

Historic Preservation Commission Agenda

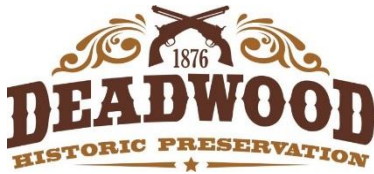
Wednesday, October 09, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. [HP Meeting Minutes 09/25/24](#)
4. **Voucher Approvals**
 - a. HP Operating Vouchers
 - b. HP Grant Vouchers
 - c. HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
 - a. HP Revolving Loan Requests
 - Erica Laine-Drummond, 18 Denver - Loan Extension
 - Lori & David Wilkinson, 67 Terrace - Loan Request
 - b. Historic Preservation Program Application
 - Scott & Tarra Mathews - 834 Main Street - Foundation and Retaining Wall Programs
6. **Old or General Business**
 - a. Permission for HPC Chair to sign loan agreement for "Miners Night Out" poster to Mary Dunne Larson.
 - b. Accept 633 Main Street, Bullock Hotel owned by DBUH, LLC, into the Facade Easement Program
7. **New Matters Before the Deadwood Historic District Commission**
 - a. COA 240196 - Dale Berg - 650 Main Street - Tuck point brick and paint
 - b. COA 240198 - DBUH, LLC - 633 Main - Replace brick and tuck point, paint as needed, replace windows and sills
 - c. COA 240199 - KR DWD Sherman St. 2020 LLC - 51 & 55 Sherman St. - Install Fixed Awnings
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. PA 240195 - Peter Pantazopoulos - 38 Burnham - Construct carport
 - b. PA 240197 - Scott Mathews - 834 Main - Repair foundation on side and rear of the structure and re-grade yard

9. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
10. **Staff Report**
(Items considered but no action will be taken at this time.)
11. **Committee Reports**
(Items considered but no action will be taken at this time.)
12. **Adjournment**

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



Historic Preservation Commission Minutes

Wednesday, September 25, 2024, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on September 25, 2024, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede
 HP Commission Vice Chair Vicki Dar
 HP Commissioner 2nd Vice Chair Trevor Santochi
 HP Commissioner Anita Knipper
 HP Commissioner Jesse Allen
 HP Commissioner Molly Brown

City Commissioner Blake Joseph

ABSENT

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
 Bonny Anfinson, Historic Preservation Coordinator
 Amy Greba, Administrative Assistant
 Susan Trucano, Neighborworks

3. Approval of Minutes

a. HP Meeting Minutes 09/11/2024

It was motioned by Commissioner Dar and seconded by Commissioner Knipper to approve minutes of the September 11, 2024, meeting. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve HP Operating Vouchers in the amount of \$11,913.38. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

b. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve HP Revolving Vouchers in the amount of \$6,460.71. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

5. HP Programs and Revolving Loan Program

a. Historic Preservation Loan Requests

Robert Sjomeling - 416 Williams - Loan Extension
Allan Wright - 822 Main - Loan Extension
Lee Thompson - 47 Forest - Loan Deferment

It was motioned by Commissioner Knipper and seconded by Commissioner Santochi to approve 416 Williams – Loan Extension, 822 Main – Loan Extension, and 47 Forest – Loan Deferment. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

b. Historic Preservation Program Application

Teresa Hamilton/Pete Cury - 458 Williams St. - Elderly Resident Program

It was motioned by Commissioner Allen and seconded by Commissioner Brown to approve 458 Williams' application for the Elderly Resident Program. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

6. Old or General Business

a. Inquiry on "Miners Night Out" poster - Mary Dunne Larson

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to approve the return of the "Miners Night Out" poster to Ms. Larson, contingent upon documentation that Deadwood City Archives will retain ownership of said poster upon Ms. Larson's passing. It was also recommended that Mr. Runge take necessary steps to frame the poster in such a way that the integrity of the poster is preserved while in Ms. Larson's possession. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

7. New Matters Before the Deadwood Historic District Commission

a. COA 240178 - Mike Trucano/Black Hills Novelty LLC - 69 Sherman St - Exterior repairs to mechanical penthouse

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 69 Sherman Street, a contributing structure located in South Dakota Planning Unit in the City of Deadwood.

The applicant requests permission to repair the mechanical penthouse on the roof of the building. Water is pouring into the building. Replace the old rolled roofing with metal. Color and panel style at discretion of Deadwood Historic Preservation Commission.

The mechanical penthouse is not historic to the structure. However, it can be viewed from the street. Staff recommend replacing the siding of the penthouse with a lap siding to give it a historic appearance. Because the penthouse is not historic a metal roof could be allowed. The AG Panel metal roofing design would be preferred.

With those conditions, it is the 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.

It was motioned by Commissioner Allen and seconded by Commissioner Dar to approve repairs, along with staff recommendations, to mechanical penthouse at 69 Sherman. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- b. COA 240177 - Black Diamond Capital, LLC - 674 Main Street - Remove & replace siding, repaint structure

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 674 Main Street, Deadwood, SD 57732, a Contributing structure located in the Original Town Deadwood in the City of Deadwood.

The applicant is requesting permission to remove and replace the existing siding on the back of the structure and the top half of the front with LP Smart Siding and paint.

The wide clap board siding on the front is not historic to the structure. Replacement with the LP Smart Siding will be allowable if it is smooth with a 5" reveal. If the previous reference condition is part of the motion, it is the 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 historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

The applicant would be eligible for the façade program if the front windows were replaced with appropriately scaled double hung windows.

It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve the removal and replacement of the siding and repainting of 674 Main. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 240172 - Lori & Dave Wilkinson – 67 Terrace - Construct an addition on back of porch and reconstruct screen with knee wall

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 67 Terrace, a structure located in the Cleveland Planning Unit in the City of Deadwood.

Requesting permission to construct a small addition onto the back screened-in porch area.

The exterior finish will be cedar siding with 4 1/2" reveal to match the current siding. Because we are installing an outside water spigot on the exterior in the

same area, this would be a good time to include a much-needed laundry room. We will be utilizing an entry door currently not being used for access to the structure. It would now be entry to the laundry room from the interior. There will still be two other entry doors into the structure from the porch. A double hung window will also be moved to a new exterior location. We would also like to install a short knee wall at the base of the screened-in porch to help keep the weather out and extend the life of the porch deck material. This wall will also help, by allowing us to square up the openings, with the addition of a modular type screened-in-porch system that is easier to maintain and looks more like it was meant to be there. This modular system will allow us to remove the outer screening material and reveal the original posts that really can't be seen in its current form. These posts will now be featured, as well as other above-door wood details that we were able to salvage and will reuse above the two door openings. The exterior and interior knee walls will be finished with cedar siding.

It was motioned by Commissioner Brown and seconded by Commissioner Knipper to construct addition to porch and reconstruct screen at 67 Terrace. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- b. PA 240171 - Ray & Leah Jones - 51 Taylor Ave - Replace storm door

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 51 Taylor Avenue, a Non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

The applicant requests permission to install and paint a wooden screen/storm door.

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 motioned by Commissioner Brown and seconded by Commissioner Santochi to approve replacement of storm door at 51 Taylor. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- c. PA 240154 - Jim Henman - 346 Williams - Replace front deck

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 346 Williams St., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

The applicant is requesting permission to replace the deck on the front of the structure. It will be wood construction with Trex Decking on the deck floor and the deck fascia. The applicant wants to put vinyl casing on the railing posts and the railing will be metal.

Staff is recommending the railing posts remain wood with no covering giving it the same look as the railing next door, as shown in the attached neighbor railing and posts picture. If the applicant agrees, or as a condition of approval, 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 motioned by Commissioner Dar and seconded by Commissioner Brown to approve the replacement of the deck at 346 Williams, on the condition that the posts remain wood with no vinyl covering. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- d. PA - 240176 - Dale & Susan Berg - 874 Main - Approval of work already completed between 2018-2023

Mr. Kuchenbecker recommended tabling this item due to legal issues pertaining to the property.

It was motioned by Commissioner Santochi and seconded by Commissioner Brown that this item be tabled until further notice, due to legal matters. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- e. PA240180 - Justin Rubenzer - 6 Dudley - Roof, siding and railing

The applicant has submitted an application for Project Approval for work at 6 Dudley, a contributing structure located in the Large's Gulch Planning Unit in the City of Deadwood.

The applicant requests permission to place 4" cedar lap siding & black asphalt shingles on the structure. Replace the handrail on deck with metal handrail w/ hog panel.

This property was reviewed at your last meeting and a denial was issued for replacement of the siding with LP Smart Siding and installation of a metal roof. The applicant had also started the work without project approval or a building permit. The applicant has resubmitted a project approval for cedar lap siding with a 4" reveal and asphalt shingles. The railing will also be replaced on the non-historic deck with black metal handrail and hog panel style fencing.

The proposed work 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 Register Historic Districts or the Deadwood National Historic Landmark District.

It was motioned by Commissioner Knipper and seconded by Commissioner Brown to approve work on roof, siding and railing at 6 Dudley. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

9. Items from Citizens not on Agenda

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

Mr. Kuchenbecker welcomed Duncan Trau and Josef Lamfers from SHPO, who were in town checking on the status of the Broken Boot Trail area. Joseph updated the Commission the status of the vacant State Historic Preservation Officer position at SHPO. Earlier this week, Governor Noem appointed Garry Guan as the SHPO Officer. He is excited to visit Deadwood and see all that has been happening in the area.

10. Staff Report

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

a. Review and consideration of J.S. McClintock Family Album/Scrapbook

Mr. Kuchenbecker introduced Rick & Betty who brought a collection of memorabilia in the form of a scrapbook for consideration of purchase by the City Archives. The collection was appraised at \$38,000. Rick & Betty have agreed to lower that amount to \$22,000.

It was motioned by Commissioner Dar and seconded by Commissioner Brown to recommend to the City Commission the purchase of the J.S. McLintock Family Album/Scrapbook in the amount of \$22,000. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

Mr. Kuchenbecker stated that he spent time on 9/25 with PBS and Wild West filming spots that will air on television and YouTube.

He also filmed a video for DHI that shows updates on the FEMA project.

Asphalt poured on 9/24 & 9/25 along Water Street. Sidewalk and wooden railing to be worked on next.

Several Commissioners and Mr. Kuchenbecker accepted invitation from City of Custer to visit several sites with Paul Horsted. These locations correspond to photos that were taken by photographer who accompanied Custer's Expedition in 1874.

85 Charles

SHPO is finishing review of trail construction along White Rocks. Fuller Brothers trail is nearing completion.

11. Committee Reports

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

Commissioner Allen: Walked Fuller Bros. Trail with Randy Alder, Parks & Rec Department Head. Discussed adding a safety deterrent near Broken Boot area of the trailhead.

City Commissioner Joseph: Shared that LDHS Diggers won their Homecoming game on Friday against Belle Fourche Broncs. He recommended re-patriation ceremony during the October HP Commission meeting when the "Miners Night Out" poster is returned to Mary Dunne Larson.

12. Adjournment

The HP Commission meeting adjourned at 4:52 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant

Historic Preservation Commission

Bill List - 2024

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 26,518.55

Approved by _____ on ____/____/____
HP Chairperson

HPC	10/09/24
Batch	10/22/24

PACKET: 06783 10.09.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0776	ALBERTSON ENGINEERING, INC.					
I-21040		WELCOME CNTR TRAIL RECON	300.00			
10/01/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		WELCOME CNTR TRAIL RECON		215 4576-600	PROFES. SERV. CURRENT EX	300.00
I-21041		74 VAN BUREN	100.00			
10/01/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		74 VAN BUREN		215 4576-600	PROFES. SERV. CURRENT EX	100.00
I-21042		85 CHARLES FOUNDATION	600.00			
10/01/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		85 CHARLES FOUNDATION		215 4576-600	PROFES. SERV. CURRENT EX	600.00
I-21043		TAYLOR STREET, SIDEWALK, RW	1,704.94			
10/01/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		TAYLOR STREET, SIDEWALK, RW		215 4576-600	PROFES. SERV. CURRENT EX	1,704.94
		=== VENDOR TOTALS ===	2,704.94			

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01-5052	AVID4 ENGINEERING					
I-23-123.15		23-123 GIS TECH SERVICES	750.00			
10/01/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: Y		
		TRAILS GIS TECH SERVICES		101 4520-422	PROFESSIONAL SERVICES	62.50
		PUB ED GIS TECH SERVICES		215 4572-235	VISITOR MGMT ADVOCATE	562.50
		FIRE DPT GIS TECH SERVICES		101 4221-422	PROFESSIONAL SERVICES	125.00
		=== VENDOR TOTALS ===	750.00			

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01-2022	BOEN, RENEE					
I-10022024.04		AUG 2024 CONSULTATION	1,600.00			
10/02/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		AUG 2024 CONSULTATION		215 4573-335	HIST. INTERP. ARCHIVE DE	1,600.00
		=== VENDOR TOTALS ===	1,600.00			

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01-0951	DEADWOOD ALIVE					
I-1900-24		OCTOBER 2024	10,000.00			
10/15/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		OCTOBER 2024		215 4572-235	VISITOR MGMT ADVOCATE	10,000.00
		=== VENDOR TOTALS ===	10,000.00			

PACKET: 06783 10.09.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0475	DEADWOOD CHAMBER & VISITORS BU					
I-102224		HPC MARKETING	3,175.01			
10/09/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING	3,175.01
		=== VENDOR TOTALS ===	3,175.01			
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01-0510	GOLDEN WEST TECHNOLOGIES, INC.					
I-429457		CITY HALL RE-ROUTE WIFI	3,603.55			
10/04/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		CITY HALL RE-ROUTE WIFI		215 4577-700	CAPITAL ASSETS CITY HALL	3,603.55
		=== VENDOR TOTALS ===	3,603.55			
=====						
01-4875	KNIPPER, ANITA					
I-092524		TRUNK OR TREAT CANDY	50.03			
9/25/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		TRUNK OR TREAT CANDY		215 4576-630	PROFES. SERV. NEIGHBORH.	50.03
		=== VENDOR TOTALS ===	50.03			
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01-2205	KUCHENBECKER, KEVIN					
I-100324		MEALS/ROOM WPH CONFERENCE	179.57			
10/03/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		MEALS/ROOM CONFERENCE-KK		215 4641-427	TRAVEL	179.57
		=== VENDOR TOTALS ===	179.57			
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01-2585	PASTPERFECT SOFTWARE					
I-2024SPTPPO-37392		2025 RENEWAL HOST/SUPPORT	812.00			
10/07/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		2025 RENEWAL HOST/SUPPORT		215 4573-335	HIST. INTERP. ARCHIVE DE	812.00
		=== VENDOR TOTALS ===	812.00			
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01-3060	QUIK SIGNS					
I-44668		STAGE RUN UTILITY BOX	676.52			
3/04/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		STAGE RUN UTILITY BOX		215 4576-630	PROFES. SERV. NEIGHBORH.	338.26
		STAGE RUN UTILITY BOX		215 4572-235	VISITOR MGMT ADVOCATE	338.26
		=== VENDOR TOTALS ===	676.52			

PACKET: 06783 10.09.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0451	RUNGE, MIKE					
I-092424		TRAVEL TO DENVER SCANNING PRO	135.36			
9/25/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		TRAVEL TO DENVER SCANNING PROJ		215 4641-427	TRAVEL	135.36
		=== VENDOR TOTALS ===	135.36			
=====						
01-0578	TWIN CITY HARDWARE & LUMBER					
I-2409-016900		FULLER BROS TRAIL	28.47			
9/10/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		FULLER BROS TRAIL		101 4520-434	MACHINERY/EQUIPMENT	28.47
I-2409-017974		RUBBER Mallet-ARCHIVES	6.98			
9/17/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		RUBBER Mallet-ARCHIVES		215 4573-335	HIST. INTERP. ARCHIVE DE	6.98
I-2409-018876		WINDOW GLASS- ARCHIVES	21.00			
9/23/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		WINDOW GLASS- ARCHIVES		215 4573-335	HIST. INTERP. ARCHIVE DE	21.00
		=== VENDOR TOTALS ===	56.45			
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01-4739	TWIN CITY HARDWARE-HP PAINT PR					
I-2408-014499		20 PLEASANT	119.98			
8/26/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		20 PLEASANT		215 4575-525	GRANT/LOAN PAINT PROGRAM	119.98
I-2408-014629		299 WILLIAMS	46.99			
8/27/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		299 WILLIAMS		215 4575-525	GRANT/LOAN PAINT PROGRAM	46.99
I-2408-015378		24 ADAMS	30.98			
8/31/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		24 ADAMS		215 4575-525	GRANT/LOAN PAINT PROGRAM	30.98
I-2408-015392		24 ADAMS	52.98			
8/31/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		24 ADAMS		215 4575-525	GRANT/LOAN PAINT PROGRAM	52.98
I-2409-015752		23 CENTENNIAL	49.98			
9/03/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		23 CENTENNIAL		215 4575-525	GRANT/LOAN PAINT PROGRAM	49.98
I-2409-015968		23 WASHINGTON	315.92			
9/04/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		23 WASHINGTON		215 4575-525	GRANT/LOAN PAINT PROGRAM	315.92

PACKET: 06783 10.09.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4739		TWIN CITY HARDWARE-HP PAINT PR(** CONTINUED **)				
I-2409-016067		23 CENTENNIAL	49.98			
9/05/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		23 CENTENNIAL		215 4575-525	GRANT/LOAN PAINT PROGRAM	49.98
I-2409-016141		23 CENTENNIAL	235.96			
9/05/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		23 CENTENNIAL		215 4575-525	GRANT/LOAN PAINT PROGRAM	235.96
I-2409-016547		416 WILLIAMS	11.99			
9/07/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		416 WILLIAMS		215 4575-525	GRANT/LOAN PAINT PROGRAM	11.99
I-2409-016890		299. WILLIAMS	12.86			
9/10/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		299. WILLIAMS		215 4575-525	GRANT/LOAN PAINT PROGRAM	12.86
I-2409-017021		18 DENVER	211.96			
9/11/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		18 DENVER		215 4575-525	GRANT/LOAN PAINT PROGRAM	211.96
I-2409-017056		822 MAIN	161.97			
9/11/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		822 MAIN		215 4575-525	GRANT/LOAN PAINT PROGRAM	161.97
I-2409-017777		23 CENTENNIAL	117.98			
9/16/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		23 CENTENNIAL		215 4575-525	GRANT/LOAN PAINT PROGRAM	117.98
I-2409-018500		17 PARK	158.97			
9/20/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		17 PARK		215 4575-525	GRANT/LOAN PAINT PROGRAM	158.97
I-2409-018543		43 CENTENNIAL	477.96			
9/20/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		43 CENTENNIAL		215 4575-525	GRANT/LOAN PAINT PROGRAM	477.96
I-2409-018650		17 PARK	70.96			
9/21/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		17 PARK		215 4575-525	GRANT/LOAN PAINT PROGRAM	70.96
I-2409-018882		43 CENTENNIAL	243.96			
9/23/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		43 CENTENNIAL		215 4575-525	GRANT/LOAN PAINT PROGRAM	243.96
I-2409-019019		24 ADAMS	42.99			
9/24/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		24 ADAMS		215 4575-525	GRANT/LOAN PAINT PROGRAM	42.99

PACKET: 06783 10.09.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4739		TWIN CITY HARDWARE-HP PAINT PR(** CONTINUED **)				
I-2409-019020		43 CENTENNIAL	121.98			
9/24/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		43 CENTENNIAL		215 4575-525	GRANT/LOAN PAINT PROGRAM	121.98
I-2409-019133		6 HARRISON	80.91			
9/24/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		6 HARRISON		215 4575-525	GRANT/LOAN PAINT PROGRAM	80.91
I-2409-019197		43 CENTENNIAL	121.98			
9/25/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		43 CENTENNIAL		215 4575-525	GRANT/LOAN PAINT PROGRAM	121.98
I-2409-019357		20 PLEASANT	18.98			
9/25/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		20 PLEASANT		215 4575-525	GRANT/LOAN PAINT PROGRAM	18.98
		=== VENDOR TOTALS ===	2,758.22			
=====						
01-1705		VANWAY TROPHY				
I-117241-1		SPEEDY DELIVERY PER BONNY	16.90			
5/14/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		SPEEDY DELIVERY PER BONNY		215 4641-426	SUPPLIES	16.90
		=== VENDOR TOTALS ===	16.90			
		=== PACKET TOTALS ===	26,518.55			

PACKET: 06783 10.09.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	26,518.55
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	26,518.55
--------------	-----------

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	2024	101-2020	ACCOUNTS PAYABLE	215.97-*				
		101-4221-422	PROFESSIONAL SERVICES	125.00	24,405		3,273.55	
		101-4520-422	PROFESSIONAL SERVICES	62.50	47,600		21,943.26	
		101-4520-434	MACHINERY/EQUIPMENT	28.47	80,500		322.57	
		215-2020	ACCOUNTS PAYABLE	26,302.58-*				
		215-4572-210	VISITOR MGMT MARKETING	3,175.01	414,000		139,116.76	819,000 228,461.63
		215-4572-235	VISITOR MGMT ADVOCATE	10,900.76	220,000		5,992.21- Y	819,000 220,735.88
		215-4573-335	HIST. INTERP. ARCHIVE DE	2,439.98	43,300		21,529.10	
		215-4575-525	GRANT/LOAN PAINT PROGRAM	2,758.22	25,000		15,883.59	
		215-4576-600	PROFES. SERV. CURRENT EX	2,704.94	75,000		748.53	
		215-4576-630	PROFES. SERV. NEIGHBORH.	388.29	8,000		5,976.69	
		215-4577-700	CAPITAL ASSETS CITY HALL	3,603.55	15,000		9,002.90	
		215-4641-426	SUPPLIES	16.90	15,000		8,613.59	
		215-4641-427	TRAVEL	314.93	10,000		798.75	
		999-1301	DUE FROM FUND 101	215.97 *				
		999-1306	DUE FROM FUND 215	26,302.58 *				
			** 2024 YEAR TOTALS	26,518.55				

10/09/2024 11:04 AM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 06783 10.09.24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	10/2024	215.97
215	10/2024	26,302.58

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Historic Preservation Commission

2024 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 353,125.60

Approved by _____ on ___/___/___
HP Chairperson

Approved by _____ on ___/___/___
HP Officer

HPC	10/09/24
Batch	10/22/24

PACKET: 06784 10/22/24 - HP GRANTS BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-5255	SGMSD, LLC					

I-100724		700 MAIN FRANKLIN HOTEL FACAD	346,725.60			
10/22/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		700 MAIN FRANKLIN HOTEL FACADE		216 4653-962-05	FACADE EASEMENT EXPENSE	346,725.60
		=== VENDOR TOTALS ===	346,725.60			
=====						
01-4086	TWIN CITY HARDWARE - GRANTS					

I-2409-016183		21 GUY CODINGTON	6,400.00			
9/05/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		21 GUY CODINGTON		216 4653-962-03	WINDOWS GRANT EXPENSE	6,400.00
		=== VENDOR TOTALS ===	6,400.00			
		=== PACKET TOTALS ===	353,125.60			

PACKET: 06784 10/22/24 - HP GRANTS BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	353,125.60
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	353,125.60
--------------	------------

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	2024	216-2020	ACCOUNTS PAYABLE	353,125.60-*				
		216-4653-962-03	WINDOWS GRANT EXPENSE	6,400.00	120,000		93,655.33	
		216-4653-962-05	FACADE EASEMENT EXPENSE	346,725.60	500,000		150,279.40	
		999-1307	DUE FROM FUND 216	353,125.60 *				
			** 2024 YEAR TOTALS	353,125.60				

10/09/2024 11:01 AM

A/P Regular Open Item Register

Section 4 Item b.

PACKET: 06784 10/22/24 - HP GRANTS BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	9/2024	6,400.00
216	10/2024	346,725.60

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

10/9/2024 9:19am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 10/1/2024 - 10/31/2024
 Batch = 1

Page 1 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
10/2024								
Branch Construction Services LLC - 4 - 10/9/2024 - 1,636.50 - Batch: 1 - Header Memo: Work Done-74 Van Buren-Fasnacht								
Work Done-74 Van Buren-Fasnacht	100	1201				NOTES RECEIVABLE	1,636.50	
Work Done-74 Van Buren-Fasnacht	100	2000				ACCOUNTS PAYABLE		1,636.50
Total:							1,636.50	1,636.50
LAWRENCE COUNTY REGISTER OF DEEDS - REC MOD THOMPSON - 10/9/2024 - 30.00 - Batch: 1 - Header Memo: Record Modification-47 Forest-Thompson								
Record Modification-47 Forest-Thompson	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Modification-47 Forest-Thompson	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT BUSSIÈRE - 10/9/2024 - 60.00 - Batch: 1 - Header Memo: Record Satisfaction-45 Burnham-Bussiere-HPREFNDBUS								
Record Satisfaction-45 Burnham-Bussiere-HPREFNDBUS	100	5200				CLOSING COSTS DISBURSED	60.00	
Record Satisfaction-45 Burnham-Bussiere-HPREFNDBUS	100	2000				ACCOUNTS PAYABLE		60.00
Total:							60.00	60.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT LAUER SANDID - 10/9/2024 - 30.00 - Batch: 1 - Header Memo: Record Satisfaction-11 Lincoln-Lauer/Sandidge CONR								
Record Satisfaction-11 Lincoln-Lauer/Sandidge CONR	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Satisfaction-11 Lincoln-Lauer/Sandidge CONR	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
Neighborhood Lending Service, LLC - 2024-3 - 10/9/2024 - 473.03 - Batch: 1 - Header Memo: Client Credit Reports-3rd Qtr 2024								
Client Credit Reports-3rd Qtr 2024	100	5200				CLOSING COSTS DISBURSED	473.03	

10/9/2024 9:19am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 10/1/2024 - 10/31/2024
 Batch = 1

Page 2 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
10/2024 (cont'd from page 1)								
Neighborhood Lending Service, LLC - 2024-3 - 10/9/2024 - 473.03 - Batch: 1 - Header Memo: Client Credit Reports-3rd Qtr 2024 (cont'd from page 1)								
Client Credit Reports-3rd Qtr 2024	100	2000				ACCOUNTS PAYABLE		473.03
Total:							473.03	473.03
NHS OF THE BLACK HILLS - 2024-9 - 10/9/2024 - 3,000.00 - Batch: 1 - Header Memo: Servicing Contract-September 2024								
Servicing Contract-September 2024	100	5000				PROF & ADMIN FEES	3,000.00	
Servicing Contract-September 2024	100	2000				ACCOUNTS PAYABLE		3,000.00
Total:							3,000.00	3,000.00
The Handyman - 2002 - 10/9/2024 - 3,461.39 - Batch: 1 - Header Memo: Work Done-9 Shine-Emrick								
Work Done-9 Shine-Emrick	100	1201				NOTES RECEIVABLE	3,461.39	
Work Done-9 Shine-Emrick	100	2000				ACCOUNTS PAYABLE		3,461.39
Total:							3,461.39	3,461.39
TWIN CITY HARDWARE - 2408-014774 2409-015 - 10/9/2024 - 1,890.47 - Batch: 1 - Header Memo: Materials-57 Forest-Fairburn								
Materials-57 Forest-Fairburn	100	1201				NOTES RECEIVABLE	1,890.47	
Materials-57 Forest-Fairburn	100	2000				ACCOUNTS PAYABLE		1,890.47
Total:							1,890.47	1,890.47
Total:							10,581.39	10,581.39
Report Total:							10,581.39	10,581.39

PACKET: 06785 10/22/24 - HP REVOLVING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-5209	BRANCH CONSTRUCTION SERVICES,					
I-4		74 VAN BUREN RW	1,636.50			
9/20/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		74 VAN BUREN RW		216 1310	DUE FROM OTHER FUNDS	1,636.50
		=== VENDOR TOTALS ===	1,636.50			
=====						
01-1496	LAWRENCE CO. REGISTER OF DEEDS					
I-092524		45 BURNHAM RCRD MORTGAGE SAT	60.00			
9/25/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		45 BURNHAM RCRD MORTGAGE SAT		216 4653-960	CLOSING CO	60.00
		=== VENDOR TOTALS ===	60.00			
=====						
01-1496	LAWRENCE CO. REGISTER OF DEEDS					
I-092624		47 FOREST AVENUE RECRD FEE	30.00			
9/26/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		47 FOREST AVENUE RECRD FEE		216 4653-960	CLOSING CO	30.00
		=== VENDOR TOTALS ===	30.00			
=====						
01-1496	LAWRENCE CO. REGISTER OF DEEDS					
I-100224		11 LINCOLN RCRD FEE MRTG SAT	30.00			
10/02/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		11 LINCOLN RCRD FEE MRTG SAT		216 4653-960	CLOSING CO	30.00
		=== VENDOR TOTALS ===	30.00			
=====						
01-0558	NHS OF THE BLACK HILLS					
I-100924		CLIENT CREDIT REPORTS	473.03			
10/09/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		CLIENT CREDIT REPORTS		216 4653-960	CLOSING CO	473.03
I-2024-9		SERV CONTRACT-INTERIM BILLING	3,000.00			
10/09/2024	FNBAP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		SERV CONTRACT-INTERIM BILLING		216 4653-422	PROFESSIONAL SERVICES	3,000.00
		=== VENDOR TOTALS ===	3,473.03			

PACKET: 06785 10/22/24 - HP REVOLVING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-5307		THE HANDY MAN				

I-2002		9 SHINE PAYMENT INVOICE	3,461.39			
10/08/2024	FNBP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		9 SHINE PAYMENT INVOICE		216 1310	DUE FROM OTHER FUNDS	3,461.39
		=== VENDOR TOTALS ===	3,461.39			
=====						
01-4086		TWIN CITY HARDWARE - GRANTS				

I-091224		57 FOREST MATERIALS	1,890.47			
9/12/2024	FNBP	DUE: 10/22/2024 DISC: 10/22/2024		1099: N		
		57 FOREST MATERIALS		216 1310	DUE FROM OTHER FUNDS	1,890.47
		=== VENDOR TOTALS ===	1,890.47			
		=== PACKET TOTALS ===	10,581.39			

PACKET: 06785 10/22/24 - HP REVOLVING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	10,581.39
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	10,581.39
--------------	-----------

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
2024		216-1310	DUE FROM OTHER FUNDS	6,988.36				
		216-2020	ACCOUNTS PAYABLE	10,581.39-*				
		216-4653-422	PROFESSIONAL SERVICES	3,000.00	65,000	36,140.50		
		216-4653-960	CLOSING CO	593.03	2,500	1,240.93- Y		
		999-1307	DUE FROM FUND 216	10,581.39 *				
			** 2024 YEAR TOTALS	10,581.39				

10/09/2024 11:47 AM

A/P Regular Open Item Register

Section 4 Item c.

PACKET: 06785 10/22/24 - HP REVOLVING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	10/2024	10,581.39

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

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



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

MEMORANDUM

Date: October 1, 2024
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Application

The following Historic Preservation Program application was submitted for approval.

Scott & Tarra Mathews – 834 Main Street – Foundation and Retaining Wall Programs

This property is owner occupied and a contributing resource. The applicant has submitted the required project approval form and quotes. Staff as well as the Loan Committee has determined the proposed project, and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.

For Office Use Only:

- Owner Occupied
- Application Fee Received if owner occupied
- Non-owner Occupied
- Assessed Value of Property 220,530
- Verified Lawrence County Dept. of Equalization

Date: 6/1/24 Initials: BA



Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

834 Main St

Please attach the legal description of the property.

2. Applicant's name & mailing address:

Scott + Terra Mathews

27772 233rd St

Draper, SD 57531

Telephone: (605) 530-4602

E-mail: ILDUGAN@msn.com

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

same

Telephone: (____) ____-____

E-mail _____

4. Historic Preservation Programs – Please check all that apply

- Foundation Program
- Siding Program
- Wood Windows and Doors Program
- Elderly Resident Program
- What year were you born: _____
- Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)
- Revolving Loan Program
- Retaining Wall Program

5. Contractor

Schlosser Construction

1925 Hill St

Sturgis, SD 57785

Telephone: (605) 490-5854

E-mail: _____

All Contractors and Sub-Contractors are required to be licensed in the City of Deadwood.

When the application and Project Approval are approved it is advisable the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

Project completion date is one year from owner's date of signature, grant agreement and/or loan documents.

6. As per Historic Preservation guidelines, any work being performed on the exterior of a structure must go before the Historic Preservation Commission for approval. Programs may be amended to reflect the availability of funding and/or the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval/Certificate of Appropriateness and attach to this document. All documentation must arrive by 5:00 p.m. on the 1st and 3rd Wednesdays of every month to be considered at the next Historic Preservation Commission Meeting.

7. The scope of work is a brief description of the planned project being done to the structure as well as the materials proposed to be used. Please fill out the form listed below describing your plans. Additional information may be attached including any quotes from contractors.

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation	29,988	Tear out deck, remove trim on north side, build up grade to flush water away, new retaining wall
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		

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

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

9. Application Submittal

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

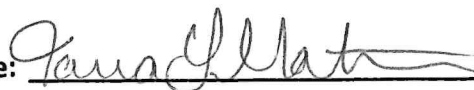
10. Required Supporting Documents

- Application for Project Approval/Certificate of Appropriateness
- Contractor and/or material specifications and/or quotes
- Legal description of property
- Contract between owner and contractor (if applicable)

11.. Acknowledgement

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan is true and complete to the best of my knowledge and belief. I acknowledge I have read and understand the policy guidelines for the loan or grant programs included with and for this application and agree to a conservation easement and all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely providing funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission’s acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant or loan. By signing this document it affirms I have read, understand and agree to this acknowledgement and will complete the conservation easement documentation and recordation upon completion of the project.

Applicant’s signature: 

Date submitted: 9/30/24

Owner’s signature: 

Date submitted: 9/30/24

Schlosser Construction
1925 Hill Street
Sturgis, SD 57785
Billy - (605) 490-5854

INVOICE
No. 1085

NAME Scott Mathews	DATE 9-10-24
ADDRESS 834 Main st. Deadwood, SD	PHONE 605-530-4602

QTY	DESCRIPTION	EACH	TOTAL
①	Tear out the deck on the west side of the house.		
②	Block in the two basement windows on the west side with foundation block.		
③	Remove the tin on the north side and tear out the concrete slab underneath it.		
④	Build a short retaining wall on the northeast corner, to keep the dirt from stuffing off onto the roof.		
⑤	Build up the grade on the North, west, and South side of the house to flush water away - will use roadbase as the fill and then add 2-3 inches of top soil over the top to grow grass in the backyard.		
⑥	Form up and pour a short concrete knee wall up against the retaining wall on the Northeast corner, to stabilize it from bowing any more. (needs to be engineered)		\$29,400. ⁰⁰
	Customer to pay 2% Excise tax		\$588. ⁰⁰
	50% deposit due upon start date - \$14,994. ⁰⁰		
	50% remaining due upon day of completion - \$14,994. ⁰⁰		
			TOTAL \$29,988. ⁰⁰

Billy
THANK YOU



MEMORANDUM

Date: October 4, 2024
To: Deadwood Historic Preservation and City Commissions
From: Mike Runge, City Archivist
Re: **Loan Agreement 2024-008 with Mary Dunn-Larson Deadwood, SD and Santa Fe, NM**

Based on the recommendation of the Deadwood Historic Preservation Commission as outlined on the September 25, 2024 regular meeting, the City of Deadwood Archives is asking permission to loan object, ADV.1992.06.1, *Miners Night Out* poster to Mary Dunn-Larson located at 3 Burlington Street, Deadwood, SD 57732 and 5011 Las Soleras Drive Apartment 359, Santa Fe, NM 87507-2114 beginning October 4, 2024 until the passing of Ms. Dunn-Larson.

Ms. Dunn-Larson will pay for the shipping. Loan Agreement 2024_008 is attached to this memorandum.

RECOMMENDATION:

Grant Mary Dunn-Larson located at 3 Burlington Street, Deadwood, SD 57732 and 5011 Las Soleras Drive Apartment 359, Santa Fe, NM 87507-2114 permission to use of object ADV.1992.06.1 or "Miners Night Out" poster beginning October 4, 2024 until the passing of Ms. Dunn-Larson. Larson or the heirs of Mary Dunn-Larson will be responsible for insurance and postage for this loan.

LOAN NUMBER:	11202100
DUE DATE:	_____
RENEWED UNTIL:	_____
RETURNED:	YES/NO

LOAN AGREEMENT FOR USE OF CITY OF DEADWOOD PROPERTY

THIS AGREEMENT is made and entered into on this ____ day of ____, 2024, by and between the City of Deadwood, herein after referred to as “DEADWOOD,” and Mary Dunn-Larson, of, 3 Burlington Steet, Deadwood, SD 57732 or 5011 Las Soleras Drive Apartment 359, Santa Fe, NM 87507-2144 hereinafter referred to as “PERMITEE.”

1. The purpose of this Agreement is to set forth the terms and conditions under which DEADWOOD grants permission and loans to PERMITEE to use the following property owned by DEADWOOD.
2. A description of the property for which permission is granted is as follows: **See Attachment #A**
3. The purpose for which PERMITEE is using the above-described premises is as follows: **“EXHIBIT”**
4. PERMITEE agrees to handle, package, and ship or transport the objects and/or collections (and pay for same) in a manner that protects it from breakage, loss, deterioration, and contamination.
5. Permission for the above use at the above-described location is permitted from October 4, 2024 until the passing of PERMITEE. The Administrator of the Mary Dunn-Larson Estate will notify the City of Deadwood and make arrangements to transfer the property listed in Attachment #A to DEADWOOD.
6. PERMITEE and HEIRS OF PERMITEE specifically acknowledges and agrees that they shall be solely responsible for any damage to the property loaned pursuant to this Agreement. Further, PERMITEE and HEIRS OF PERMITEE agrees to hold DEADWOOD harmless and indemnify DEADWOOD from any sums of money, which DEADWOOD might have to pay to any person as a result of property damage, personal injury, or death resulting from PERMITEE'S use of city property pursuant to this Agreement.

7. The Deadwood Historic Preservation Office shall administer and supervise use of City of Deadwood premises pursuant to this Agreement and all PERMITEES HEIRS OF PERMITEE shall contact such Official with respect to all matters and questions concerning this Agreement. This Agreement is subject to approval by, and shall be effective upon approval by, the Deadwood City Commission. Any extensions of the term of this agreement must be approved by the Deadwood City Commission.
8. Within twenty-four hours of discovery, the PERMITTEE and HEIRS OF PERMITEE will be notify DEADWOOD of instances or circumstances surrounding any loss or damage to, or destruction of the materials and will at the direction of DEADWOOD take steps to fix the damaged materials.
9. PERMITTEE and HEIRS OF PERMITEE also further understands and agrees that the property shall not be repaired, restored, cleaned, or altered in any way whatsoever without the written consent of DEADWOOD,
10. All loaned materials shall not leave custody of the PERMITTEE or HEIRS OF PERMITEE without written permission of DEADWOOD.
11. Upon the passing of the PERMITEE, the HEIRS OF PERMITEE agrees to properly package and transport the said property listed above back to DEADWOOD at their expense. Damage inflicted by inadequate packaging will be at the expense of the HEIRS OF PERMITEE.
12. PERMITEE shall maintain adequate insurance against any loss of any property subject to this loan. PERMITEE shall also maintain a minimum insurance policy against any loss to the property loaned to PERMITEE, naming DEADWOOD as an additional insured.
13. PERMITTEE shall provide DEADWOOD a copy of such insurance policy prior to receipt of the property.

Dated this ____ day of ____, 2024

City of Deadwood

By: _____
Mayor David R. Ruth, Jr.

By: _____ (PLEASE PRINT NAME)
Mary Dunn-Larson

Attachment #A

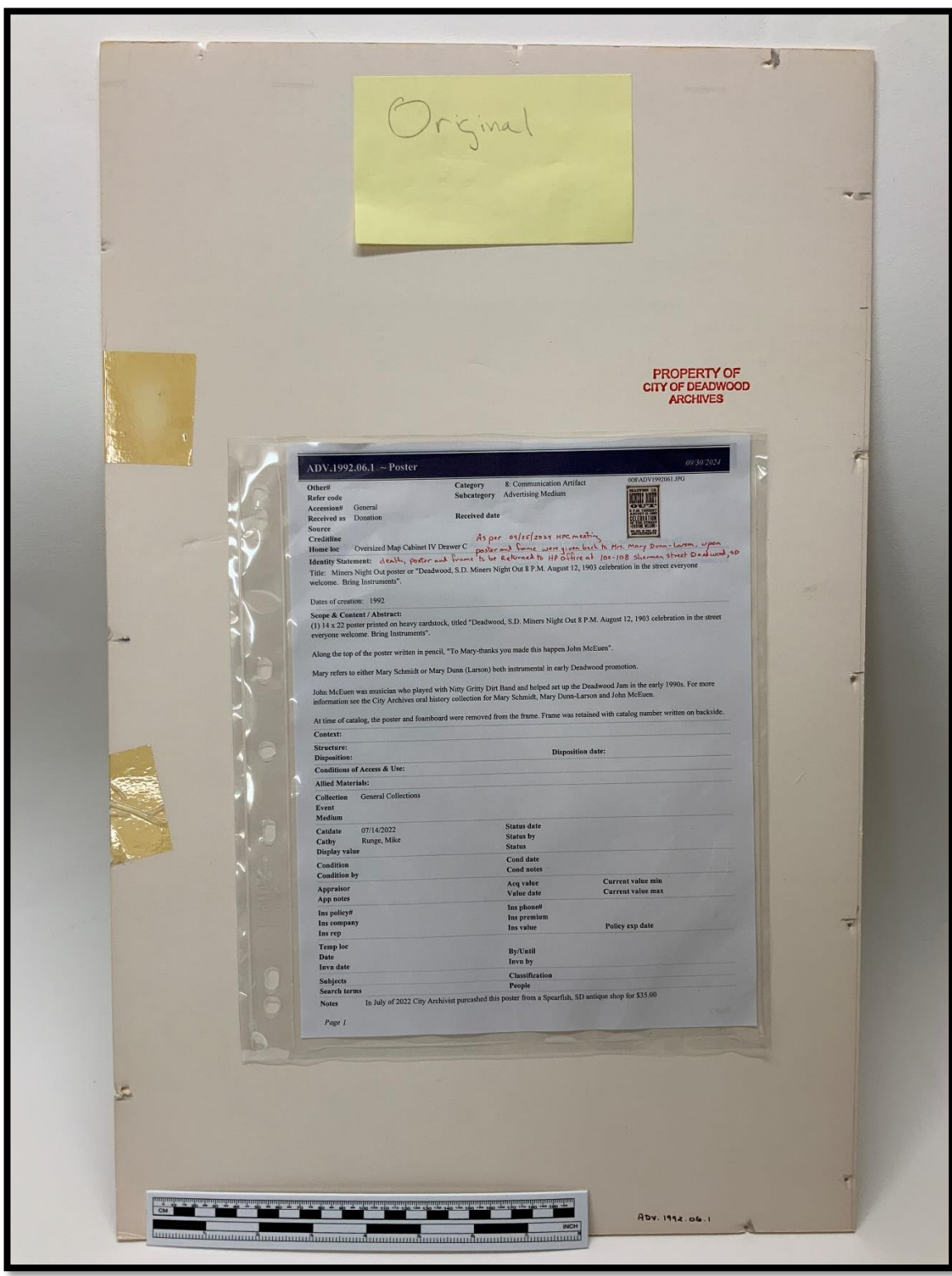
“Miners Night Out” poster signed by John McEuen and addressed to “Mary”



FRONT

Attachment #A

“Miners Night Out” poster signed by John McEuen and addressed to “Mary”



BACK

Fwd: HISTORIC PRESERVATION REQUEST

Mary LaRSON <larsonm0344@gmail.com>

Wed 8/21/2024 10:52 AM

To: Kevin Kuchenbecker <kevin@cityofdeadwood.com>

You don't often get email from larsonm0344@gmail.com. [Learn why this is important](#)

----- Forwarded message -----

From: **Mary LaRSON** <larsonm0344@gmail.com>

Date: Tue, Aug 6, 2024, 2:40 PM

Subject: HISTORIC PRESERVATION REQUEST

To: Leo@hotmail.com <Leo@hotmail.com>, <orediggers92@hotmail.com>, <jallen@dmgrand.com>, <williams120206@gmail.com>, <diede_molly@genproenergy.com>, <tsantochi@aol.com>, <sdwoman@icloud.com>

Dear Historic Commission,

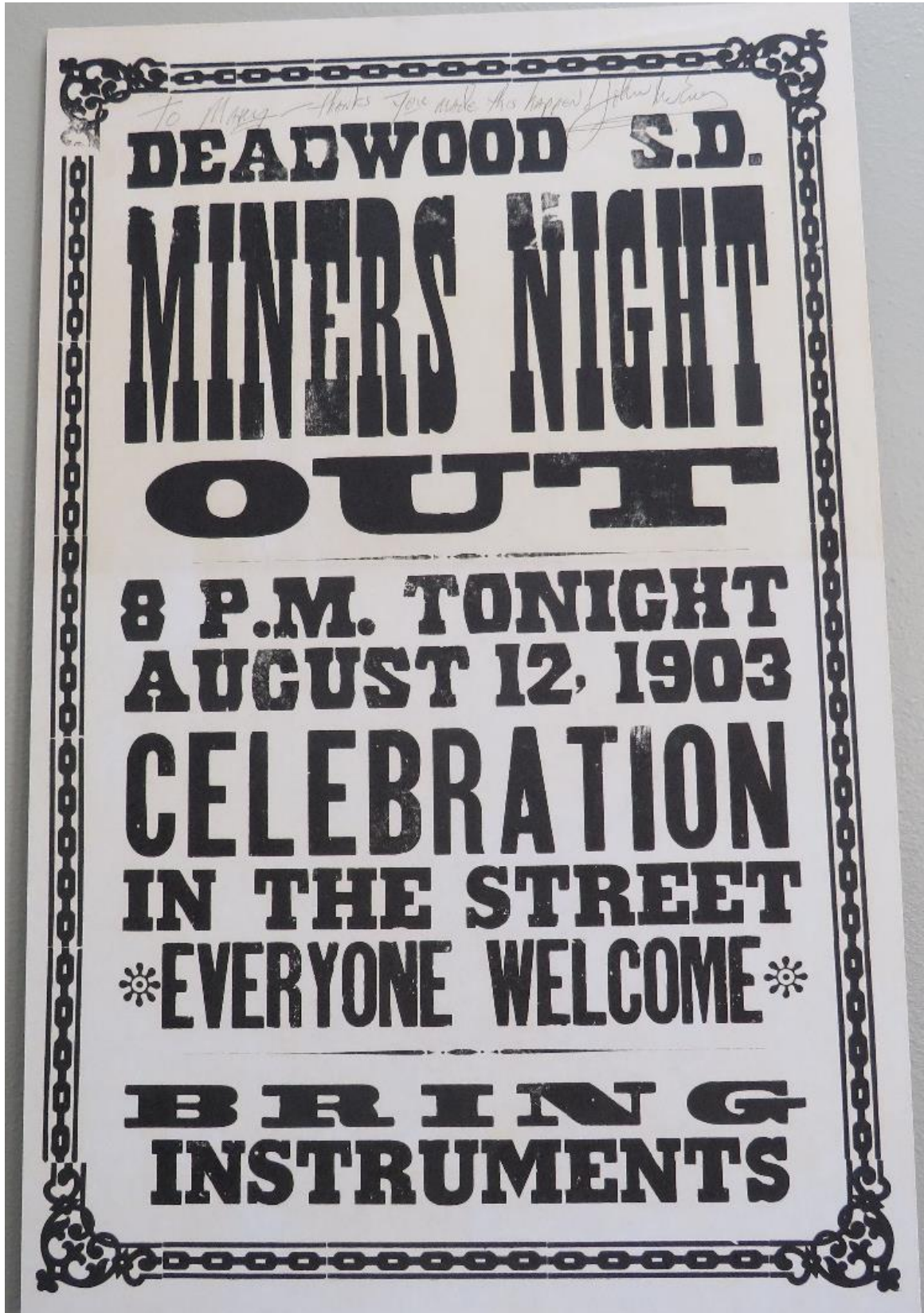
For those of you who don't know me, my name is Mary Dunne Larson. I have lived in Deadwood since July of 1978. I owned and operated a business in Deadwood from 1978 to 2020. During that time I was on the City Commission and President of the Chamber of Commerce Board of Directors plus served on the marketing committee after gaming began. As Chamber President I served as one of the 7 members of the You Bet Committee that brought gaming to Deadwood.

While serving on the marketing committee I hired John McEuen of the Nitty Gritty Dirt Band to do a video highlighting Deadwood which aired on TV and many clips were used in advertising campaigns.

It's still on the web if you have not seen it called " MINERS NIGHT OUT." The sign used in the video was given to me by John and it is dedicated and signed "TO MARY." I proudly displayed it on my back bar at Deadwood Dicks until one day it disappeared. I never knew what happened to it until last summer when Mike Runge told me he bought it for \$45 in an antique store in Spearfish. I would very much like to purchase this back or take it on loan to be returned at a later date. Mike offered me a copy but I would very much prefer my original. To my knowledge It's just sitting in the Archives and not on display anywhere.

Thank you for your consideration. I am willing to appear before the Preservation Commission.

Mary Dunne Larson
605 641-8244



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



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

MEMORANDUM

Date: September 27, 2024
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
 Bonny Anfinson, Program Coordinator
Re: Historic Façade Easement Program Application

The Historic Preservation Office received a Façade Easement Program Application from DBUH, LLC to enter the Historic Bullock Hotel at 633 Main Street into the Historic Façade Easement Program. The applicant plans to restore the exterior of the building to include the sidewalk skylights. The proposed cost for the façade project is \$258,000.00.

The applicant's qualified façade expenditures would be eligible to receive up to 80% of the façade cost at a maximum of \$3,000.00 per linier foot for the primary façade of the main building and \$1,000.00 per linier foot for the secondary facade for a grand total of \$266,800.00.

Staff has determined the applicant meets the criteria for acceptance into the Historic Façade Easement Program and will coordinate with the applicant to ensure the proposed work meets the criteria of the program if approved by the commission.

RECOMMENDED MOTION:

Move to accept 633 Main Street, owned by DBUH, LLC, into the Historic Façade Easement Program.



Historic Facade Easement Program Application

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

1. Address of Property:

633 Main Street

2. Applicant's name & mailing address:

Historic Bullock Hotel

633 Main Street

Deadwood

Telephone: (605) 920-8510

E-mail rich.turbiville@hrrdeadwood.com

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

DBUH, LLC

PO Box 1080

Yankton SD 57078

Telephone: (605) 665-8489

E-mail Bebeckys@sloweymgmt.com

4. Project Costs:

Total cost of the façade restoration project: \$ 258,000

Amount requested for the façade project
(Keep in mind eligible expenses and program maximums) \$ 258,000

Total cost of building rehabilitation project
(Include additional interior work planned) \$ 258,000

5. Façade Easement Program Area – Deadwood Local Historic District



6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
 - Provide detailed description of exterior changes including materials, colors and dimensions
 - Proposed rehabilitation renderings and elevations
 - Current and historic photos of the building
 - Project budget including the entire project and façade project
 - Project timeline
 - General information on project financing or other such information showing feasibility of project
 - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement.

7. 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 façade easement as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the program 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 purchasing the façade 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 project approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a façade easement.

Applicant's signature: Rich Turberville

Date submitted: 9 / 25 / 24

Owner's signature: _____

Date submitted: ___ / ___ / ___

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

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

Date: September 30, 2024

Case No. 240196

Address: 650 MAIN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 650 MAIN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Dale Berg
Owner: D&S BERG BUILDING LLC0
Constructed: 1880/1945

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

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

This was the site of the first commercial building in Deadwood, constructed in 1876 by Isaac Brown and Craven Lee. The current building was constructed in 1880. The storefront was occupied by a dry goods store. The second floor served as an opera house with a saloon conveniently located in the basement. The building also housed an early bowling alley watched over by a short-lived fraternal organization, the Knights of Gambrinus. Gus Keller's meat market was here for many years. The pink storefront was the result of a 1940 remodeling for Sederstrom's Restaurant.

2. Architectural design of the resource and proposed alterations:

The applicant requests permission to tuck point brick and stain deck and touch-up paint on the back on the structure.

Attachments: No**Plans:** No**Photos:** Yes

Staff 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.



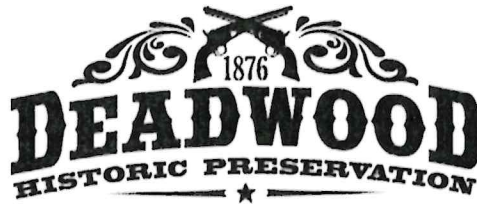
Motions available for commission action:

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

OR

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

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



FOR OFFICIAL USE ONLY	
Case No. _____	Section 7 Item a.
<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: <u>650 main Deadwood SD- 57732</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>Dale Berg</u>
Address: <u>874 main</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605 381885</u> Fax: _____
E-mail: _____

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

Contractor's Name: <u>Cus Terrones</u>
Address: <u>Same</u>
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 checked="" type="checkbox"/> Exterior Painting <input checked="" type="checkbox"/> General Maintenance <input type="checkbox"/> Siding <input type="checkbox"/> Windows <input type="checkbox"/> Porch/Deck <input type="checkbox"/> Other _____ <input type="checkbox"/> Awning <input type="checkbox"/> Sign <input type="checkbox"/> Fencing

Updated October 9, 2019

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)	
Project Start Date: _____	Project Completion Date (anticipated): _____
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Material <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> WINDOWS <input type="checkbox"/> STORM WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Note: Please provide detailed plans/drawings
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input 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).

GROUT, STAIN DECK TOUCH UP PAINT

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.

 9/25/21

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.

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:

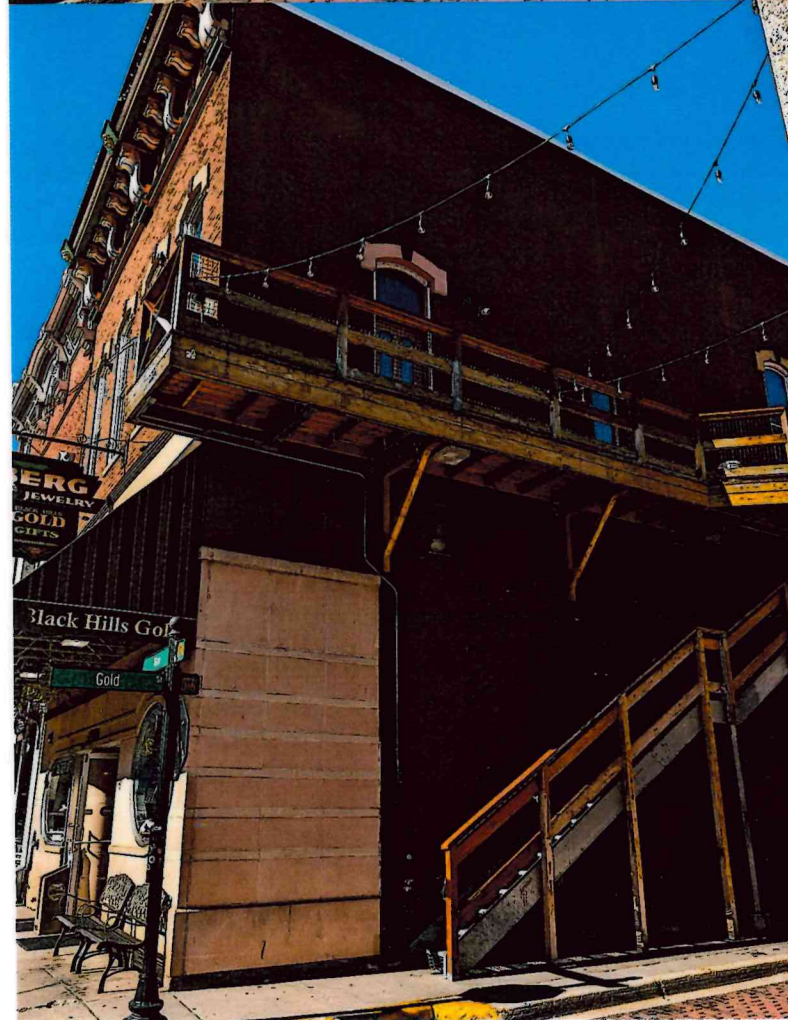
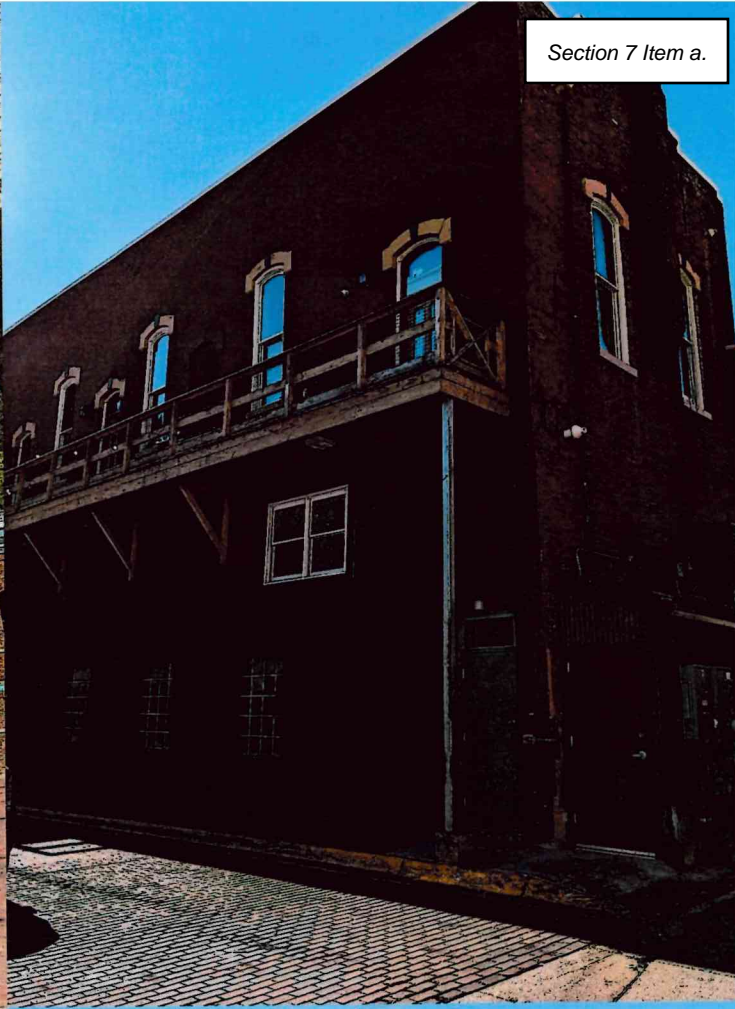
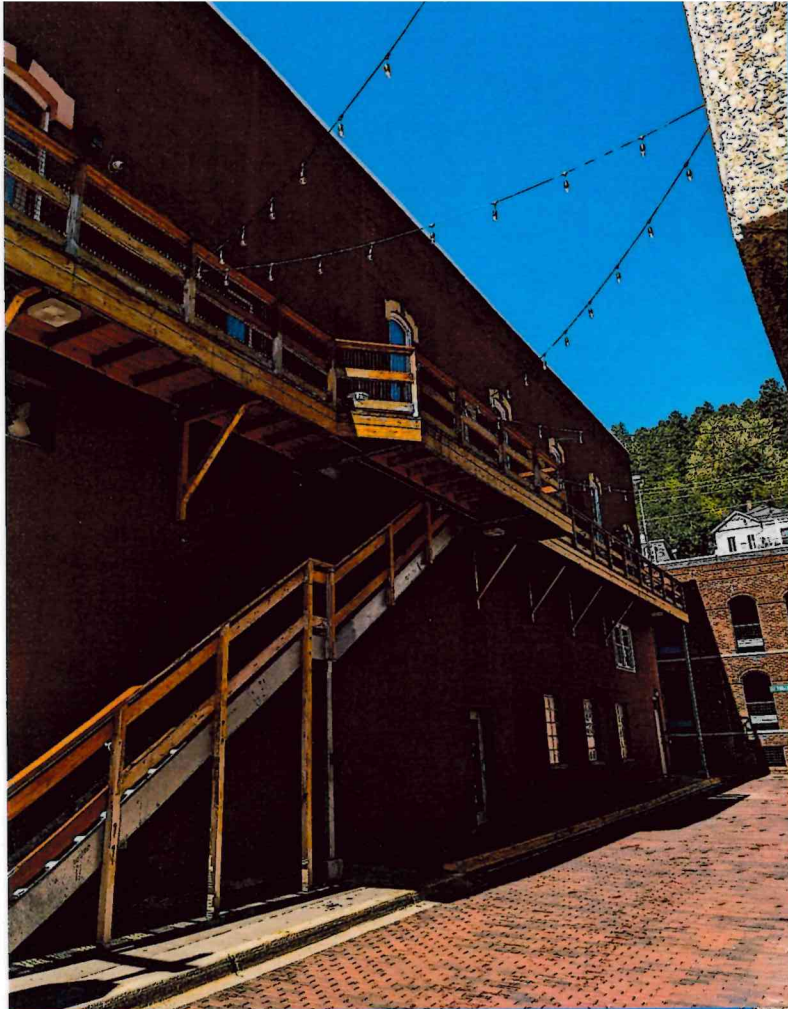
- Written description of area involved.
- Color photographs or slides of areas involved and surrounding structures if applicable.
- Sample or photo of materials involved.

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.



Date: October 01, 2024

Case No. 240198

Address: 633 MAIN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 633 MAIN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: DBUH, LLC

Owner: DBUH LLC0

Constructed: 1894

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

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

Sol Star and Seth Bullock arrived in Deadwood in 1876 and built a hardware store on this site. They constructed a new brick warehouse on the back of the lot in 1880, with a two-story, wood-frame store facing Main Street. The fire of 1894 swept down the other side of Main Street, but flames crossed to the hardware store and destroyed it as well, leaving the brick warehouse. Bullock, recognizing the city's need for a legitimate hotel, built the present structure. The pink and white sandstone was quarried in the nearby Boulder Canyon. It was transported first to Sturgis, where it was tooled, and then loaded back on the train for the trip to Deadwood. The grand opening was held in April 1896. Bullock is best known as Lawrence County's first sheriff and for his close friendship with Theodore Roosevelt. Bullock sold the hotel to George Ayres in 1904. Ayres operated his hardware store on the main floor while the hotel upstairs stayed in operation from 1904 to 1919 as the Holzner, and later as the Ayres Hotel. The original brick warehouse can still be seen along Wall Street, with its iron fire shutters. Many of the hotel's interior features remain intact, including the massive staircase and skylights.

2. Architectural design of the resource and proposed alterations:

The applicant requests permission to restore brick and Tuck Point and as needed, restore windows and sills, and replace metal sidewalk inserts.

Attachments: Yes**Plans:** Yes**Photos:** No**Staff Opinion:**

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



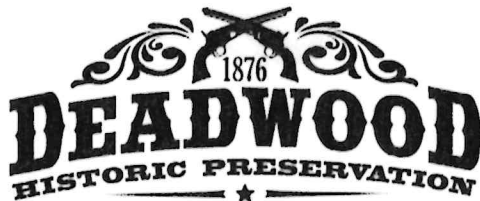
Motions available for commission action:

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

OR

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

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



FOR OFFICE	Section 7 Item b.
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: <u>633 MAIN ST.</u>
Historic Name of Property (if known): <u>BULLOCK HOTEL</u>

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>DBUH L.L.C.</u>
Address: <u>PO Box 1080</u>
City: <u>Yankton</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-665-8489</u> Fax: _____
E-mail: <u>beckys@sloweymgmt.com</u>

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

Contractor's Name: <u>Listed on pag 2</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Agent's Name: <u>Rich Turbiville</u>
Address: <u>633 Main Street</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-920-8510</u> Fax: _____
E-mail: <u>rich.turbiville@hrrdeadwood.com</u>

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 checked="" type="checkbox"/> General Maintenance <input checked="" type="checkbox"/> Siding Brick <input checked="" type="checkbox"/> Windows <input type="checkbox"/> Porch/Deck <input checked="" type="checkbox"/> Other <u>Sidewalk Grates</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: 10/24 Project Completion Date (anticipated): 2/25

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 _____ Style/type _____ Dimensions _____

WINDOWS STORM WINDOWS DOORS STORM DOORS
 Restoration Replacement New
 Front Side(s) Rear
 Material Wood 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 Bricks Sidewalk Window Grates

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).

\$139,234 - Brick Restoration - Tuck Point + Replace Brick as Needed J+m Restorat Services

\$90,000 - Window + Sill Restoration - Hotel Marc Straub Waiting on Final Quot

\$32,000 4 Metal SideWalk Inserts - Triple S Steel

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)	DATE	<i>Rich Tindall</i>	9/25/24
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE
SIGNATURE OF OWNER(S)	DATE	SIGNATURE OF AGENT(S)	DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. *Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.*

ALL WORK:

- Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

- Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- Exterior material description.
- Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- Photograph of existing conditions from all elevations.
- Color samples and placement on the structure.
- Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

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

PAINTING, SIDING:

- Color photographs of all areas involved and surrounding structures if applicable.
- Samples of colors and/or materials to be used.
- Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- Photograph of proposed site and adjacent buildings on adjoining properties.
- Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- Material list including door and window styles, colors and texture samples.
- Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- Color photographs of proposed site and structures within vicinity of new building.



**TRIPLE S
STEEL**

Triple S Steel, LLC
18 E Kansas City Street, Suite 3
Rapid City, SD 57701
605.877.6345 | zac@triplessteelsd.com

PROPOSAL

PRIME CONTRACTOR	City of Deadwood	PROPOSAL NO.	24-148
PROJECT NAME	"Cigar Bar" Glass Molds	DATE OF PROPOSAL	Aug 19, 2024
JOB LOCATION	Deadwood, SD	EXPIRATION DATE	Sep 19, 2024
PLANS AND SPECIFICATIONS BY	NA	PLAN AND SPECIFICATION DATE	NA

Base Bid per narrative and items below:

ITEMS INCLUDED

- Fabrication of (2) aluminum glass molds to match existing tapered glass pieces (matching style of molds previously made)
- Sales tax

ITEMS NOT INCLUDED

- Permits
- Inspections

BASE BID AMOUNT | \$ 563.00



**TRIPLE S
STEEL**

Triple S Steel, LLC
18 E Kansas City Street, Suite 3
Rapid City, SD 57701
605.877.6345 | zac@triplessteelsd.com

PROPOSAL

PRIME CONTRACTOR	City of Deadwood	PROPOSAL NO.	24-142
PROJECT NAME	Bullock Window Grate Replacement	DATE OF PROPOSAL	Aug 19, 2024
JOB LOCATION	Deadwood, SD	EXPIRATION DATE	Sep 19, 2024
PLANS AND SPECIFICATIONS BY	NA	PLAN AND SPECIFICATION DATE	NA

Base Bid per narrative and items below:

ITEMS INCLUDED

- Demo of 3 existing window grate's framework (interior concrete & steel) Exterior frames to stay
- Fabrication and installation of (4) window grate "assemblies" to fit existing steel framework (per supplied shop drawings)
- (2) aluminum glass molds w/ (2) holes in each mold (matching style of molds previously made)
- Silicone sealant around steel plate edges and existing framework
- Sales tax
- Excise tax

ITEMS NOT INCLUDED

- Permits
- Inspections
- Glass & glass installation
- "Fill" to go around glass and on top of steel

BASE BID AMOUNT | \$ 32,000.00

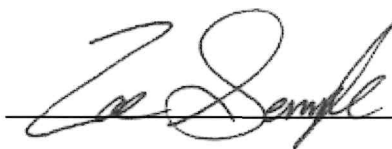
*Proposal based on existing framework being structurally sound



**TRIPLE S
STEEL**

Triple S Steel, LLC
18 E Kansas City Street, Suite 3
Rapid City, SD 57701
605.877.6345 | zac@triplessteelsd.com

PAYMENTS TO BE MADE AS FOLLOWS: WITHIN 30 DAYS UPON COMPLETION OR INTEREST OF 1.5% PER MONTH WILL BE CHARGED. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE ON ABOVE WORK. WORKMEN'S COMPENSATION AND PUBLIC LIABILITY INSURANCE ON ABOVE WORK TO BE TAKEN OUT BY WELDING CONTRACTOR.

Submitted by  _____

ACCEPTANCE OF PROPOSAL

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENTS WILL BE MADE AS OUTLINED ABOVE.

DATE OF ACCEPTANCE _____

SIGNATURE _____

PRINTED NAME _____

TITLE _____

Proposal

JEM Restoration Services Inc.
7202 Giles Road Suite #4
LaVista NE 68128
402-651-5874



Date: 12/28/2023

Submitted to: SRK

Job Location: 633 Main Street
Deadwood, South Dakota

Job Description:

Repairs will be limited to the exterior elevations. Descriptions and pricing are as follows;

- Point missing and cracked mortar in brick and stone.
- Replace deteriorated brick and stone.
- Stone will be supplied by the Historical Preservation Society.
- Mortar and incidentals will be covered by JEM.
- Some caulking will be needed as directed by the Historical Society.
- Removal of modern metal.
- Removal and replacement of historical metal.
- Inspection of existing fire escapes anchor points.
- Spot cleaning of bricks as directed by the Historical Society.
- Labor to remove 2 sets of steps main street side. Less material. I'm not sure of source.
- If ghost mural is contracted out we will allow artist to use lift if it's while we have lift rented.

Exclusions:

Windowsills

Ghost mural painting

Materials for north step entrance

Total: \$139,234.00

JEM Restoration Services Inc. will provide all labor, material, and lifts to complete this project.

This proposal expires 30 days from date mentioned above
All sales tax imposed shall be added to the contract price herein quoted.
Payment due 15 days after job completion.

ACCEPTANCE OF PROPOSAL

Your signature authorizes JEM Restoration Services Inc. to perform the above outlined work.
You agree to make payment in the amount and manner described above.

Authorized Signature: _____

Date: _____

Date: October 1, 2024

Case No. 240199
Address: 51 & 55 Sherman Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 51 and 55 Sherman Street, a contributing structure located in the Deadwood Historic Overlay Zone in the City of Deadwood.

Applicant: KR DWD Sherman St. 2020 LLC
Owner:
Constructed: 1894/95/1897/1898-99/1903/1909/1916/1933

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: It is impossible to talk about this block one building at a time. The entire complex was the handiwork of W.E. Adams, mentioned previously with respect to his grocery store on Main Street. In 1894, Adams built the middle 25 feet of what is now the four-story building on this site. It started as a two-story building which housed Adams' grocery store, with its grand opening January 21, 1895. In 1897, Adams decided to build again, and constructed another 25-foot-wide building to the right of his store, three stories tall. At the same time, he added a third story to his first building. Griffith's Red Anvil Hardware Store was the first floor tenant in the new building. DeMouth's Ark occupied that storefront. In 1909, the fourth floors were added to the other two buildings, and they assumed their current appearance.

Adams turned exclusively to wholesale trade in 1901, and his storefront was occupied by Arnold Brother's Grocery Store. Adams continued to do business from the back rooms of his buildings, but required a more visible presence for his offices. In 1903 he built a tall one-story office building to the right of his three four-story buildings. That building has since been remodeled into what appears to be a two-story building. Notice the iron column on the 1903 building. Although it closely resembles the columns on the adjacent building, the flower is turned upside down. This column was manufactured in Deadwood by the Black Hills Foundry to match the other columns, which were manufactured out of state. The turned flower may have been done intentionally to differentiate the work, or to avoid potential problems. A one-story brick building was built to the right in 1916 to house Adams' delivery trucks. The final portion of the building was an extension of the garage built in 1933. The bricks used in those buildings are actually street pavers. How Adams obtained street paving brick is a mystery, but he may have purchased them when the streets were paved in 1907, while he was the city's mayor.

In 1941, Adams' company was purchased by Paxton-Gallagher of Omaha, and in 1949 the company announced that they were withdrawing from business in Deadwood and moving their base of operations to Rapid City. These buildings were sold to the Black Hills Mercantile Co. which had been operating out of the Cudahy Packing Co. Building since 1919 (#82). They constructed the loading dock entrance on the left side of the building in 1951. The upper stories have been occupied as professional offices and residential apartments.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to install two fixed fabric awnings on 51 Sherman and one fixed fabric awning on 55 Sherman Street.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: In April of 2023 the applicant received approval to install awnings on the front entrance door and windows and the rear entrance door of 53 Sherman. This request is for additional entry doors. Staff is recommending the same style and color of the current awnings. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY
Case No. _____
 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: 53 Sherman Street
Historic Name of Property (if known): Adams Brothers Block Building

APPLICANT INFORMATION
Applicant is: owner contractor architect consultant other _____

Owner's Name: KR DWD Sherman St 2020 LLC
Address: 107 South Main Street | PO Box 130
City: Atkinson State: Ne Zip: 68713
Telephone: 402-925-5113 Fax: _____
E-mail: gerard@keatingresources.com

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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)	
Project Start Date: <u>ASAP</u>	Project Completion Date (anticipated): _____
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Material <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input 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"/> STORM DOORS	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Note: Please provide detailed plans/drawings
<input checked="" type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material <u>FABRIC</u> Style/type _____ Dimensions <u>SEE ATTACHED</u>
<input type="checkbox"/> OTHER – Describe in detail below or use attachments	

DESCRIPTION OF ACTIVITY

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

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

Add 2 fixed fabric awnings at 51 Sherman Street (north building).

Add 1 fixed fabric awning at 55 Sherman Street (south building).

SAME color and materials as already approved submission from 2023.

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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

Gerard Keating
Gerard Keating (Sep 23, 2024 11:30 CDT)

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.

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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.

Existing Elevation (Southwest to Northeast)



Existing Elevation (West to East)



Existing Elevation (Northwest to Southeast)



Existing Elevation (North to South)



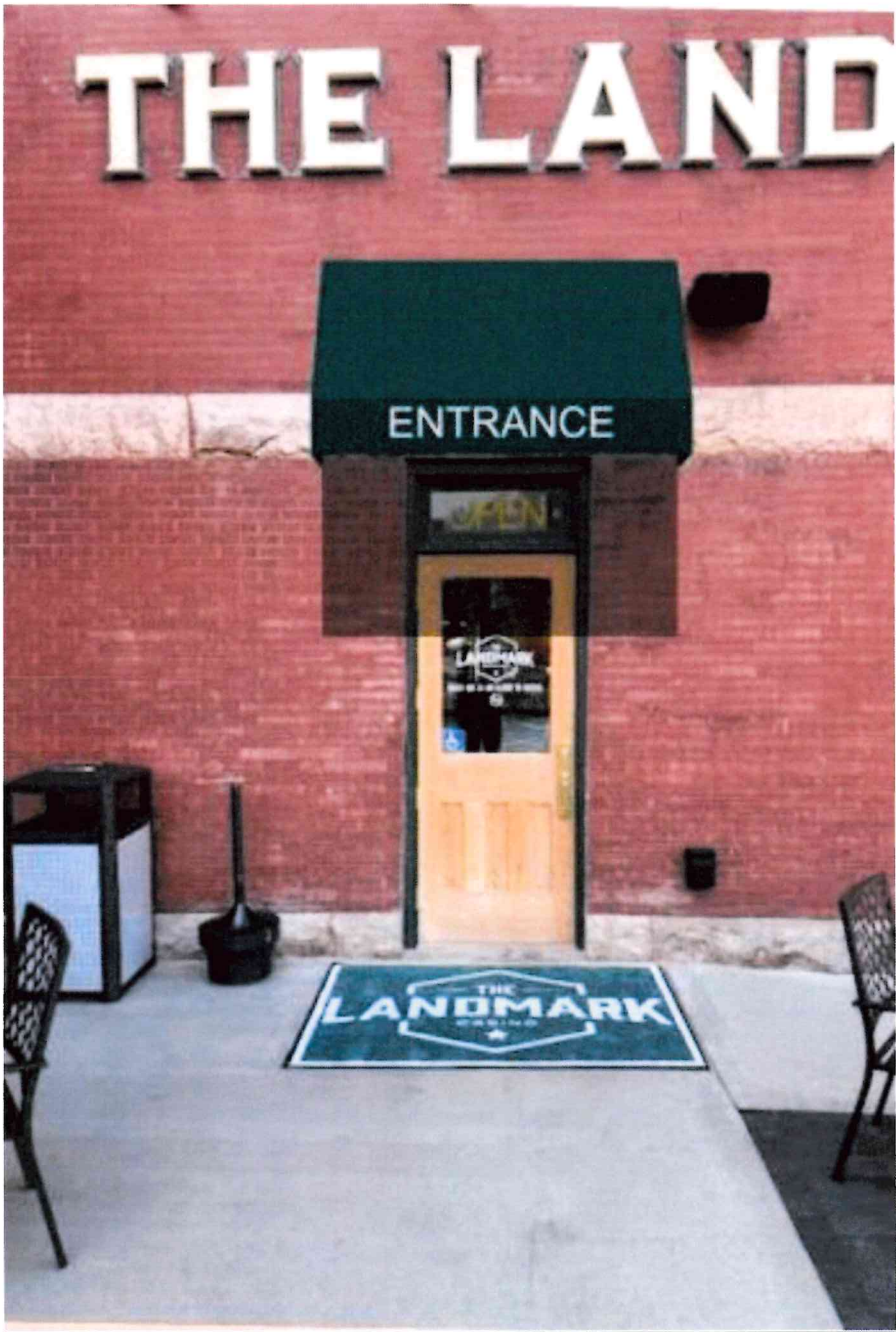
Proposed Awning #1: 55 Sherman



Proposed Awning #2: 51 Sherman



Proposed Awning #3: 51 Sherman






Application for Approval 10.3.19 Fillable

Final Audit Report

2024-09-23

Created:	2024-09-23
By:	Tom Chvala (tomchvala@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJzwB-vxyyc8fdXmam1bmWcpR9hDiM0uS

"Application for Approval 10.3.19 Fillable" History

-  Document created by Tom Chvala (tomchvala@gmail.com)
2024-09-23 - 4:15:00 PM GMT - IP address: 67.158.3.250
-  Document emailed to Gerard Keating (gerard@keatingresources.com) for signature
2024-09-23 - 4:15:43 PM GMT
-  Email viewed by Gerard Keating (gerard@keatingresources.com)
2024-09-23 - 4:30:23 PM GMT - IP address: 108.147.94.59
-  Document e-signed by Gerard Keating (gerard@keatingresources.com)
Signature Date: 2024-09-23 - 4:30:43 PM GMT - Time Source: server- IP address: 108.147.94.59
-  Agreement completed.
2024-09-23 - 4:30:43 PM GMT

Date: September 30, 2024

Case No. 240195
Address: 38 Burnham

Staff Report

The applicant has submitted an application for Project Approval for work at 38 Burnham, a noncontributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Peter Pantazopoulos
Owner: PANTAZOPULOS, PETER ROBINSON, LYNNETTE
Constructed: c 1980

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 is a modern building which serves as a garage and workspace. Because it is less than 50 years old, it cannot contribute to the Deadwood National Historic Landmark District at this time. The location of this structure is addressed at 180 Pleasant Street.

2. Architectural design of the resource and proposed alterations:

Applicant is requesting permission to construct carport: 28x22 8' height, gable ended, 4/12 pitch, with asphalt shingled roof. 6x6 brown, treated upright posts, manufactured trusses. Appropriate LVL beams, as necessary, as per contractor's preference.

Attachments: Yes

Plans: Yes

Photos: No

Staff 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.



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.

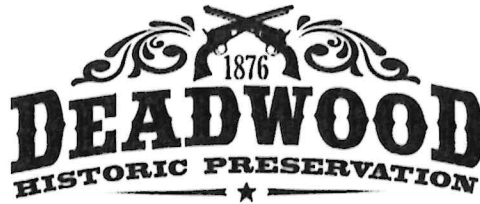
OR

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		Section 8 Item a.
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: <u>38 Burnham Ave.</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>Peter Pantazopoulos</u>
Address: <u>38 Burnham Ave</u>
City: <u>Dead</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-491-0936</u> Fax: _____
E-mail: <u>rallyheadquarters3@gmail</u>

Architect's Name: <u>Self</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>Dan Von Meers</u>
Address: <u>152 Charles St.</u>
City: <u>Dead</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>608-474-0121</u> Fax: _____
E-mail: <u>hondedan50@gmail</u>

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 type="checkbox"/> Other <u>car port</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: _____	Project Completion Date (anticipated): _____
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Material <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> WINDOWS <input type="checkbox"/> STORM WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Note: Please provide detailed plans/drawings
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments <i>see submitted car port plans</i>	

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).

Asphalt
20x22 8' height, gable end, 4/12 pitch shingled roof. 6x6 brown treated upright posts, manufactured trusses. Appropriate LVL beams as necessary as per contractor's preference.

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.

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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.

Peter Pantazopoulos 9/25/24
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

Yvonne Johnson 9/25/24
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. *Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.*

ALL WORK:

- Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

- Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- Exterior material description.
- Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- Photograph of existing conditions from all elevations.
- Color samples and placement on the structure.
- Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

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

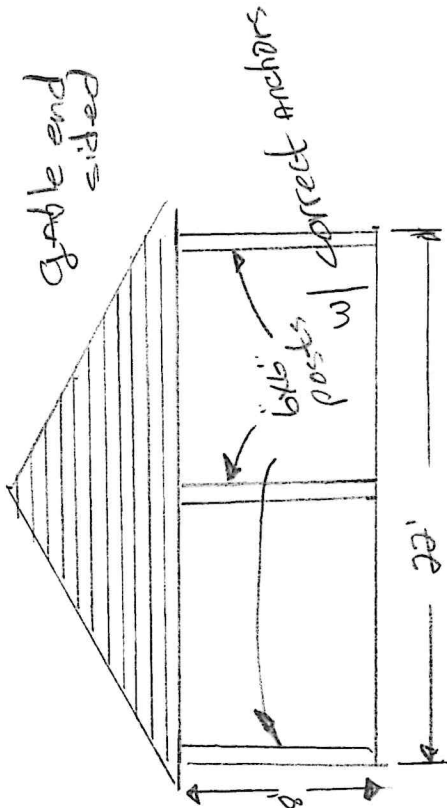
PAINTING, SIDING:

- Color photographs of all areas involved and surrounding structures if applicable.
- Samples of colors and/or materials to be used.
- Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

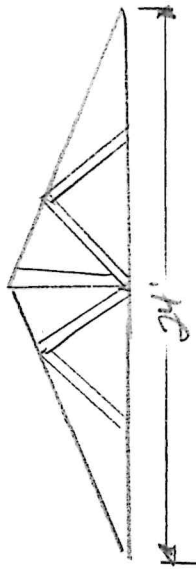
NEW CONSTRUCTION:

- Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- Photograph of proposed site and adjacent buildings on adjoining properties.
- Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- Material list including door and window styles, colors and texture samples.
- Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- Color photographs of proposed site and structures within vicinity of new building.

side view 4/12 pitch roof

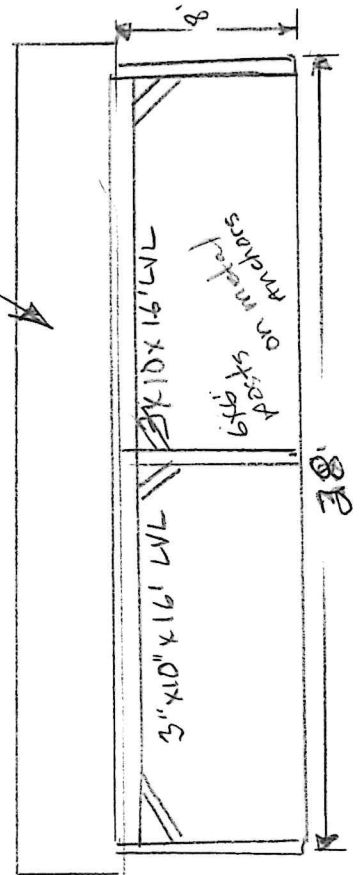


4/12 pitch roof trusses

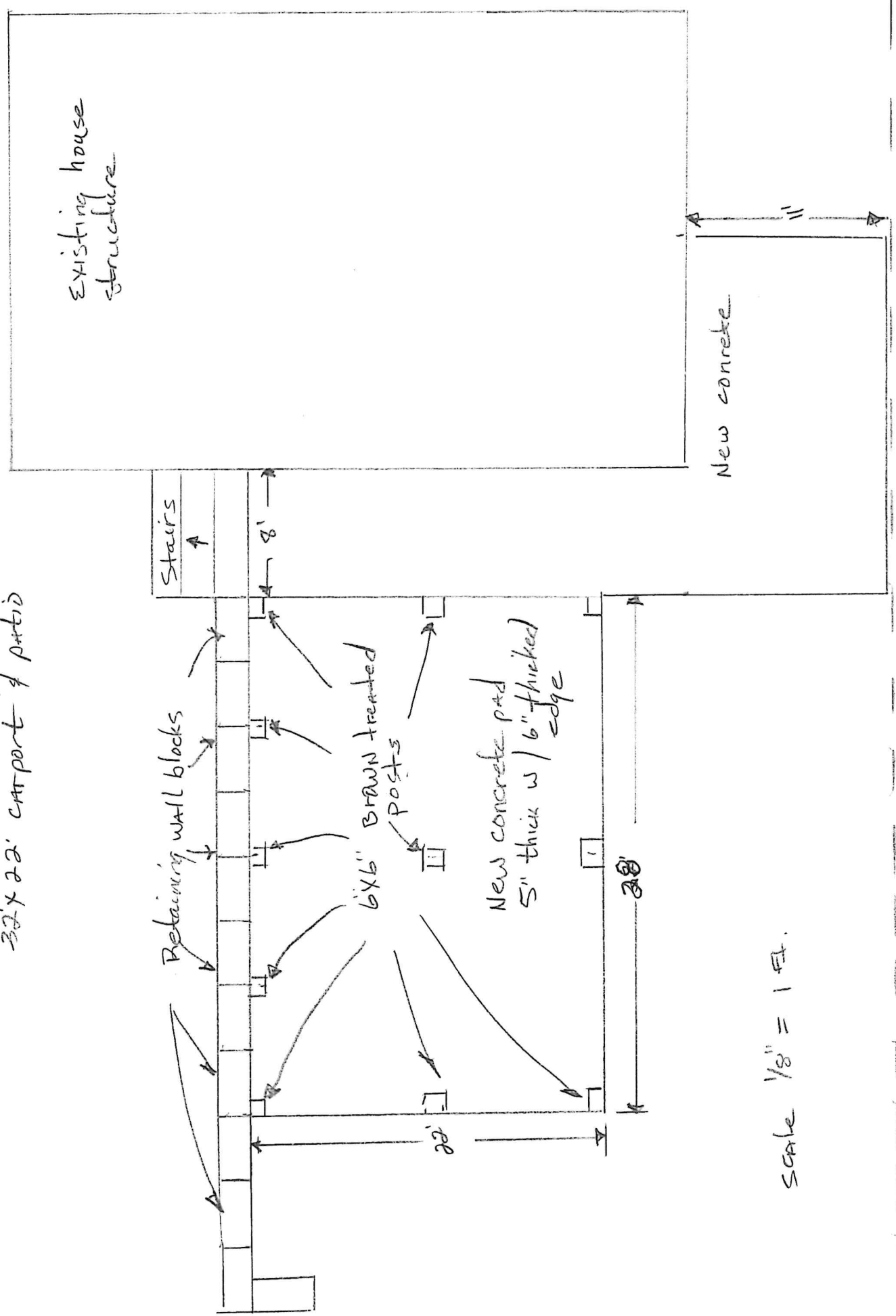


ROOF - shingles or brown metal

Front view



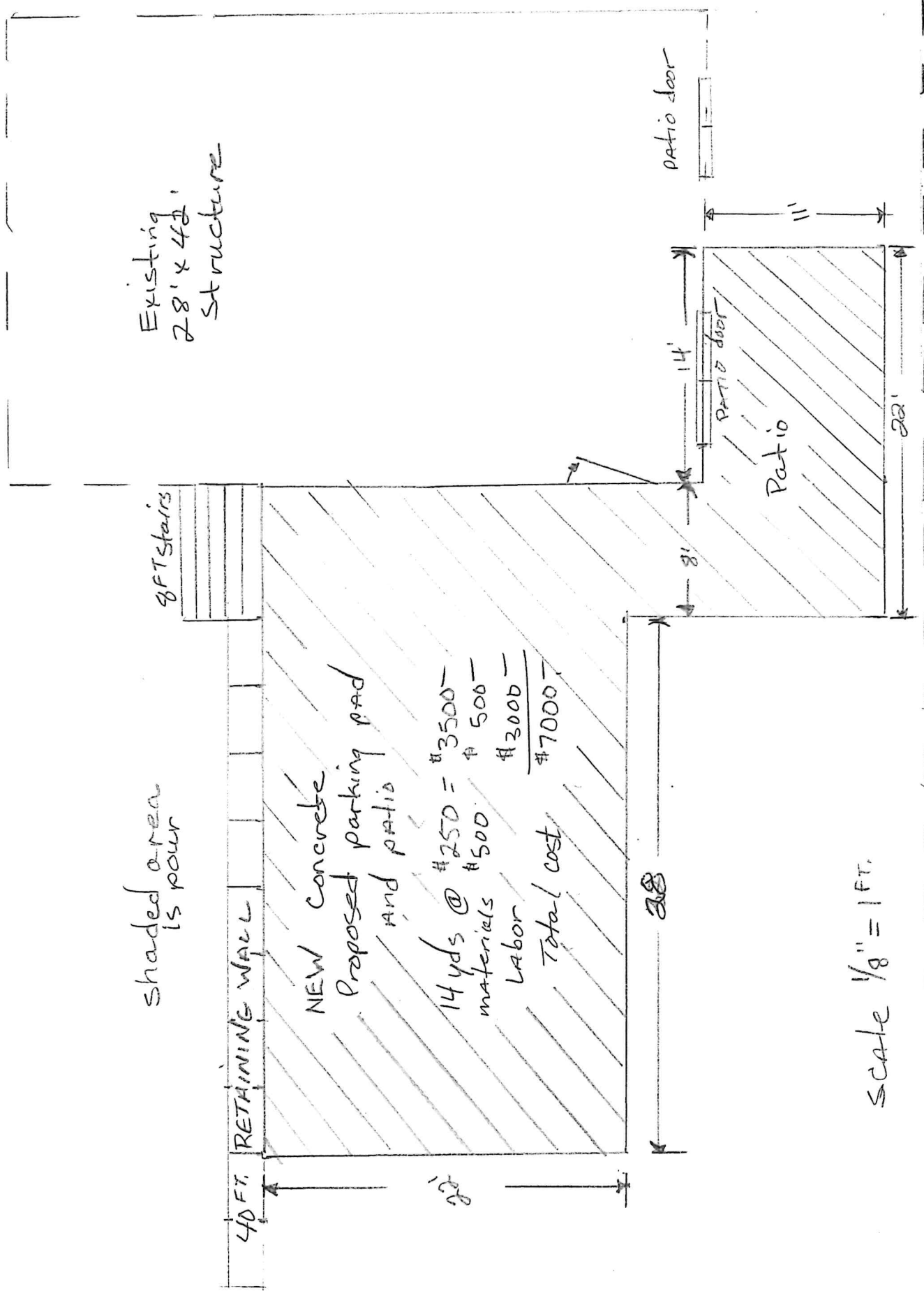
38 Burnham Ave
Site for proposed
32' x 22' carport & patio



Scale 1/8" = 1 FT.

Property lines

38 BURNHAM AVE,
 Peter Pmtzopoulos
 651-491-0936

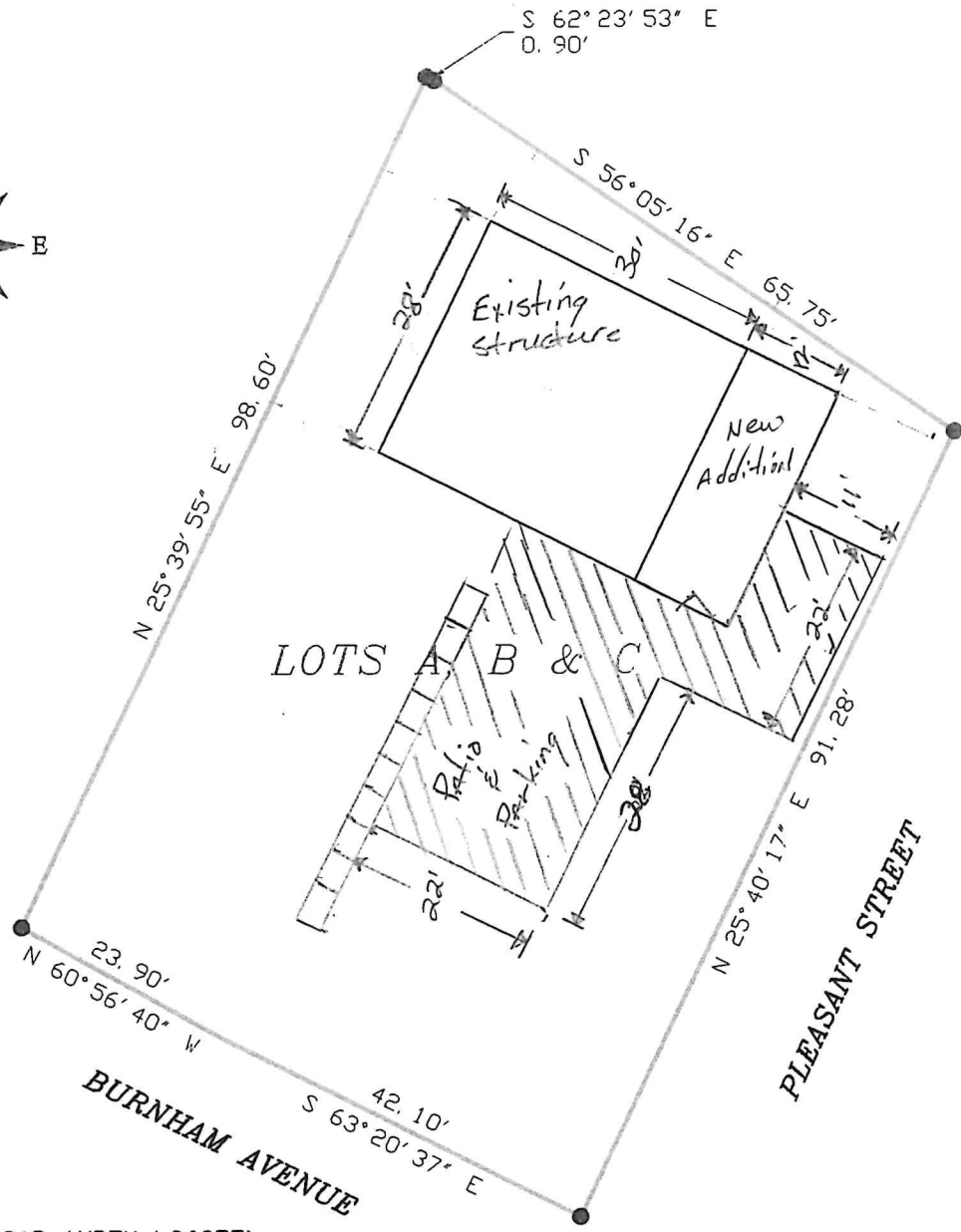


14 yds @ \$250 = \$3500-
 materials \$500-
 Labor \$3000-
 Total cost \$7000-

Scale 1/8" = 1 FT.

Property lines

LOTS A, B & C IN BLOCK 9 OF HIGHLAND
 PARK ADDITION TO THE CITY OF DEADWOOD,
 LAWRENCE COUNTY, SOUTH DAKOTA



SURVEYOR'S CERTIFICATE

I, LOREN D. VREM R.L.S. 6577, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS SURVEYED UNDER MY SUPERVISION AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



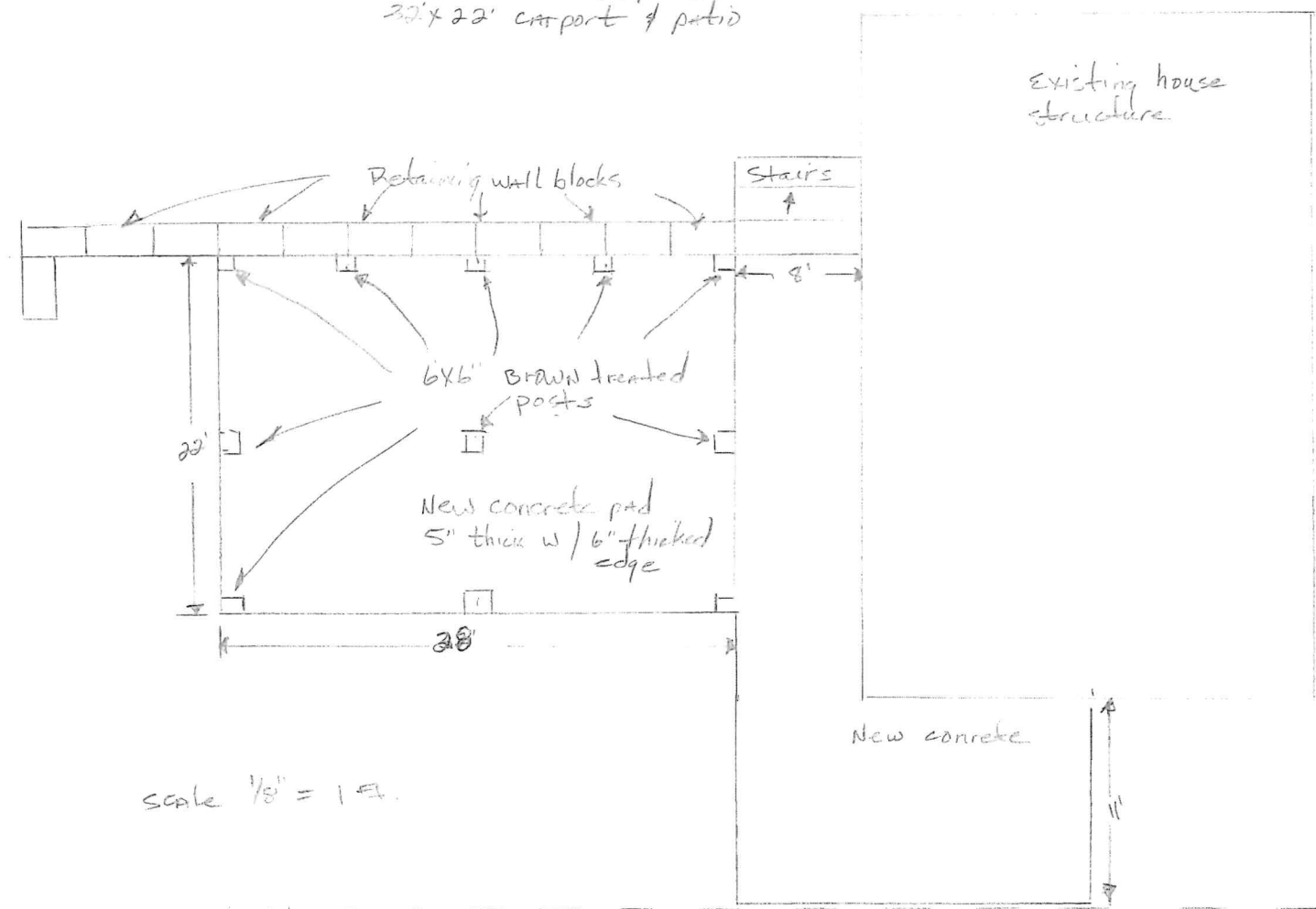
[Signature]
 LOREN D. VREM R.L.S. 6577
 10/2/17
 DATE



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
 332A WEST MAIN ST.
 LEAD, SD 57754
 (605) 722-3840

Date:	10/02/2017
Drawn By:	L. D. Vrem
Project No.:	16-303
Dwg. No.:	16-303.dwg

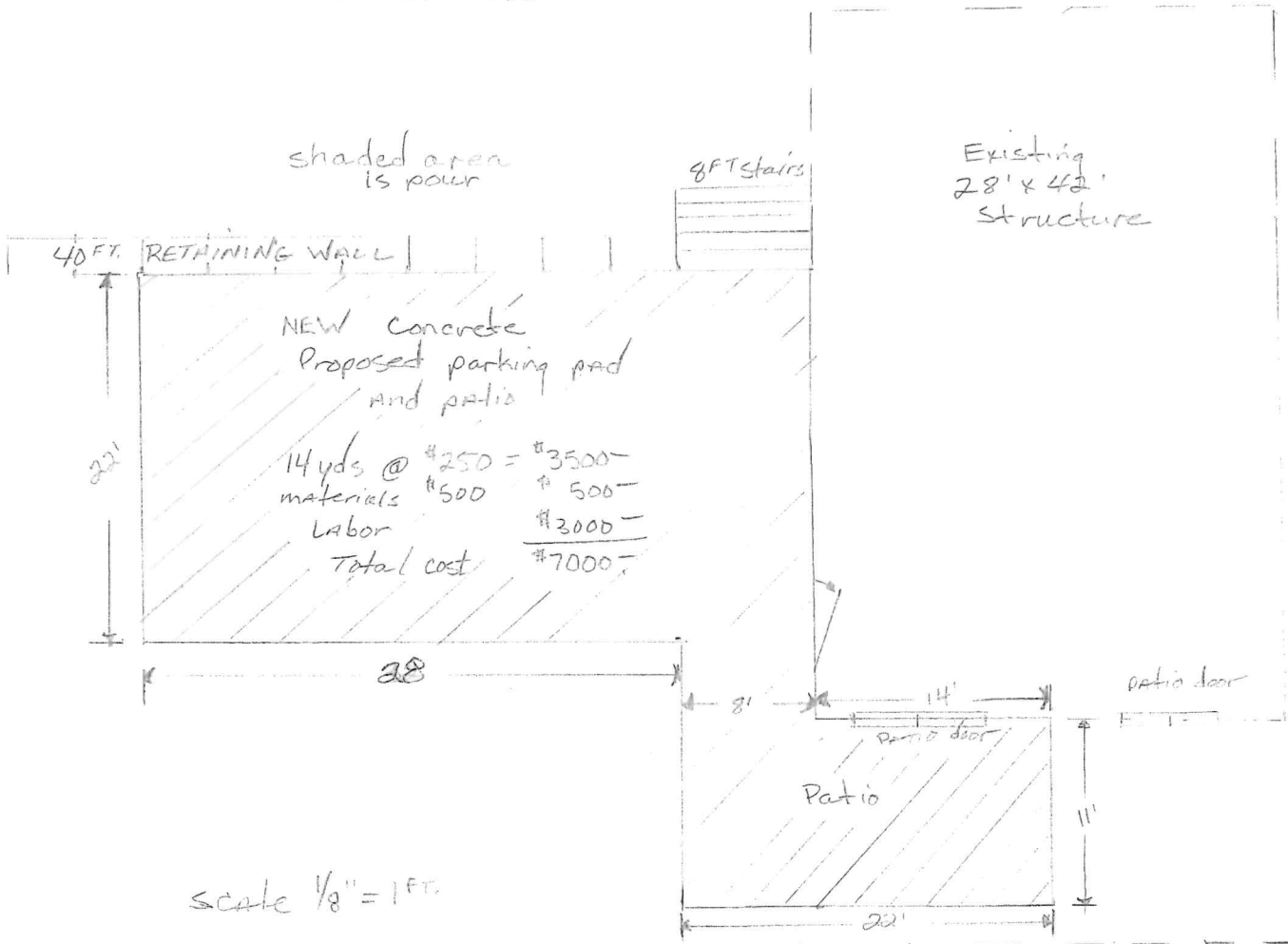
38 Burnham Ave
site for proposed
22' x 22' carport & patio



scale 1/8" = 1'

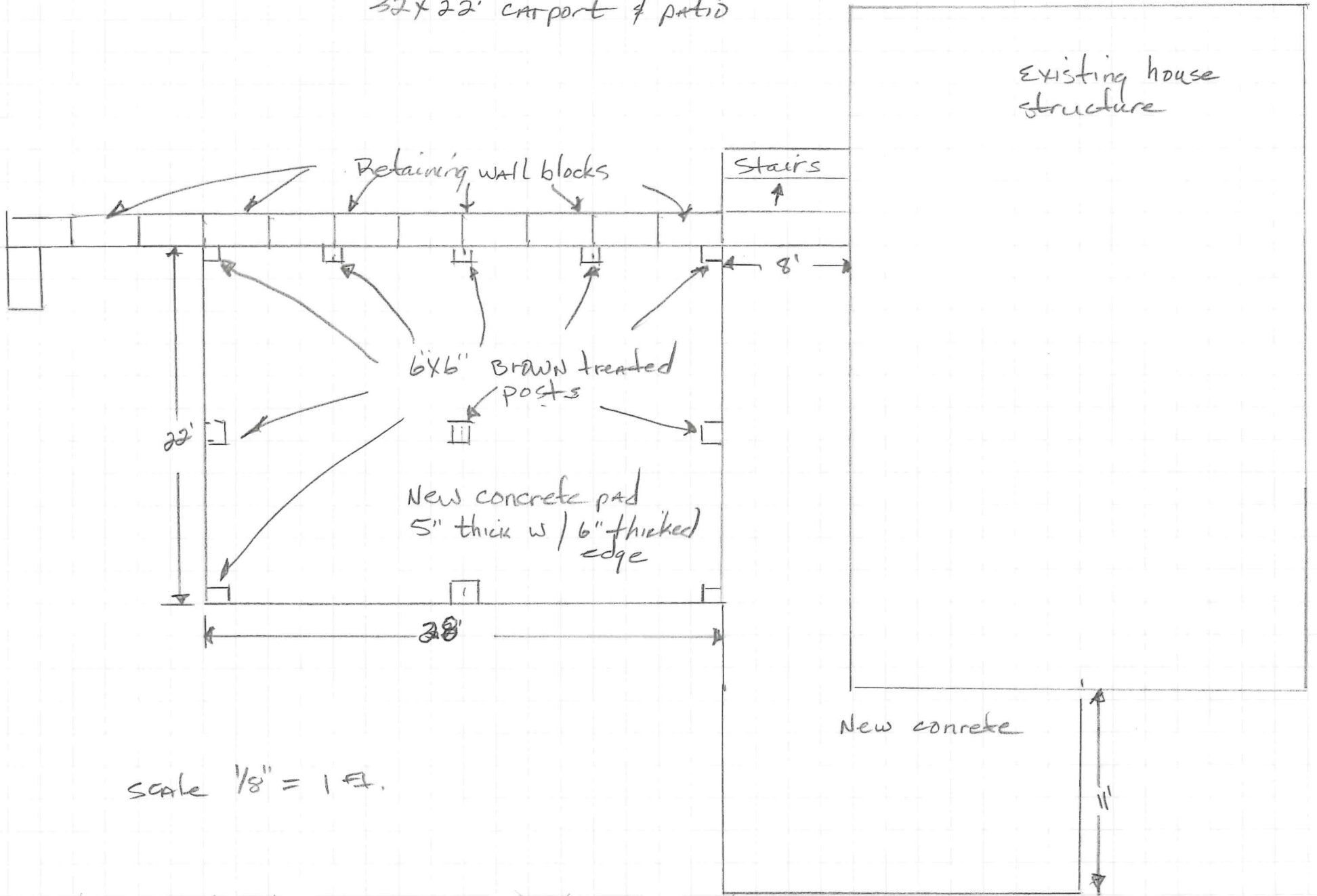
Property lines

38 Burnham Ave,
Peter Pantazopoulos
651-491-0936



Property lines

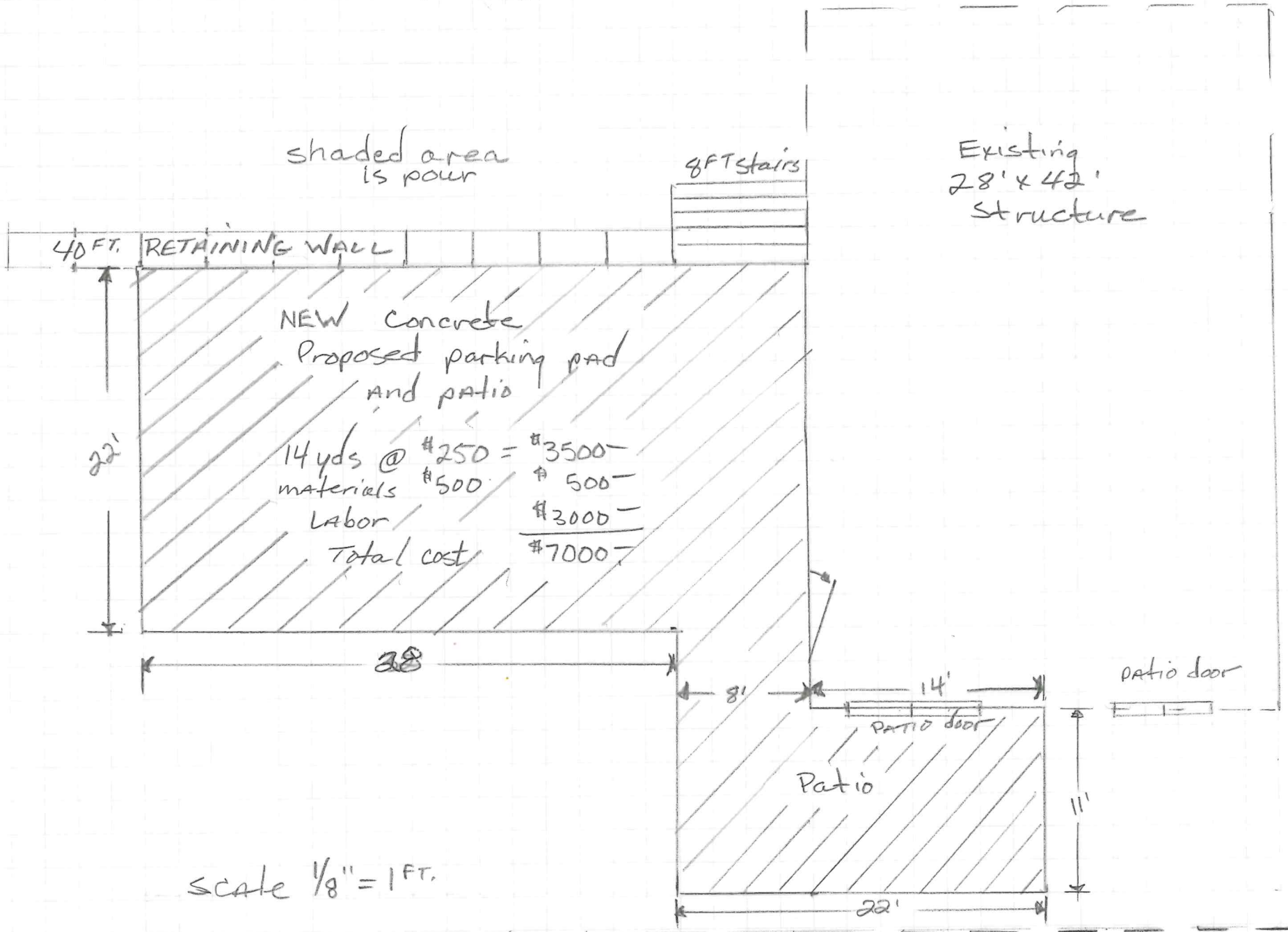
38 Burnham Ave
site for proposed
32' x 22' carport & patio



Scale 1/8" = 1 ft.

Property lines

38 Burnham Ave,
Peter Pantazopoulos
651-491-0936



Property lines

Date: October 01, 2024

Case No. 240197
Address: 834 Main

Staff Report

The applicant has submitted an application for Project Approval for work at 834 Main, a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Scott Mathews
Owner: BALKENHOL, FERDINAND P REVOCABLE TRUST
Constructed: c. 1930

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 growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century in Deadwood--as elsewhere in the United States--residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.

2. Architectural design of the resource and proposed alterations:

The applicant requests permission to remove deck (left side) to repair foundation on side and rear of the structure and re-grade yard.

Attachments: Yes

Plans: Yes

Photos: No

Staff Opinion:

Staff met with the contractor on site to review the proposed plans for the foundation repair. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

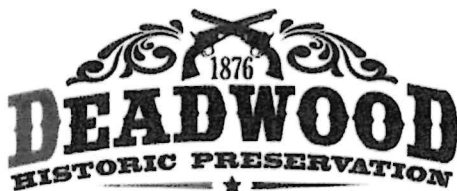
OR

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

OR

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

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



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: <u>834 Main st</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>Scott Mathews</u>
Address: <u>834 Main st</u>
City: <u>Deadwood</u> State: _____ Zip: _____
Telephone: <u>605-530-4602</u> Fax: _____
E-mail: _____

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

Contractor's Name: <u>Billy Schlosser</u>
Address: <u>1925 Hill st</u>
City: <u>Sturgis</u> State: <u>SD</u> Zip: <u>57785</u>
Telephone: <u>605-490-5854</u> Fax: _____
E-mail: <u>schlos71@gmail.com</u>

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 type="checkbox"/> Other <u>Repair</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

Updated October 9, 2019

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)	
Project Start Date: _____	Project Completion Date (anticipated): _____
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Material <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> WINDOWS <input type="checkbox"/> STORM WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Note: Please provide detailed plans/drawings
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> OTHER – Describe in detail below or use attachments	

DESCRIPTION OF ACTIVITY

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

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Invoice No. 1085

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.

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Bill [Signature] 9-29-24
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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Schlosser Construction
1925 Hill Street
Sturgis, SD 57785
Billy - (605) 490-5854

INVOICE**No. 1085**

NAME Scott Mathews	DATE 9-10-24
ADDRESS 834 Main st. Deadwood, SD	PHONE 605-530-4602

QTY	DESCRIPTION	EACH	TOTAL
①	Tear out the deck on the west side of the house.		
②	Block in the two basement windows on the west side with foundation block.		
③	Remove the tin on the north side and tear out the concrete slab underneath it.		
④	Build a short retaining wall on the northeast corner, to keep the dirt from stuffing off onto the roof.		
⑤	Build up the grade on the North, west, and South side of the house to flush water away - will use roadbase as the fill and then add 2-3 inches of top soil over the top to grow grass in the backyard.		
⑥	Form up and pour a short concrete knee wall up against the retaining wall on the Northeast corner, to stabilize it from bowing any more. (needs to be engineered)		\$29,400. ⁰⁰
	Customer to pay 2% Excise tax		\$588. ⁰⁰
	50% deposit due upon start date - \$14,994. ⁰⁰		
	50% remaining due upon day of completion - \$14,994. ⁰⁰		
			TOTAL \$29,988. ⁰⁰

Billy
THANK YOU

Schlosser Construction
1925 Hill Street
Sturgis, SD 57785
Billy - (605) 490-5854

INVOICE
No. 1085

NAME Scott Mathews	DATE 9-10-24
ADDRESS 834 Main st. Deadwood, SD	PHONE 605-530-4602

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Billy
THANK YOU