

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: 849 Main Street

Historic Name of Property (if known): \_\_\_\_\_

### APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other \_\_\_\_\_

Owner's Name: Irene and Monica Gibbs  
Address: 850 Main Street  
City: Deadwood State: SD Zip: 57732  
Telephone: 502 767 3914 Fax: \_\_\_\_\_  
E-mail: linje4@gmail.com

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

Contractor's Name: Self  
Address: 850 Main  
City: Deadwood State: SD Zip: 57732  
Telephone: (502) 767-3914 Fax: \_\_\_\_\_  
E-mail: Linje4@gmail.com

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

### TYPE OF IMPROVEMENT

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



<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>6/2021</u>		Project Completion Date (anticipated): <u>10/2021</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 type="checkbox"/> <b>NEW CONSTRUCTION</b>	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<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 checked="" 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 checked="" 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 checked="" 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 <span style="float: right; font-family: cursive;">x stairs</span>			
<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).

Please see attached document  
and two photos for reference



## 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.

Monica Gub 10/6/2021  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

## APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 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.



To: Historic Preservation

We recently had a project approved through Historic Preservation for a home we purchased at 849 Main Street. After the approval, we immediately started working on this home by ourselves, a family member, and a friend. My husband had a 10 week training regimen that would take us away from Deadwood until October. We wanted to complete this before the snow started falling.

We had done extensive restoration and renovations (including an added garage structure) on our home at 850 Main Street in which much of the restoration was financially covered by Historic Preservation, to which we are beyond thankful, and it was completed by licensed contractors. 850 Main Street seemed like a huge project in our eyes with a lot of historic intricate detail and it was helpful having HP guidance. Since we were completing the renovations ourselves at 849 Main Street, both physically and financially, and weren't adding any structures, we did not realize we had to have ALL details approved after the project approval. This didn't seem a historic intricate home with historic features in which we would need that type of guidance and did not realize it was required.

The approval letter was inadvertently sent to the wrong address and was returned to the HP office. I received a phone call that our project was approved. I never did receive the project approval letter detailing what the steps were after approval. I never thought another thing about it.

Although new siding was approved, it was brought to our attention that the siding wasn't correct, the steps weren't correct, and the door needed to be approved.

I was on an extremely tight budget with this project, and unfortunately, we discovered that the original siding was beyond repair, much of it broken and pitted over the years. We replaced it with siding that I painted.

The front stairs were built into the window from the previous owner (see attached photos, 2). It was an awkward step and extremely small. This wasn't an immaculately built historic home, but I wanted to make it as cute and functional as possible, all while not changing the structural integrity. We made the choice to take the stairs to the outer side of the window and make the top platform wide enough for 2 chairs. This home is 640 square feet, very-very small. My mother is going to live here, therefore we were thinking it added a little more living space and it has a beautiful mountain view to watch the deer and turkeys across the street.

The door that was on the home had a broken window and several cracks. When it was windy and rainy, there was water inside by the door as well as a lot of cold air in the winter. We replaced this with an energy efficient door that has a bungalow style. If the look doesn't seem appropriate, we will be more than happy to place a wood Copa glass/screen door that you will observe from the street.

As I mentioned, I had/have a very limited budget for this project. Wood was at it's highest price when we replaced the stairs. We don't feel we have compromised the integrity of the home as we didn't make any additions, change the look of any windows, even the door is very similar to the one we replaced. The stairs seem to be a definite improvement from the stairs that were there previously.

I just want to add that we had to have two (2) twenty yard dumpsters (and one 10 yard) that was almost completely filled with garbage and yard waste from a yard that was overrun and full of trash, including a water heater that sat in front of the home for two (2) years. Our resident neighbors constantly comment to us on how nice the house looks and what a difference just



cleaning the property has made. We also plan on beautiful landscaping next summer as well as replacing the 5 garage doors that are in extremely bad shape. (We will most definitely get that approved beforehand)

This home is right on Main Street in a beautiful town of 1200 plus people. We certainly didn't think that we trying to get away with something. We love Deadwood and all of it's amazing improvements along Main Street, both commercially and residentially, and believed we were adding to the beauty within the guidelines of our approved project.

I wrote this out in letter format so I could explain our process. I wanted to be there in person, but at the point of writing this, I wasn't sure that I could make it.

Please see the two attached photos for reference.

Thank you for your time, and sincerely...

Monica Gibbs  
850 Main Street  
Deadwood



This is the before and after. As you can see, the stairs do not look too obtrusive. It was either have a little stairway with very little space or take it to the other side of the window.



I apologize for not checking with you first. I honestly didn't realize. This house is right on Main Street so I didn't do it with the intention of trying to get away with something.





**This was the  
stairway rail which  
was built into the  
window**

**This window was  
broken and the  
door has cracks  
that let rain into  
the house with  
strong winds**

## Bonny Anfinson

---

**From:** Iver Gibbs <lincjett@gmail.com>  
**Sent:** Monday, September 13, 2021 9:42 AM  
**To:** Bonny Anfinson  
**Subject:** Re: Initial request

I know that it is not a wood door. I used the exact door that our neighbors used down the street and it is painted black. I can also place a wood Copa door in front of this door as we did our door at 850 Main Street.

Sent from my iPad

> On Sep 13, 2021, at 8:43 AM, Bonny Anfinson <Bonny@cityofdeadwood.com> wrote:

>

> Can you tell me if the front door that was replaced is a wooden door?

>

> -----Original Message-----

> From: Monica Gibbs <lincjett@gmail.com>

> Sent: Wednesday, September 8, 2021 8:42 AM

> To: Bonny Anfinson <Bonny@cityofdeadwood.com>

> Subject: Re: Initial request

>

> Thank you Bonny,

>

> I am not exactly sure what type of siding that is, however, I will find out and get back to you. When I read the approval letter yesterday, it did not reference the stairs, but I wanted to make sure that the commission did see that I had mentioned the stairs in the initial approval request so I may add one more reference to the initial paperwork I sent to you yesterday if you wouldn't mind adding that when I get it to you.

>

> Thank you!

>

> Monica Gibbs

>

> Sent from my iPhone

>

>> On Sep 8, 2021, at 10:14 AM, Bonny Anfinson <Bonny@cityofdeadwood.com> wrote:

>>

>> Here is your application and I have also attached Kevin's staff report. Also, can you tell me what material the front is made of.

>>

>> -----Original Message-----

>> From: Monica Gibbs <lincjett@gmail.com>

>> Sent: Wednesday, September 8, 2021 6:17 AM

>> To: Bonny Anfinson <Bonny@cityofdeadwood.com>

>> Subject: Initial request

>>

>> Hello Bonny,

>>



>> You wouldn't happen to have my initial written request for the property approval for 849 Main Street, would you? I usually place copies in a file on my phone but I must not have this time.

>>

>> Thank you,

>>

>> Monica Gibbs

>>

>> Sent from my iPhone

>> <PA 210065 Application.pdf>

>> <PA 210065 849 Main Staff Report kk.pdf>

>



## Bonny Anfinson

---

**From:** Iver Gibbs <lincjett@gmail.com>  
**Sent:** Monday, September 13, 2021 9:44 AM  
**To:** Bonny Anfinson  
**Subject:** Re: Initial request

I would also like to add that the Copa door would match the stairs.

Sent from my iPad

> On Sep 13, 2021, at 8:43 AM, Bonny Anfinson <Bonny@cityofdeadwood.com> wrote:

>

> Can you tell me if the front door that was replaced is a wooden door?

>

> -----Original Message-----

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> To: Bonny Anfinson <Bonny@cityofdeadwood.com>

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>