



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: 23 Monroe St

Historic Name of Property (if known): Old Deadwood Jail

APPLICANT INFORMATION

Applicant is: ☒ Owner ☐ Contractor ☐ Architect ☐ Consultant ☐ Other _____

Owner's Name: Justin Coupens

Address: 159 Bordeaux #34

City: Chadron State: Ne Zip: 69337

Telephone: 3084300107 Fax: _____

E-mail: jpgcoupens@yahoo.com

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: Dustin Heupel

Address: _____

City: Lead State: Sd Zip: 57754

Telephone: 4064990289 Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☒ Re-Roofing

☒ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☒ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☒ Porch/Deck

☒ Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>10-10-2021</u>		Project Completion Date (anticipated): <u>05-01-2022</u>	
☐ ALTERATION	☐ Front	☐ Side(s)	☐ Rear
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear
☐ NEW CONSTRUCTION	☐ Residential ☐ Other _____		
☒ ROOF	☐ New	☒ Re-roofing	☐ Material
	☐ Front	☐ Side(s)	☐ Rear
	☐ Alteration to roof		
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☒ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material <u>Currently vinyl</u> Style/type _____ Dimensions <u>16'</u>			
☒ WINDOWS	☐ STORM WINDOWS	☒ DOORS	☐ STORM DOORS
	☐ Restoration	☒ Replacement	☐ New
	☐ Front	☐ Side(s)	☐ Rear
Material <u>WOOD</u> Style/type _____			
☐ PORCH/DECK	☒ Restoration	☐ Replacement	☐ New
	☐ Front	☐ Side(s)	☐ Rear
Note: Please provide detailed plans/drawings			
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement
Material _____ Style/type _____ Dimensions _____			
☐ OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

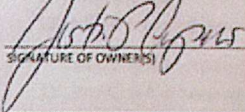
My intent is to give the property located at 23 Monroe St a major exterior facelift, including new roof, new windows, new doors, new siding, replace existing fence, and to make modifications to the decks located on the top apartment. I dont have any further details pertaining to the project as I was hoping to get some constructive feedback from the preservation commission on what they feel what would look best to enhance the beautifilation on the neighborhood and the city as a whole.

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.

 9-16-21
SIGNATURE OF OWNER(S) _____ DATE _____

SIGNATURE OF AGENT(S) _____ DATE _____

SIGNATURE OF OWNER(S) _____ DATE _____

SIGNATURE OF AGENT(S) _____ DATE _____

SIGNATURE OF OWNER(S) _____ DATE _____

SIGNATURE OF AGENT(S) _____ DATE _____

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

Good day

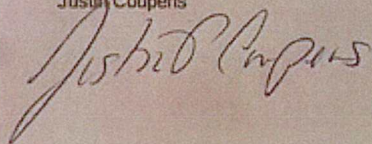
Along with the application paperwork that I emailed I wanted to present specifics on the plan for the south side of the property concerning the two decks and the fence that is located on the south side. I would like to bring out the south deck about three feet to match up with current small retaining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

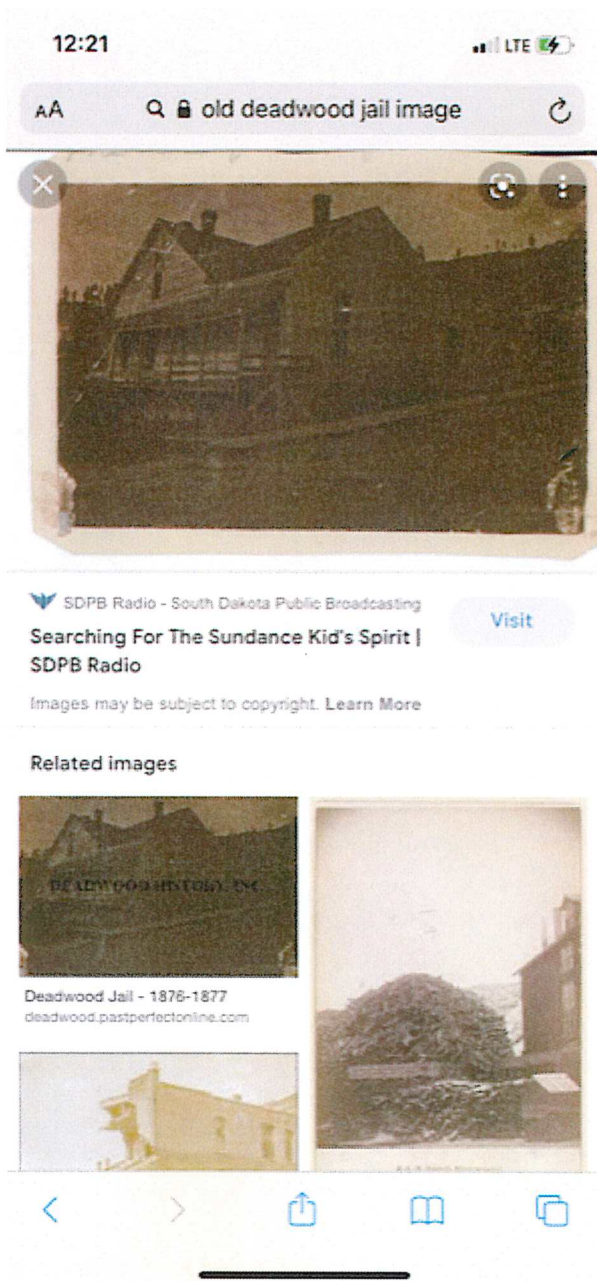
This was once utilized as the Old Jailhouse in Deadwood and has been verified by the historical society. This has the potential to be a really cool attraction and addition to the city of Deadwood. One could incorporate some metal bars to resemble a jail in a very unique matter and also make a sign to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

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

Appreciatively,

Justin Coupens

A handwritten signature in dark ink, appearing to read 'Justin Coupens', written in a cursive style.



Sent from my iPhone





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

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

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

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

New turned wood railing to meet code and to match trim painted to match trim

Repair existing original windows and add new wood storm windows

Add stacked stone over old concrete to continue stone wall

Add new double hung wood window

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



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

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

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

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



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

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Replace with 5" reveal
smooth siding with
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