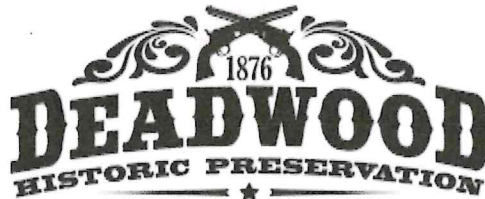


OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-2084



**FOR OFFICE USE ONLY**

Case No. \_\_\_\_\_  
☐ Project Approval  
☐ Certificate of Appropriateness  
Date Received \_\_\_\_/\_\_\_\_/\_\_\_\_  
Date of Hearing \_\_\_\_/\_\_\_\_/\_\_\_\_

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

### PROPERTY INFORMATION

Property Address: 18 Denver Ave

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

### APPLICANT INFORMATION

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

Owner's Name: Nicholas Drummond  
Address: 18 Denver Ave  
City: Deadwood State: SD Zip: 57732  
Telephone: 573-818-4677 Fax: \_\_\_\_\_  
E-mail: nickdrummond0@gmail.com

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

Contractor's Name: Ghost Canyon Exteriors  
Address: 6200 W. Elm Street  
City: Black Hawk State: SD Zip: 57718  
Telephone: 605-484-9571 Fax: \_\_\_\_\_  
E-mail: ghostcanyonexteriors@outlook.com

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

### TYPE OF IMPROVEMENT

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

**FOR OFFICE USE ONLY**

Case No. \_\_\_\_\_

**ACTIVITY: (CHECK AS APPLICABLE)**Project Start Date: Summer/Fall 2022 Project Completion Date (anticipated): Summer/Fall 2022☒ **ALTERATION** ☒ Front ☒ Side(s) ☐ Rear Siding, trim☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other \_\_\_\_\_☐ **ROOF** ☐ New ☐ Re-roofing ☐ Material  
☐ Front ☐ Side(s) ☐ Rear ☐ Alteration to roof☐ **GARAGE** ☐ New ☐ Rehabilitation  
☐ Front ☐ Side(s) ☐ Rear☐ **FENCE/GATE** ☐ New ☐ Replacement  
☐ Front ☐ Side(s) ☐ Rear

Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

☒ **WINDOWS** ☐ **STORM WINDOWS** ☐ **DOORS** ☐ **STORM DOORS**  
☐ Restoration ☐ Replacement ☐ New  
☒ Front ☒ Side(s) ☐ RearMaterial Wood, white Style/type Double Hung☐ **PORCH/DECK** ☐ Restoration ☐ Replacement ☐ New  
☐ Front ☐ Side(s) ☐ Rear

Note: Please provide detailed plans/drawings

☐ **SIGN/AWNING** ☐ New ☐ Restoration ☐ Replacement

Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

☒ **OTHER** – Describe in detail below or use attachments**DESCRIPTION OF ACTIVITY**

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

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

See attachment (description, photos, etc.)

**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.

 4-5-22

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.



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

April 5, 2022

To Whom It May Concern,

Given the age of my house (1890s), there is a strong likelihood that I have knob and tube wiring in my attic, which may be a fire hazard. I also suspect there is little to no insulation.

Currently, there is no access door or panel to the attic on the inside the house. Nor is there an external access door or window to the attic.

I want access to the attic to investigate the wiring and insulation concerns, and to address other problems that I might discover. Paul Larson (PL Carpentry) suggested that I install an access door or window to the attic on the outside of the house. This choice of location would avoid the health hazard concerns and structural concerns associated with installing an internal access door.

I would like Mr. Larson to install this access door or window on the west side of the house, which is more difficult for pedestrians to see. I have attached pictures of the designated location. I have also included pictures of what I have in mind in terms of a window or a door. The first picture (window option) is of my neighbor's house (10 Denver Ave). The second picture (door option) I found online.

I would further note that I am requesting assistance from Deadwood Historic Preservation to install new siding on the house. My contractor would complete the siding project in the summer or fall (after the attic project). The attic access door/window will be white (and thus match the new siding).

May I have please have permission to proceed with the attic access project?

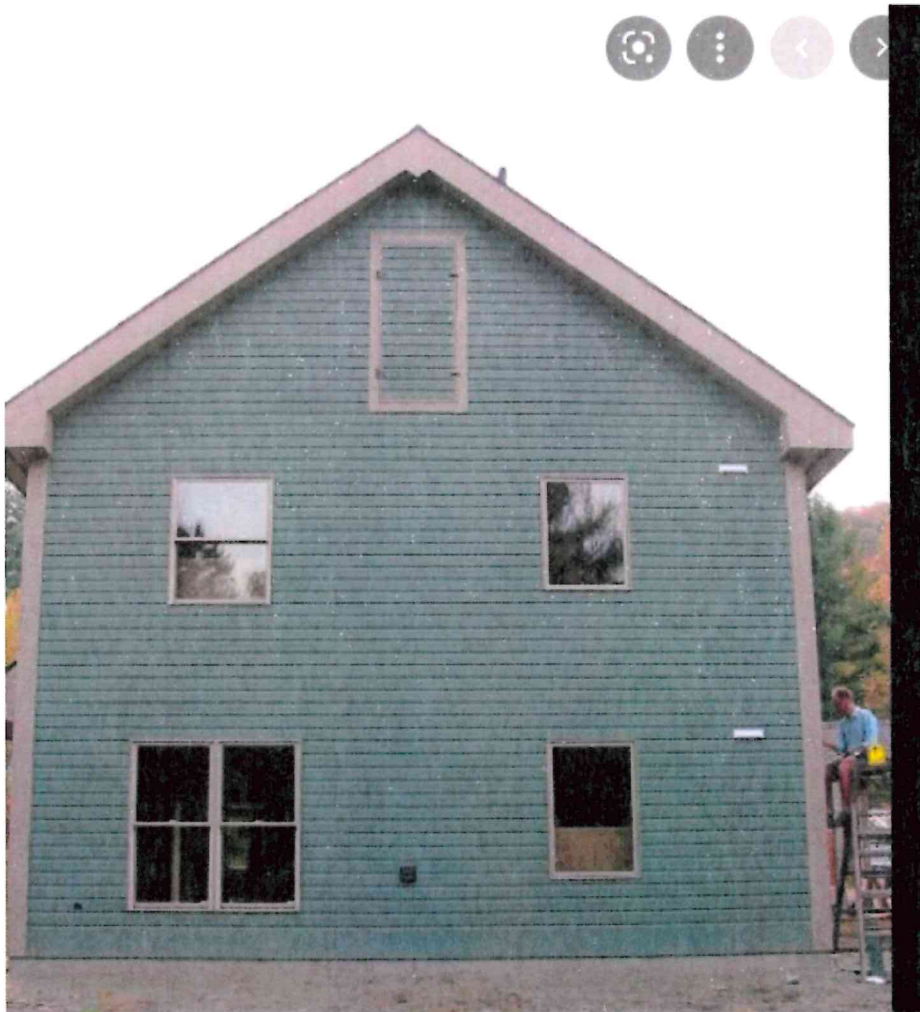
Thank you for your consideration.

Nick Drummond  
18 Denver Ave  
[Nickdrummond0@gmail.com](mailto:Nickdrummond0@gmail.com) (zero after my name, not the letter "O")  
573-818-4677

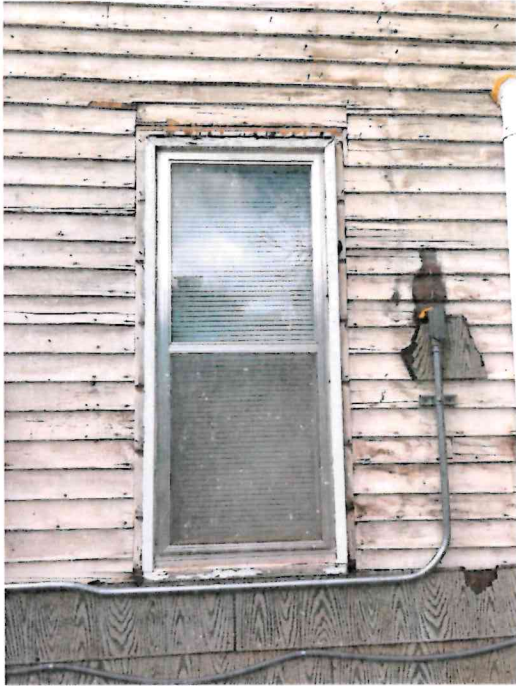
**Location for access:**



**Access door/window examples:**







## **II. Remove and replace siding.**

1471 square feet of siding will be replaced. In accordance with Deadwood Residential Neighborhood Guidelines, I intend to use narrower lap siding. The color will be white and the material is 6-inch rigid stack siding from Diamond Kote Building Products, which has a 30 year no fade finish warranty.

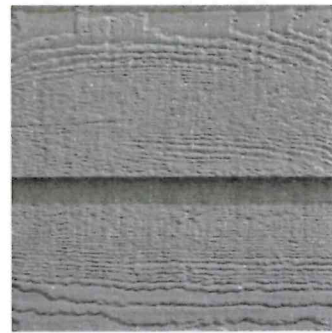
Web link: <https://diamondkotesiding.com/siding/lap-siding/>



6" RigidStack™ Siding



8" RigidStack™ Siding



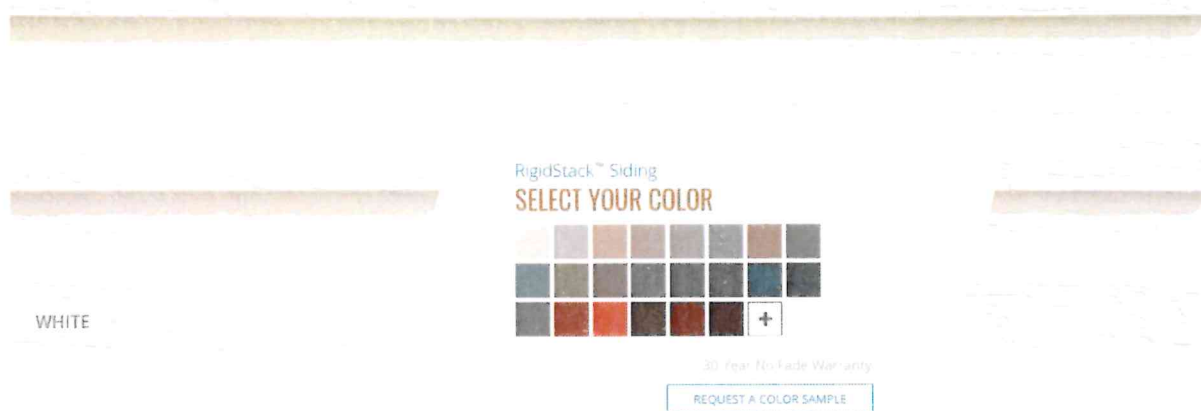
12" RigidStack™ Siding



Pictures of the five windows being replaced:







Here are the sides of the house that will receive new siding.



