

Date: June 17, 2020

Case No. 200129  
Address: 10 Van Buren Ave

### Staff Report

The applicant has submitted an application for Project Approval for work at 10 Van Buren Ave, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Trevor Santochi  
Owner: SANTOCHI, TREVOR DAWSON TRUSTEE AKA SANTOCHI, TREVOR D ETAL  
Constructed: 1896

#### 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:**

Applicant requests permission to build a 6 foot by 8 foot shed in the backyard of the property to store lawnmower and gardening supplies. Shed will be sided with a 5" reveal wood siding and painted to match the existing house. Shed will be located on skids set on concrete slab. Shed will not be visible from front or rear of property and will be located along the wall of the existing Trucano building.

Attachments: Yes

Plans: Yes

Photos: Yes

##### Staff Opinion:

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

[imagerepeater]

**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

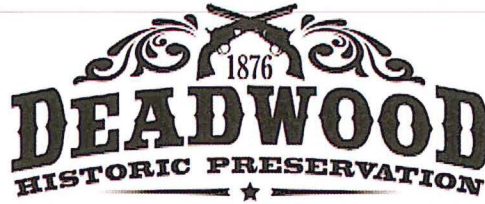
OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	200129
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/15/2020
Date of Hearing	6/24/2020

## 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: 10 Van Buren Street
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>Trevor Santochi</u>
Address: <u>10 Van Buren Street</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>714 287 5769</u> Fax: _____
E-mail: <u>tsantochi@aol.com</u>

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

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

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

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>	
Project Start Date: <u>July</u> _____	Project Completion Date (anticipated): <u>August</u> _____
<input type="checkbox"/> <b>ALTERATION</b>	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> <b>ADDITION</b>	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input checked="" type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input type="checkbox"/> Residential <input type="checkbox"/> Other <u>6 foot by 8 foot garden shed</u>
<input type="checkbox"/> <b>ROOF</b>	<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"/> <b>GARAGE</b>	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> <b>FENCE/GATE</b>	<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"/> <b>WINDOWS</b> <input type="checkbox"/> <b>STORM WINDOWS</b> <input type="checkbox"/> <b>DOORS</b> <input type="checkbox"/> <b>STORM DOORS</b>	<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"/> <b>PORCH/DECK</b>	<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"/> <b>SIGN/AWNING</b>	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> <b>OTHER</b> – 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).

6 foot by 8 foot garden shed located in back yard of property. Shed will NOT be visible from front or rear of the property.  
ie Van Buren or Sherman Street. Or from any other street. Shed will be sided with 5" reveal wood siding and painted  
to match the existing house. Shed will be located on skids set on concrete slab. Shed will be used to store lawn mower  
and gardening supplies. Shed will be located along the wall of the existing Trucano building as shown in plane view map.

**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.

 6/15/2020

\_\_\_\_\_  
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 1<sup>st</sup> or 3<sup>rd</sup> 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:

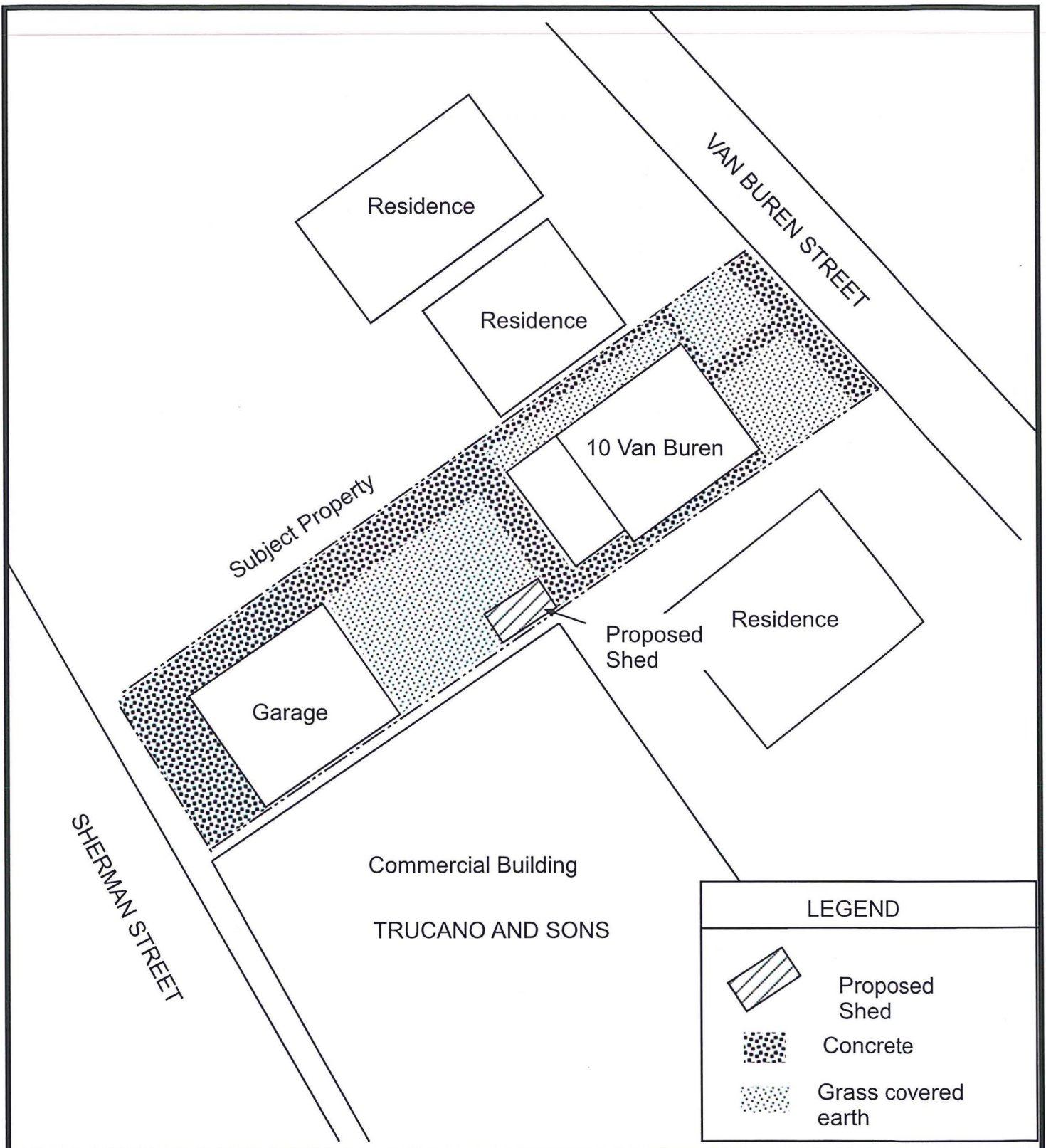
- Written description of area involved.
- Color photographs or slides of areas involved and surrounding structures if applicable.
- Sample or photo of materials involved.

### 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:

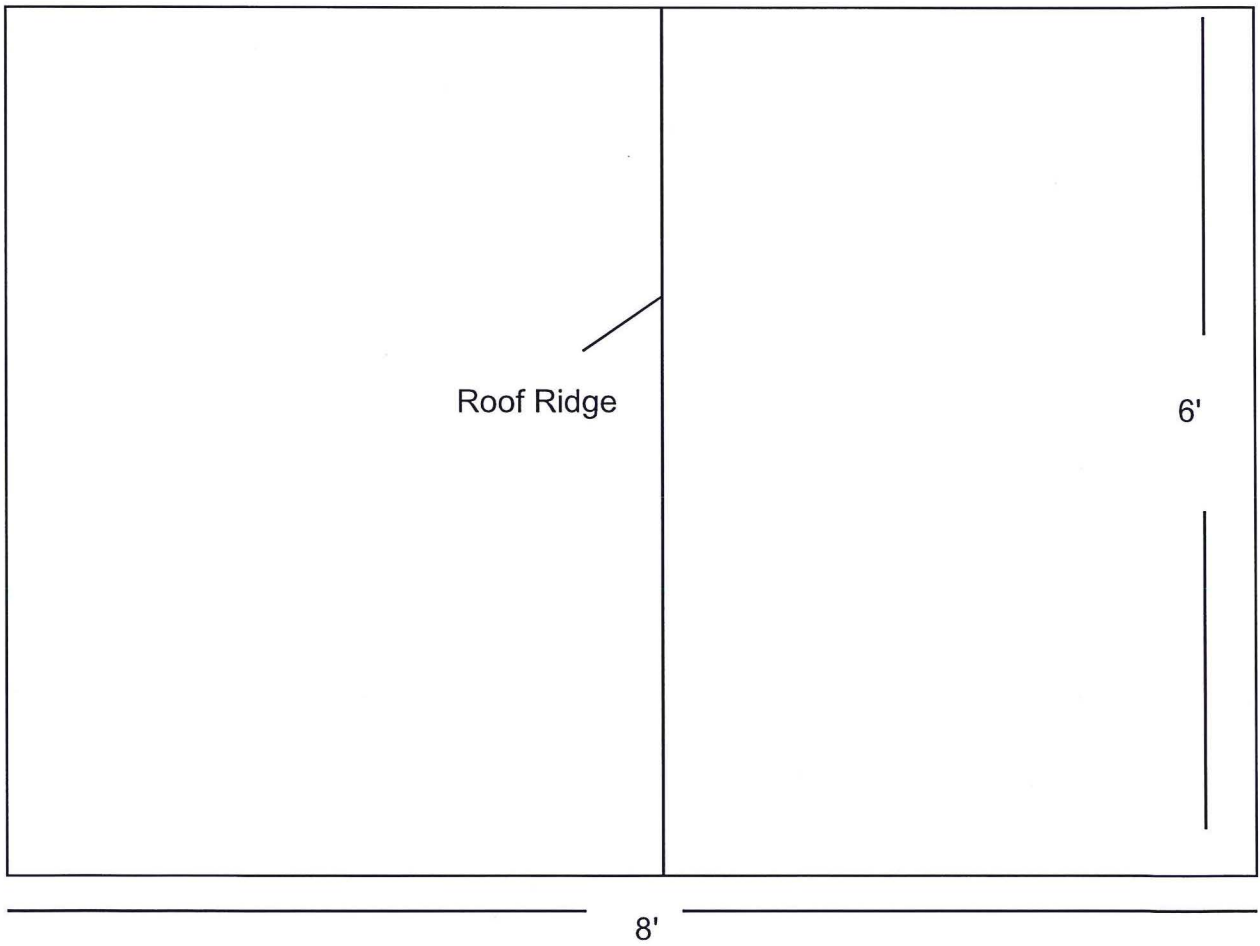
- Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- Photograph of proposed site and adjacent buildings on adjoining properties.
- Site plan including building footprint and location of off-street parking 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.

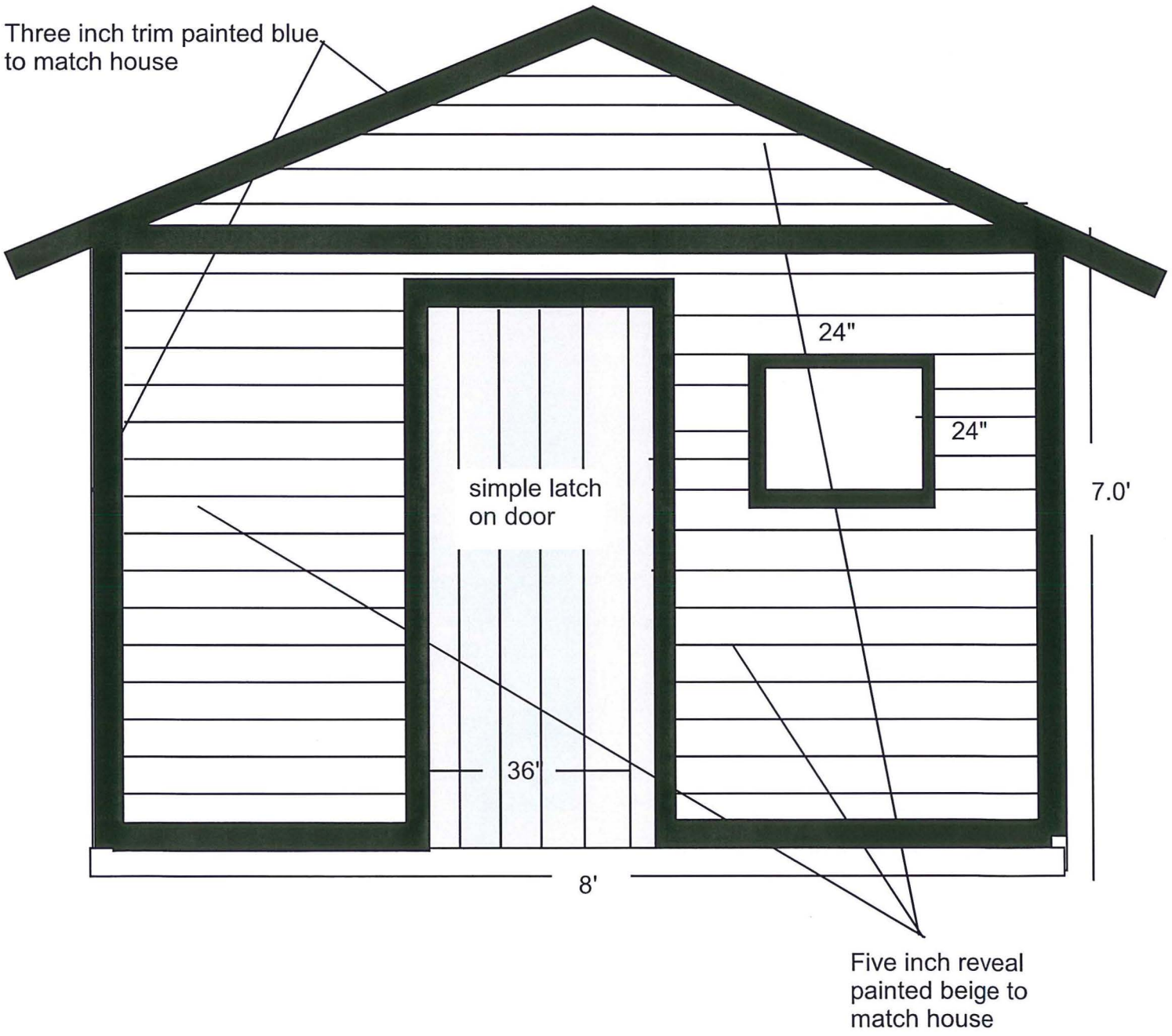


# PROPOSED GARDEN SHED

Not to scale







Garden Shed 8 foot profile



**FRONT OF 10 VAN BUREN FROM VAN BUREN STREET**



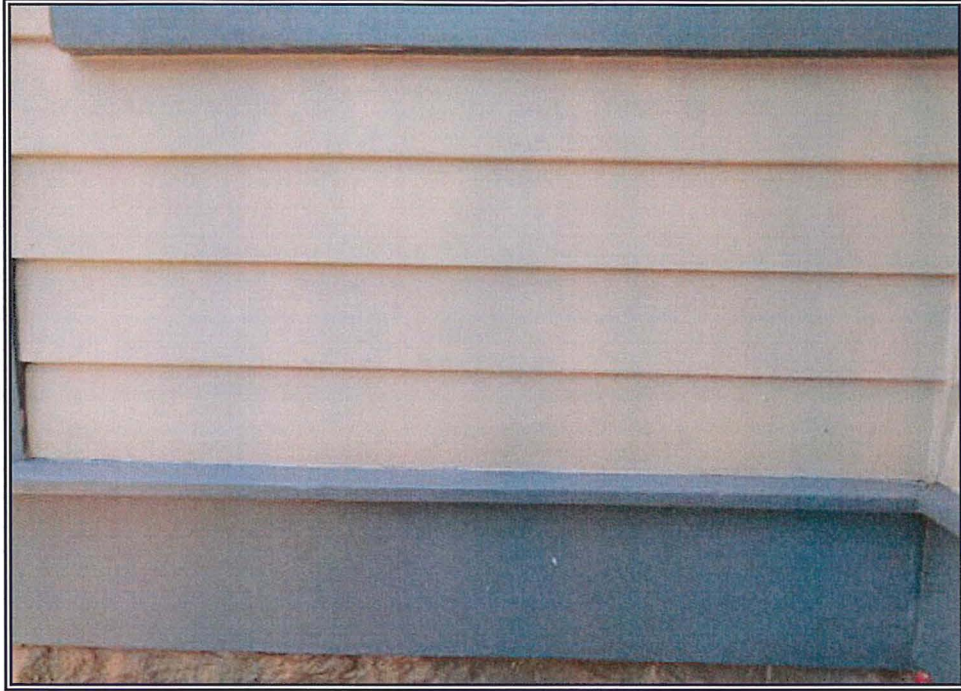
**REAR OF 10 VAN BUREN FROM SHERMAN STREET**



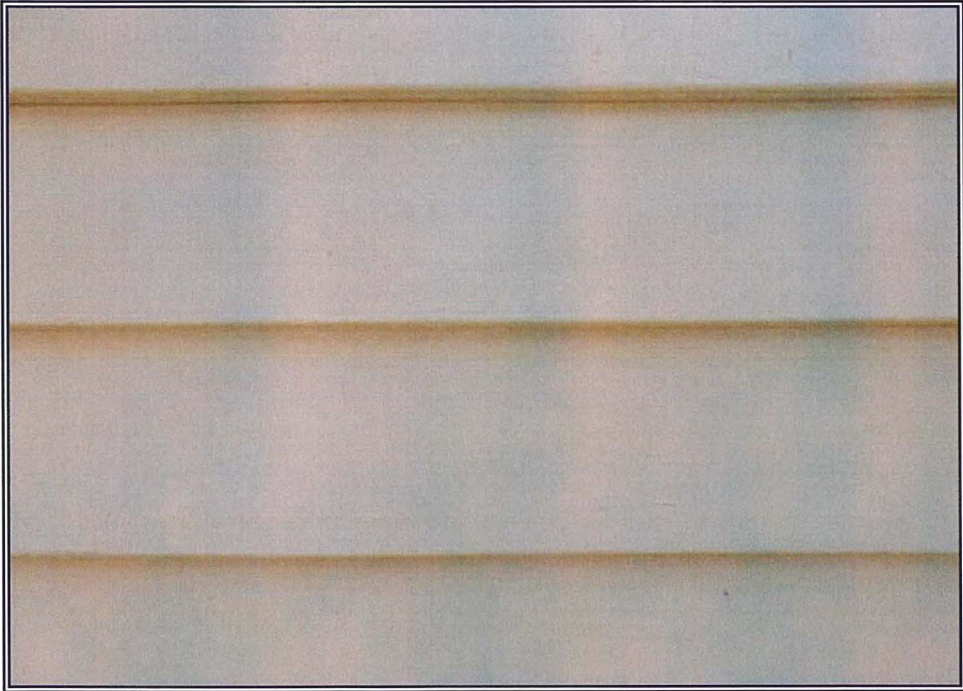
**REAR OF 10 VAN BUREN HOUSE FROM REAR YARD**



**PROPOSED LOCATION OF SHED IN REAR YARD IN LOCATION OF WIRE KENNEL**



**BLUE GRAY AND BEIGE COLOR ON EXISTING HOUSE TO BE USED ON SHED**



**BEIGE FIVE INCH REVEAL SIDING TO BE USED ON GARDEN SHED**

# EXHIBIT D



Date: June 18, 2020

Case No. 200130  
Address: 51 Lincoln Ave

### Staff Report

The applicant has submitted an application for Project Approval for work at 51 Lincoln Ave, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Michael Larsen  
Owner: LARSEN, MICHAEL CHAD  
Constructed: circa 1905

#### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

##### General Factors:

**1. Historic significance of the resource:**

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:**

Applicant requests permission to take down existing garage/shop structure which has rotting wood and materials and make area part of backyard.

**Attachments: Yes**

**Plans: No**

**Photos: Yes**

##### Staff Opinion:

This structure is the upper portion of the series of structures consisting of garage and shop. Prior to demolition staff would measure and photographically document the structure. The survey does not specifically determine the age of structure. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

[imagerepeater]

**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.

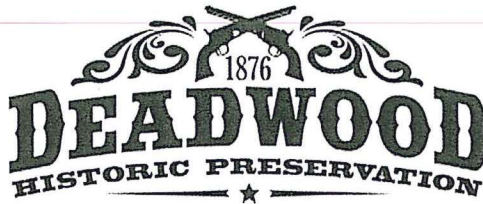
OR

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



<b>FOR OFFICE USE ONLY</b>	
Case No.	200130
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	6/6/2020
Date of Hearing	6/24/2020

## 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>51 Lincoln Ave.</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>Michael Larsen</u>
Address: <u>51 Lincoln Ave.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>(605) 920-9924</u> Fax: _____
E-mail: <u>chad122071@gmail.com</u>

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

Contractor's Name: <u>N/A</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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

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

<b>ACTIVITY:</b> (CHECK AS APPLICABLE)				
Project Start Date: <u>July 2020</u>		Project Completion Date (anticipated): <u>September 2020</u>		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS		<input type="checkbox"/> DOORS	
	<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement	
<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"/> 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).

Existing garage/shop ~~area~~ has rotting wood and  
materials. Want to take down structure and make area  
part of back yard.

**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.

Michael Carl Luvu      6-6-20  
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 1<sup>st</sup> or 3<sup>rd</sup> 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.

ARCHITECTURAL EVALUATION/ANCILLARY STRUCTURES

Site No. LA-DW -DW-IN-00061

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Bldg#	Date	C/NC	Function	Photo#	Construction Method	Height
2	c.1930	C	garage	14	wood-framed	1

Individual Element Cond.

Overall Condition	G	Foundation: Materials-	concrete			G
		Walls: Cladding-	stucco			G
Windows: Type & Glazing Pattern-			none			
Doors: Type & Glazing Pattern-			paired, wood garage doors (3)			G
Roof: Form & Materials-			shed: asphalt shingles			G
Chimney/Vent: Material & Location-			none			

Significant Exterior Details

structure was built in two parts; right part has areas of clapboard and Insul-Brick siding

Significant Interior Details

left part has dirt floor

Alterations & Dates

right part of garage has been remodeled to serve as a den.

Change in Use no additional changes

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