

Historic Preservation Commission Meeting Agenda

Wednesday, March 25, 2026 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. [HPC 3.11.2026 Meeting Minutes](#)
4. **Voucher Approvals**
5. **HP Programs and Revolving Loan Program**
 - a. Revolving Loan Request
 - Tate and Ron Underhill - 33 Taylor - Refinance Loan
 - b. Historic Preservation Grant Request
 - Dorene Steinlicht - 42 Washington St. - Elderly Resident Grant Program
6. **Old or General Business**
 - a. Outlaw Square funding request for title sponsor of Brule in the amount of \$5,000 to be paid out of the Public Education Line Item
 - b. Grant Permission to solicit proposals for hiring canine cadaver dogs for archeology
 - c. Permission to contract with Dynamite Media Solutions to video 150th Anniversary baseball games
7. **New Matters Before the Deadwood Historic District Commission**
 - a. COA 260046 Deadwood Sundance 2023 LLC - 57 59 61 Sherman Street - Exterior back lot upgrades/renovation
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. PA 260047 - Bonnie Fosso - 170 Pleasant -- Construct addition on second story
 - b. PA 260048 Jack and Jordan Clauff - 890 Main Street - Restore front porch
 - c. PA 260050 - Randi Coddington - 21 Guy Street - Replace asphalt shingles with metal roofing on back side of structure
9. **Items from Citizens not on Agenda**

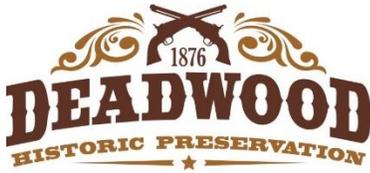
(Items considered but no action will be taken at this time.)
10. **Staff Report**

(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 Meeting Minutes

Wednesday, March 11, 2026 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 March 11th, 2026, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede
 HP Commission Vice Chair Molly Brown
 HP Commission Vice Chair Anita Knipper
 HP Commissioner Jesse Allen
 HP Commissioner Beverly Posey
 HP Commissioner Trevor Santochi
 HP Commissioner Diana Williams

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning and Preservation Officer
 Bonny Anfinson, Historic Preservation Coordinator
 Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks

3. Approval of Minutes

- a. 02.25.2026 Meeting Minutes

It was motioned by Vice Chair Knipper and seconded by Commissioner Santochi to approve minutes of February 25, 2026, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers

It was motioned by Commissioner Posey and seconded by Vice Chair Brown to approve HP Operating Vouchers in the amount of \$41,799.80. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. HP Grant Vouchers

It was motioned by Vice Chair Brown and seconded by Commissioner Posey to approve Grant Vouchers in the amount of \$150.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Revolving Vouchers in the amount of \$3,850.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. Neighborworks Update

Mrs. Trucano stated we do not have any loans to present; however, we do have one delinquency.

- b. Historic Preservation Grant Request

Troy Gorons - 43 Forest Avenue - Siding Grant Program

Mrs. Anfinson stated Troy Gorons at 43 Forest has applied for a Siding Grant Program. It is owner occupied and a contributing structure. The applicant submitted the accurate paperwork. The Loan Committee reviewed at the last meeting and finds the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project. The applicant has also submitted a project approval which you will be reviewing.

It was motioned by Commissioner Santochi and seconded by Vice Chair Brown to accept Troy Gorons, 43 Forest, into the Siding Grant Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- c. Historic Preservation Retaining Wall Request

Phyllis Jean Wright - 822 Main - Enter into the retaining wall program

Mr. Kuchenbecker stated Phyllis Jean Wright at 822 Main, has applied for the retaining wall program. Staff has determined the retaining wall on that property is historic and meets the criteria for the program. The applicant is requesting permission to be accepted into the Retaining Wall Program.

It was motioned by Commissioner Posey and seconded by Commissioner Williams to accept Phyllis Jean Wright, 822 Main, into the Retaining Wall Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

6. Old or General Business

7. New Matters Before the Deadwood Historic District Commission

- a. COA 260035 - 709 Main Street - Silverado Franklin - Replace tile on Portico

Mr. Kuchenbecker stated this is a contributing structure in the Original Town Deadwood Planning Unit in the City of Deadwood, circa 1915. The applicant is requesting permission to replace the tile on the Portico using a TNEMEC quartz coating. They have patched the tile many times due to moisture and vibrations from main street and believe this would be a more permanent fix. The area to be fixed is 20ft x 82ft. Staff believes it is not original to the front of the structure as it is evident in historic photos. As such, the proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an overall

adverse effect on the character of the building or the historic character of the local historic district, the State or National Historic Register Districts or the Deadwood National Historic Landmark District. Originally, that area was showroom and open space. When they switched over to the Silverado they put the tile in and now are having to put rugs over the tile due to trip hazards and the tile popping up.

It was moved by Vice Chair Knipper and seconded by Vice Chair Brown based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon damage, destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. COA 260036 - 604 Main - Nugget Saloon - Replace two windows to meet egress requirements

Mr. Kuchenbecker stated this is a contributing structure in the Original Town Deadwood Planning Unit in the City of Deadwood, circa 1897 to 1903. The applicant is requesting permission to replace two windows on the back side of the structure to meet egress requirements for a short-term rental. The size of the windows will not change. The windows are not historic to the structure. The proposed work and changes do not encroach upon, damage or destroy a historic resource, nor does it have an overall adverse effect on the character of the building or the historic character of the local historic district, the State or National Historic Register Districts or the Deadwood National Historic Landmark District.

Commissioner Posey asked if the windows will be wood material.

Mrs. Anfinson stated the current window is not wood and not original to the structure.

Mr. Kuchenbecker stated it is not visible to the front of the resource; it is an addition on the back side. If they were on the front of the resource, we would have more concern. They are in a mezzanine area at the back for the rental.

It was moved by Commissioner Allen and seconded by Vice Chair Brown based upon all the evidence presented, I move to make a finding 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. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- c. COA 260038 - 57, 59, 61 Sherman Street - Deadwood Sundance 2023 LLC - Restore back facades of structures

Mr. Kuchenbecker stated these are contributing structures located in the Original Town Deadwood in the City of Deadwood, circa 1903 to 1909 and 1915 to 1923. The applicant is requesting permission to restore the back facades of the buildings as part of creating the Ian Munsick's Cowboy Bar and Western Grill. This is the first phase of the construction with more details and required approvals coming in the future. Staff has requested revised drawings for the proposed openings to look more like garage doors at the rear of the resource. We did receive the updated

drawings and they have resubmitted and now appear more like garage doors, and they will close and open like normal and be more appropriate to the resource. The applicant liked the idea and resubmitted the drawings. As such with the resubmitted information, it is staff opinion that the proposed work and changes does not encroach upon, damage or destroy a historic resource nor have an adverse effect on the character of the building or the historic character of the local historic district and the State or National Historic Districts or the Deadwood National Historic Landmark District.

Mr. Kuchenbecker stated the garage doors will be operable. The bottom part will be a bar, and the top will raise up.

Chair Diede asked if they intend to use it as an outdoor space.

Mr. Kuchenbecker stated they will come back with a stage in the back, some fencing and hard-scaping to create an outdoor venue for music and entertainment.

Commissioner Posey stated they will be adding a studio for those that want to record music as well.

It was moved by Commissioner Allen and seconded by Vice Chair Brown based upon all the evidence presented, I move to make a finding 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. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260032 - Troy Gorons - 43 Forest - Replace siding with Cedar siding and reconstruct front/porch deck

Mr. Kuchenbecker stated the applicant and contractor are present if there are any questions. This is a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood, circa 1886. The applicant is requesting permission to replace the siding with Cedar siding, 5" reveal and replace the front deck/porch and handrail. Staff met with the applicant and contractor, and it is staffs opinion the siding is in good condition but there are some areas that need repaired. The deck/porch was replaced without Historic Preservation approval and a building permit. The building official conducted a site visit to determine the construction did not meet building code. If this project moves forward, staff recommends approving the siding request for repairs only and require a resubmittal for the proposed deck/porch replacement. 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. If approved as submitted with the entire siding replacement it is staff opinion the proposed work does encroach upon and damage a historic resource. We received a drawing of the front porch from the contractor, which is now submitted before the commission. We received information on the handrailing that is proposed.

Commissioner Posey stated it appears in the photo that is not a porch but a deck.

Mr. Kuchenbecker stated the resource never had a porch.

The contractor stated we built it exactly the same as it was before. We measured the exact sizes. We did not change the size we did not change anything on it.

Chair Diede asked there was not a porch there, is that what was stated before?

Mr. Kuchenbecker stated not historically or in photos. It is more of a stoop and was expanded.

Commissioner Posey stated it appears to be a really big area, and looks like it is being held up by logs, is that accurate? Also is there no handrail?

The contractor stated there is no handrailing and the boards are being held up on 4 x 4 posts. There was no handrailing beforehand, so we built one. I presented a new railing to Mrs. Anfinson today.

Vice Chair Brown asked if it was not up to building code, is that correct?

Vice Chair Knipper stated the one that is there now is not and they are going to have to tear it down and repair.

The contractor stated we would tear it completely down and re-do the exact same deck because we inserted regular pine wood when we started. We just need a handrail.

Commissioner Posey asked if they are repairing the siding as well.

The contractor stated the siding has holes in it but if we can only do partial siding the top is going to look different than the bottom and vice versa. With the layers of paint and trying to get around that, we might as well tear it all out and insert new.

Commissioner Posey stated the approval is for repairing though.

The contractor stated that is correct and if that is all we can do then we will only repair.

Mr. Gorans asked how is it that the new siding to repair the 4 feet on the bottom of the structure does not hurt the historic side of it, but if I do the whole entire house with new material it does? We do not understand how it hurts the historic side of the structure and we do not want old material on the building. We would like to get it taken off and have the structure insulated. Looking at the boards that are on there now are old and the labor is going to cost a fortune to get all of these boards repaired. What do we need to do to get it all put back together?

Mr. Kuchenbecker stated the Secretary of Interior Standards state, repairs and replace in kind, if it is irreparable. The siding on many of these historic buildings are 140 to 150 years old, we do have houses that date back to 1876. We have allowed siding to be replaced when it has been totally irreparable. Resources that have original materials and are in good condition need scraped and painted and new siding put in, that has been the process in following the Secretary of Interior Standards that we have adopted since 1989. The concern in replacing with new siding whether it be Cedar or any other material that is out there, whether it is cement board or LP Smart Siding will not have the longevity of the boards that are on there now. They are typically straight grain wood. They are old because they are

good and they are not good because they are old. Most people understand as they own historic resources in Deadwood that there are guidelines that are set forth under the South Dakota Administrative rules that we have adopted. It is staff opinion there are a few boards that could be replaced with Cedar siding that is primed on both sides and reinstalled.

Vice Chair Knipper asked to provide a percentage on the siding that needs to be done.

Mr. Kuchenbecker stated on a professional level, it can be confirmed that ten to fifteen percent of the siding needs replaced, if that.

Commissioner Santochi stated in previous years people come in and want to take the siding down to simply get the insulation in and we have said no. It is possible to install the insulation without having to tear out the siding, it is not easy, but that is what residents have done in the past. In terms of the labor, what is being said is as the applicant you are able to replace the poorly conditioned siding and sand the items that need repairs. Not all of it needs to be replaced though does it?

Mr. Kuchenbecker stated no but Historic Preservation is open to returning and doing a site visit.

Mr. Gorans asked if anyone could tell them the cost.

Commissioner Santochi stated if all of the siding is replaced with Cedar siding, as shown, that is going to cost a lot of money. Cedar siding is not cheap and throwing it away is not the answer.

Mr. Gorans stated it is easy to deal with the material; it is the labor where the problem lies.

Commissioner Santochi stated that is a situation everyone faces throughout Deadwood.

Mr. Kuchenbecker stated it is staff opinion to continue this project and proceed with a site visit in order for the Commission to see it first-hand.

It was moved by Commissioner Santochi and seconded by Commissioner Williams based upon all the evidence presented, I move to continue this item to the next agenda and proceed with a site visit. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

Commissioner Allen asked if we need to make a motion for the siding and then the handrailing.

Mr. Kuchenbecker stated since we just received this information it would be worthwhile to do a site visit.

Chair Diede asked to get that site visit scheduled within the next two weeks before Historic Preservation Commission meets again.

Mrs. Anfinson commented the quote the applicant submitted for his siding grant is \$15,500.00 and his grant is for \$10,000.00. They just approved the siding grant so there is funds for the siding.

Mr. Gorans asked what if he used his own money on the house could he then replace the siding with historically accurate looking siding?

Mr. Kuchenbecker stated it is not a cost issue; it still takes the same rules and guidelines that need to be followed.

Vice Chair Brown stated we all have to follow certain guidelines and rules.

Mr. Gorans stated there are plenty of boards that are bowing. Would that be something that can be replaced?

Mr. Kuchenbecker stated yes that is correct. In previous experiences on restorations, I have gone in with a marker and mark which board to replace. The board is either cupped or cracked or rotted. Then take out the siding and put in one board, so on and forth. At the end prime it with peel-stop and prime and paint it.

Mr. Gorans stated we don't have anything to benefit from with the siding program. They have seen it and it sounds like it is what it is, and I understand we have precedence here. We will replace the poorly conditioned boards.

Commissioner Santochi requested to withdraw the first motion and Commissioner Williams concurred. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

It was moved by Vice Chair Knipper and seconded by Commissioner Santochi based upon all the evidence presented, 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. The motion consists of repairing the siding and constructing a new deck to include metal hand railing. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. PA 260034 - 37 Lincoln - Danika McFarland - Replace front steps

Mr. Kuchenbecker stated this is a contributing resource in the Ingleside Planning Unit in the City of Deadwood, circa 1880. The applicant is requesting permission to replace the old wood stairs with new wood stairs. Coupling with railing spindles that match existing porch railing and balusters. 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. This was a project that was denied at the last Historic Preservation Commission meeting.

It was moved by Commissioner Posey and seconded by Commissioner Williams based upon all the evidence presented, I move to make a finding 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. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

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.)

Mr. Kuchenbecker stated while Mr. Gorans is present we would like to commend him for his hard work and efforts on the Iron Horse building. It looks really good and the windows are beautiful.

a. Legislative update from staff

Mr. Kuchenbecker stated Senate Bill 102 passed on Monday through the House floor. There was a testimony presented in the Appropriations Committee and the House Appropriations. What this means is as gaming grows Deadwood grows with it. The Finance and Budget management projections will grow two and a half (2.5) percent by the year 2029. We would be over eight million dollars and that is a very positive aspect and obviously we lose the cap in this, but we have never gone below the cap but that is always a gamble. If gaming dropped completely off, we would lose with the State and all other communities, but there is optimism the industry will continue to grow. The sports betting died in Committee. It was a 7-7 vote with the Chair breaking it. The Chair happens to be from our District. The industry is looking at putting that on the ballot and doing a referendum. Our lobbyist did a tremendous job for us as well. We had Mr. Kuchenbecker, Roger Tellinghuisen and Craig Mattson helping us in Pierre for Senate Bill 102. We hosted the Joint Appropriations Committee this last summer. We took them on a trolley tour and that helped educate them on some of the challenges we have. Also having meetings with the Governor and Commissioner Terwilliger with Budget and Finance and getting them to support us rather than against us makes a difference. It was not the initial bill, but it is still a positive for Deadwood and more. Thank you to everyone and staff included. The mayor went to Pierre every time to talk and met with the Legislature and the Governor. Deadwood Day at the Capitol helped us out also.

Mr. Kuchenbecker stated we held a meeting for the 150th Committee. Included in the Sesquicentennial is the St. Patrick's Day weekend, and Bill Walsh will be the marshal for that. The Singing Nuns will be coming back at two, three and four o'clock. They are coming out of retirement for the 150th celebration.

Mr. Kuchenbecker stated we held a meeting for the Chuckwagon Committee. We booked our entertainment, Paul Larson and his crew will be singing on Friday and Saturday. We are limiting 4 Chuckwagons to the event to help with space.

Mr. Kuchenbecker stated the Save our Tail Committee is another working group we have going on right now for the "Save our Tail" parade. We will not be dedicating Dora DuFran as she will not be done at that time.

Mr. Kuchenbecker stated we have reached out and sent a form to the Governor's office in hopes Governor Rhoden will come out and do the bill signing in Deadwood.

11. Committee Reports

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

Chair Diede stated there was an article that came out this week about Hot Springs. It sort of references the Senate Bill 102 and they are paying for the State to re-distribute some of the gaming funds from state tourism and the general fund to Historic Preservation throughout the state of South Dakota, instead of the small funding that we provide to them which they find is inappropriate.

Mr. Kuchenbecker stated Hot Springs did write a letter to Legislature during our efforts with Senate Bill 102 and they need to understand that Deadwood did a constitutional amendment thirty-five years ago and has worked very hard down there. They had some misinformation given to the Legislatures during this SB 102 and Newswatch did an article on Monday and information was able to be corrected to the reporter before it went out to the AP on air. The reporter has been working very closely with Historic Preservation office. Last week met with the reporter and that was worthwhile. There is supposed to be an article coming out, like a part two to the article about the Deadwood Grant Program.

Commissioner Allen stated this weekend is St. Patrick's weekend and Bill Walsh will be the parade marshal. The lucky leprechaun scavenger hunt will take place on Friday night and go till two pm on Saturday, to support businesses and open container will be from five to ten pm on Friday. Pub Crawl starts at two-thirty pm on Saturday. Parade line-up is at the Welcome Center and starts at eleven am. Parade starts at twelve pm. Parade will go up Main Street with the Singing Nuns. We will have Bill Walsh on the Veranda and kick-off the Pub Crawl. Open container times on Saturday is from noon to ten pm. Main Street will be closed off on Saturday only starting at noon after the parade.

Commissioner Posey stated we held a Design Committee meeting. It was a small group, but we got much accomplished.

Chair Diede stated we commend the fire department for the pancake feed last Sunday. It was a great turn-out of people and great food.

Vice Chair Knipper stated the pancake feed turned out great, we had almost \$1,900.00 in donations.

12. Adjournment

The HP Commission meeting adjourned at 4:41 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

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



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Planning, Zoning and
Historic Preservation Officer
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kevin@cityofdeadwood.com

MEMORANDUM

Date: March 19, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

The following Historic Preservation Program application was submitted for review by the Loan Committee and recommends approval.

Dorene A. Steinlicht – 42 Washington St. – Elderly Resident Grant Program

The sewer line collapsed and needed immediate attention making this request an emergency grant. The work has already begun on the project. This property is owner occupied, contributing. The applicant has submitted the required paperwork. 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 _____
- Verified Lawrence County Dept. of Equalization

Date: ___/___/___ Initials: _____

Application for Historic Preservation Programs Residential Properties

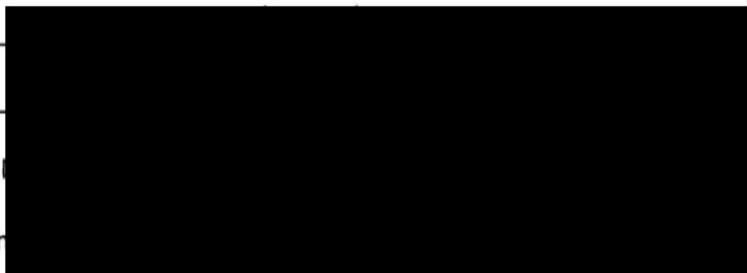
Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.
Application fee may apply to this submittal.

1. Address of Property:

Please attach the legal description of the property.

2. Applicant's name & mailing address:

Dorene A. Steinlicht



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

Telephone: (____) _____ - _____

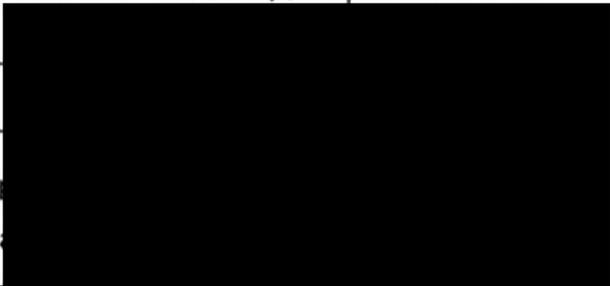
E-mail _____

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: 1940
- Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)
- Revolving Loan Program
- Retaining Wall Program

Contractor

M J Plumbing Inc.



Tele

E-m

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		
Siding		
Wood Windows & Doors.		
Elderly Resident	33,070.71	Sewer line - replacement - collapse - Emergency back up - due to collapse of sewer
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.

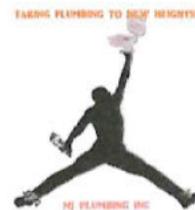
Applicant's signature: 

Date submitted: ___/___/___

Owner's signature: _____

Date submitted: ___/___/___

ESTIMATE



Bill to



Estimate details

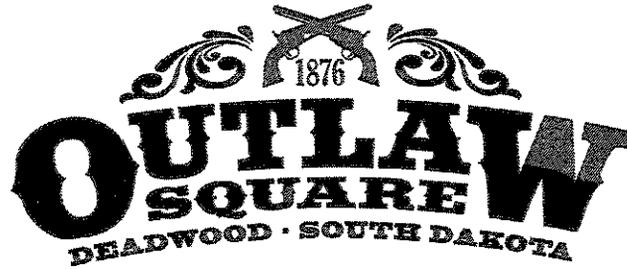
Estimate no.: 1048
 Estimate date: 03/16/2026
 Expiration date: 04/16/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Plumbing services	MJ Plumbing will install new washer box in upstairs bedroom. Will connect 2" drain to 3" stack in basement. Will run hot/cold to washer box. Will revent into 3" stack in attic	1	\$3,014.64	\$3,014.64
2.	Plumbing services	MJ Plumbing will break up concrete from wall of bathroom/utility room to foundation wall. Will remove all spoils and repair concrete that MJ Plumbing breaks up. Will excavate from foundation wall to city main sewer. Will replace old sewer with new 4" ØVC solid core pipe. Will install 4" clean out by foundation wall.	1	\$30,056.07	\$30,056.07
Total					\$33,070.71

Note to customer

Financing is available!
<https://financing.app.intuit.com/home>
 Half of payment is required. Full amount of balance will be due day of completion. If any invoice is not paid when due, interest will be added to and payable on all overdue amounts at 2% per month. In addition to any other right or remedy provided by law, owner/tenant fails to pay for the services due, MJ plumbing has the option to treat such failure to pay as a breach of contract and will cancel this contract, will seek legal remedies. Contract is an installation warranty for a period of one year from date of project completion. Warranties are limited to the cost of labor & materials(installation) only, exclude ordinary wear & tear, abuse by others, manufacture failure. If such evidence is found a service charge will be owed by owner/tenant. This contract & work shall be construed in accordance with Laws of

Expiry date 04/16/2026



March 9, 2026

Historic Preservation Board of Directors,

Outlaw Square has become one of the main focal points of Historic Deadwood during the summer months, by hosting the Deadwood Alive re-enactors during the Spring and Fall months and hosting the gun fights on Tuesday and Thursdays on the main stage at 2 pm.

Again, this summer we will be hosting Deadwood History's Family Fun Day programming on at 1:30 every Tuesday afternoon, it's be a great way for our visitors and locals to become a part of the interactive programs that take place.

On Monday, July 20th we have booked BRULE' as part of the celebration of Deadwood's 150th Sesquicentennial during the Days of 76' Rodeo week. The excitement and buzz of this show is always great and a highlight of the summer music season, and we are excited to host this concert at Outlaw Square.

I am requesting \$5000 in Historic Preservation funds as a title sponsor of this show taking place at Outlaw Square. This money will be used for talent buying & production and marketing costs to help produce the great show at Outlaw Square and allow everyone to attend for FREE.

Thank you for your support of Outlaw Square.

Sincerely,

Bobby Rock
Outlaw Square Director

Outlaw Square/Deadwood Chamber of Commerce & Visitors Bureau

703 Main Street, Deadwood, South Dakota 57732 • 605-578-1876, ext 4 • bobby@deadwood.org • www.OutlawSquare.com



MEMORANDUM

Date: March 17, 2026
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: 2026 Professional Services, Canine Burial Detection, St. Ambrose Catholic Cemetery

In the Winter 2025-2026 issue of American Archaeology Magazine, the article, “*Scenting the Past*” by Paula Neely discusses the use of canines to locate unmarked prehistoric and historic graves (see attachment #A). This noninvasive survey utilizes human remains detection dogs, also known as cadaver dogs, in unison with ground penetrating radar (GPR) to locate and mark unidentified burials. This proactive approach has saved time and funding by locating burials before being accidentally discovered during a construction project.

In November of 2025, the landowners at 58 Pleasant Street appeared before the Deadwood Historic Preservation Commission for permission to build a new residential structure in the adjacent, vacant lot. This property borders the historic, Saint Ambrose Catholic Cemetery, established in 1878. Based on research and firsthand newspaper accounts, two unmarked burials were placed outside the cemetery boundary. These burials belonged to a Lakota man named Two Sticks and an African American man named Isadore Cavanaugh, aka Charles Brown. Both men were publicly executed at the Lawrence County Jail on December 28, 1894 and July 14, 1897. Despite exhaustive research, the whereabouts of these burials have been lost.

The purpose of this memorandum is to open discussion for hiring a canine unit to search and locate the two unmarked burials outside the St. Ambrose Catholic Cemetery boundary. Based on a phone conversation with the Lawrence County Emergency Management Director, cadaver dogs have been used at least three times during search and rescue operations in the past ten years. This is due to dogs having a heightened sense of smell that can detect decomposition odors.

As construction continues to increase in and around the St. Ambrose Cemetery vicinity, a proactive approach in trying to locate the two burials is important. This is based on the historical significance of the burials as related to



Deadwood's history and the ethnic background of the interred individuals. A potential canine survey, whether positive or negative, would be a proactive approach and lessen a potentially negative reaction caused by disturbing the burials during future construction.

Furthermore, future development within the Presidential Neighborhood, more specifically the residential homes around Taylor Avenue and Jackson Street would also benefit from this type of survey. Over the past 20 years, three sets of human remains have been discovered during retaining wall replacements. These discoveries slowed and/or stopped construction work for up to one week.

RECCOMENDATION

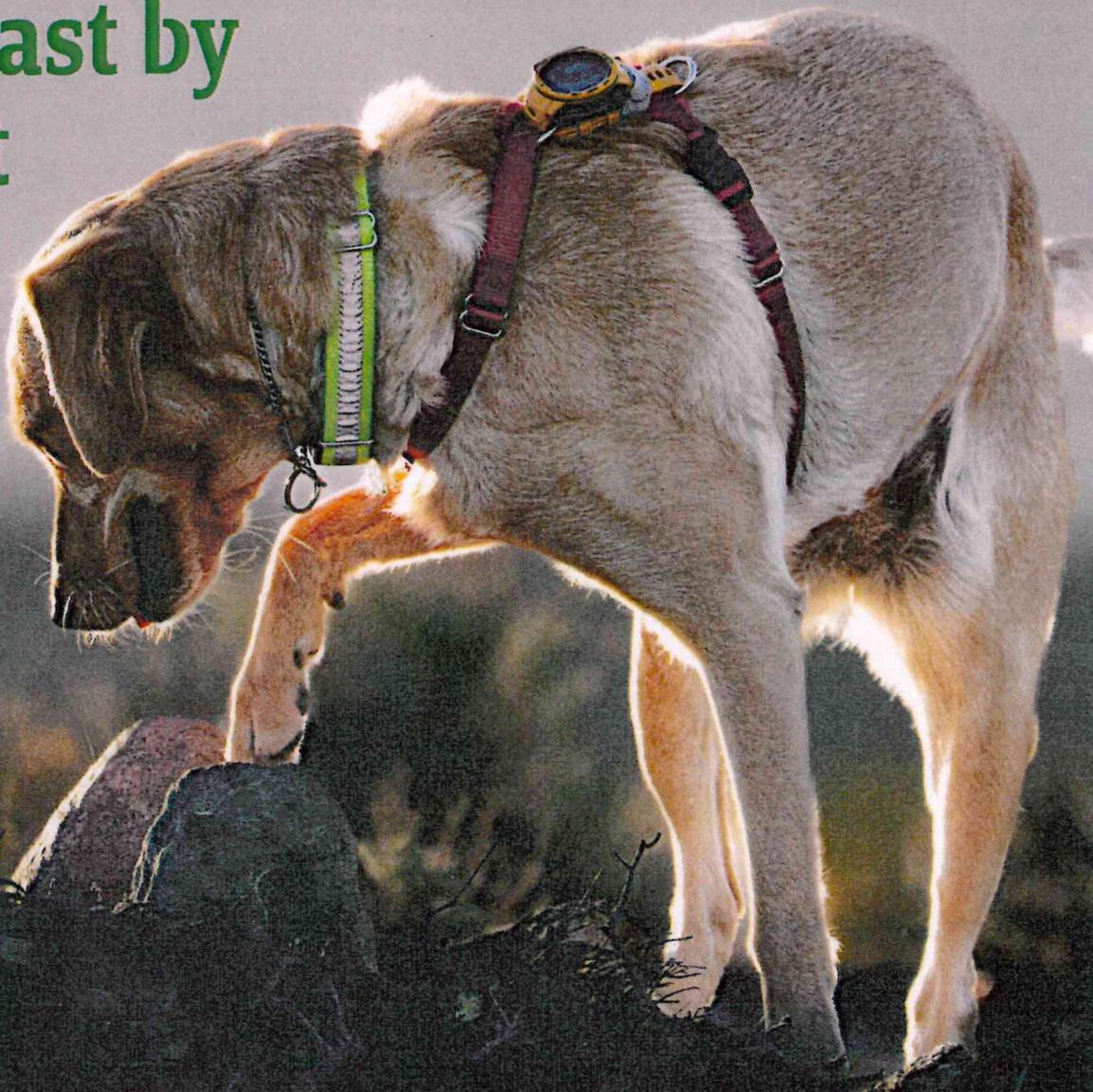
Grant permission for city staff to solicit proposals for the hiring of a canine cadaver dog team to survey the perimeter of St. Ambrose Catholic Cemetery.

american archaeology

a quarterly publication of The Archaeological Conservancy

Vol. 29 No. 4

Recovering the Past by Scent



\$3.95 US/\$5.95 CAN

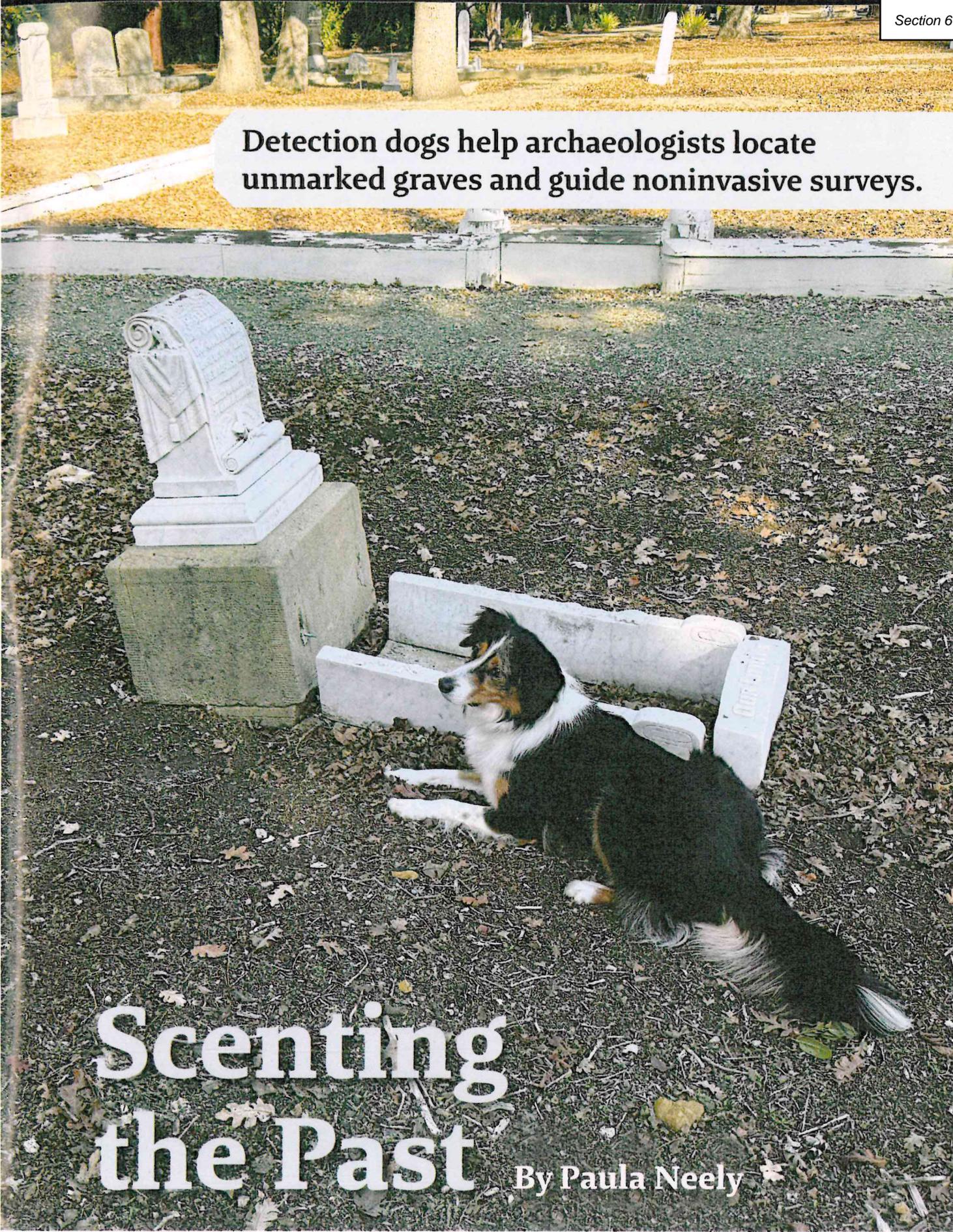


Remembering
Bill Lipe

Research at
Fort Quiatenon

Pennsylvania Public
Archaeology

Detection dogs help archaeologists locate unmarked graves and guide noninvasive surveys.



Scenting the Past

By Paula Neely

Bryn, an English Shepherd handled by Alyson Hart, trains in a historic cemetery to refine detection skills for locating burials. *Photo by Adela Morris.*

Seamus, an 8-year-old yellow labrador retriever, gazed attentively at his handler, Kathleen Connor, waiting for her signal to begin surveying a potential unmarked historical burial area at Forest Hill Park in Richmond, Virginia, last summer. As soon as Connor swept her right arm from left to right, Seamus began sniffing the ground for odor left by decomposed human remains buried almost 200 years ago. Within minutes, he sat down. Connor explained that dogs alert by sitting or lying down at the place where the odor is the most concentrated. A few hours later, Abby, a 6-year-old chocolate lab, surveyed the same area and confirmed the possible presence of human remains in the same spot Seamus had identified.

The canine surveys were conducted under the direction of Paul S. Martin, of Martin Archaeology Consulting, to help identify where people had been buried on the grounds of a plantation established by Holden Rhodes in 1836. After Rhodes' death, the property changed ownership several times, and by the 1870s, it was mostly abandoned. In the 1890s, it became an amusement park until it was acquired by the City of Richmond in 1934 and developed as a city park. The stone house built by Rhodes in

1836 was renovated for community use and the park manager's residence. Today, there are pickle ball and tennis courts, a playground, picnic shelters, and walking trails.

When Martin conducted groundpenetrating radar (GPR) in the area identified by the dogs and recorded by GPS, he discovered "what appears to be the potential for multiple child or subadult burials." He said the area was located to the west of the reserved area for the cemeteries for the Rhodes family and enslaved people described in historic documents. According to Martin, "Sometimes children were buried outside the known boundaries of a cemetery due to religious beliefs."

Using dogs to initially survey an area is more cost-effective than using ground penetrating radar to cover the same area, he noted. "You can home in on anomalies and then do GPR." Martin has used his dogs to help locate burials at numerous historic cemeteries and battlefields throughout the U.S. He also surveyed areas in the Philippines, Germany, France, and Belgium to help History Flight locate service members who were missing in action during World War II. He and his dog identified at least three burials that were exhumed and repatriated



Seamus waits for his handler, Kathleen Connor, to give the signal to begin surveying. Photo by Lynda Richardson.

to the United States. DNA confirmed their identities, and they were buried with full military honors.

Although human remains detection dogs, also known as cadaver dogs, have been used by criminal investigations and search and rescue (SAR) operations since the 1970s, dogs have only been used to detect historical and archaeological human remains since the 1990s. "The dog's olfactory system is so much more enhanced than ours. They have eight million receptors compared to our three million," Martin explained. "The portion of their brain committed to olfactory process is also 80 percent larger than ours." Dogs can distinguish hundreds of different odors that humans can't.

Canine handler Adela Morris was among the first to identify dogs' ability to detect the odor of historic and ancient human burials. About 30 years ago, when she was at a training session with her SAR dog, she saw a fenced 1906 cemetery and went inside it to see what her dog would do. Within minutes, the dog alerted on a grave.

Discovering that her dog could identify the weaker odor of historic human remains led Morris to establish the Institute for Canine Forensics (ICF) in 1997 and begin working with archaeologists to identify unmarked burial sites. The ICF works mostly with cultural resource management projects and Native American groups to identify areas developers should avoid to prevent disturbing potential burials. They also work frequently with churches to identify where people were buried outside cemetery boundaries. "Some archaeologists have mistakenly thought these dogs would dig up and chew on bones, so they don't want them at their excavations, but hundreds of other archaeologists have watched the dogs and believe in what they can do," Morris said. Martin agreed, "It's becoming more accepted and demanded from descendant communities and archaeologists." When dogs' responses are paired with geophysical tools, such as GPR, there's about a 92 percent chance of accuracy, according to Martin. But the only way to know if the dogs have accurately identified a historic human burial is to excavate, which is not usually done, to avoid disturbing burials.

Canine responses were tested by excavations at Síí Túupentak,



Abby, a 6-year-old chocolate lab, surveys an area for a possible presence of human remains. *Photo by Lynda Richardson.*



Canine Kayle alerting to a Native American burial at Síf Túpentak, a San Francisco Bay Area site (formerly a village of the Muwekma Ohlone Tribe). Burials at this site were removed before the construction of a new building. Photo by Shannon DeArmond / Far Western.

a major Ohlone ancestral site, occupied 600 to 145 years ago, in the southeastern San Francisco Bay area in California. Leaders of the Muwekma Ohlone Tribe (the descendant community) entered into an agreement with the San Francisco Public Utilities Commission to allow the construction of the Alameda Creek Watershed Center, a major educational facility, on land adjacent to the historic Sunol Water Temple. Fragments of human remains had previously been discovered at the site, and the tribe requested that three dogs from the ICF be employed to sniff out the possible location of ancestral remains in the areas that could potentially be impacted by the construction. Archaeologist Brian Byrd, Far Western Anthropological Research Group, Inc., served as the principal investigator for the project. An enrolled citizen of the Shawnee Tribe, Byrd noted that not

all tribes accept the use of dogs. "Some find it disrespectful," he said. Each nation will have its own perspective, he said.

The dogs searched a 69-by-46-foot area and identified seven possible burial locations. Archaeologists then conducted GPR and excavated the entire area. Eight burials were recovered in the survey area along with three burials adjacent to it at depths of 4 to 39 inches beneath the surface. The remains were dated to A.D. 1425–1568 and returned to the tribe.

"The dogs were relatively accurate," Byrd said. "Their alerts weren't random. They were within 0.3 to 3.5 meters (about a foot to 11 feet) of the burials." Alerts to the locations of older, deeper burials were consistently farther away than alerts to the more recent, more shallow burials. He noted that false positives were less likely than no alerts.



Paul S. Martin, of Martin Archaeology, uses ground penetrating radar at a site canines have previously searched. *Photo by Lynda Richardson.*

Dogs find odors, not burials, according to Ronda Bowser, ICF canine trainer. When a human body decomposes, its oils seep into the bones and surrounding soil and roots. The path of the odor does not always follow a straight line from the burial to the surface. “It takes the path of least resistance,” she said. For example, it might travel upward through rodent tunnels or roots, or it’s moved away from remains by flowing groundwater. ICF estimates that alerts are generally within a 13-foot radius of human remains, based on surveys in historic cemeteries.

Ground and air temperature, humidity, soil, moisture, and wind all play a role in the dogs’ ability to detect odor. Barometric pressure is also a factor, according to handler Melissa Kindt, Martin Archaeology. “Sometimes the odor isn’t available to the american archaeology

dogs if a high barometric pressure is holding the odor molecules below the surface. After the pressure lifts, if we take the dogs back to that same area, they can smell it because the release of the atmospheric pressure has allowed the odor molecules to disperse into the air column again,” she said. Byrd said the use of canines is a good starting point “for thinking about the impacts on an area.” “Archaeologists are not looking to dig up burials. It’s more a question of avoidance,” Byrd said. “Cemeteries and burial grounds are something we always want to avoid.” Using canines is not hugely expensive, and it’s better to have more input than less, he said. Depending on the project, it costs anywhere from \$500 to \$3,000 per day for two dog and handler teams plus travel expenses, according to Morris and Martin.

So far, the oldest remains identified by ICF detection dogs are 9,000 years old. They were identified at a coastal site in San Diego County, California, prior to a construction project. (The descendant community has requested that the location not be directly disclosed.) Six different dogs searched the site and located 14 possible Native American burials. Despite warnings from Native American monitors, a burial was disturbed during construction that five of the six dogs had identified. The remains were recovered and are consistent with other remains at the site that date to about 9,000 years ago based on radiocarbon dates.

If remains become disarticulated and disturbed, the smell of individual fragments is weaker than buried remains. Dogs can find the area, but it can be difficult for them to identify specific spots of concentrated odor, Bowser said. For example, when canine handler and ICF historian

John Grebenkemper used dogs to search for human remains to help identify the lost location of the Donner winter camps at Alder Creek in Donner Memorial State Park, it was challenging. Only 45 of 81 people in the ill-fated wagon train led, by George Donner, survived when they were trapped in the Sierra Nevada Mountains on their way to California during heavy snowstorms in the winter of 1846–1847. When their food supplies were depleted, many of the survivors resorted to cannibalism, eating the remains of those who had died of cold and starvation. The snow was over 10 feet deep, so the dead were buried in the snow. After the snow melted, their remains were left to decompose on the ground surface and were scattered by foraging animals. About 60 of the emigrants settled in cabins 8 miles away from the Donner camps near what is now called Donner Lake. The

cabin sites have been identified, but the Donner camps have been lost for over a century and a half.

Based on a 1927 photograph of tall tree stumps that were 6 to 10 feet above ground when they were cut by people standing on top of the deep snow, and a description of a tree that formed one side of the George Donner camp, according to the writings of Donner's daughters, Grebenkemper estimated the possible location of the Donner camps, where the remains of at least five people were discovered, to be "somewhere near the trees." He reasoned that people weakened by starvation would not have walked any farther than necessary in deep snow to cut wood, or to bury their dead. After his dog alerted in the area, he asked other handlers to bring their dogs to the site. Over the next several years, 12 different dogs surveyed 32 acres at Alder Creek with 80 alerts. "It was not like identifying a burial," he said. "The remains were scattered everywhere by animal activity." He has since analyzed the alert locations and identified three areas where the alerts were concentrated. One of the areas is near the location of four tall tree stumps, and two areas are located next to a creek that no longer exists. According to historical accounts, George and Jacob Donner's camps were located on the

same creek. The evidence is circumstantial, but this may be the possible location of at least two of the camps in Alder Creek, Grebenkemper said.

ICF detection dogs were also used to help search for the remains of pilot Amelia Earhart, who famously disappeared in July 1937, near the end of a flight around the world. After leaving New Guinea, Earhart and navigator Fred Noonan were unable to locate Howland Island, one of the last legs of the trip. The International Group for Historic Aircraft Recovery (TIGHAR) believes that they landed instead on the remote island of Nikumaroro, an uninhabited island about 1,000 miles north of Fiji. According to TIGHAR, they could have landed on a flat reef during low tide. The aviators transmitted distress signals for several days on the plane's radio, but within a week, the messages stopped. The plane was probably swept off the reef by tides and surf into the ocean, according to Ric Gillespie, TIGHAR executive director. TIGHAR launched an expedition to search for Earhart's remains on Nikumaroro in 2017 with support from the National Geographic Society.

Clues about Earhart's possible presence on the island include the skull, mandible, and 11 other bones of a castaway



Ronda Bowser, and Kelpie mix, Badger, investigate an unmarked burial plot to ensure that repairs to a fallen retaining wall do not disturb any graves. Photo by Adela Morris.



ICF canine handler, Lynne Engelbert, watches as canine Piper alerts on the odor of human remains. Piper and Lynne were one of four canine teams sent to search for pilot Amelia Earhart's remains on the remote island of Nikumaroro. *Photo by Adela Morris.*

discovered in 1940 near a Ren tree on the edge of a lagoon on Nikumaroro by British subjects, who were temporarily working on a coconut plantation on the island. The bones were sent to the Western Pacific High Command in Fiji, where they were measured and recorded, but they have since disappeared. Recent analysis of the recorded bone measurements revealed that they matched Earhart's skeletal measurements, according to TIGHAR. Other artifacts discovered at the lagoon site possibly associated with Earhart include a portion of the sole of a woman's shoe, a Benedictine liqueur bottle, a freckle cream jar, a Talon zipper slider that dates between 1933 and 1936, and a double-bladed jack knife, according to Gillespie. The remains of a campfire with remnants of a 1936 American beer bottle, a 1930s liniment bottle, and a 1933 bottle made in New Jersey, were also discovered in addition to bones of fish, birds, and turtles.

ICF canine handler Lynne Engelbert and her dog, Piper, a border collie, were among the four canine teams that searched the site. Two of the dogs alerted where they smelled historic human remains. Archaeologists excavated the area, but Gillespie said they didn't find any bones. He said it's possible that Earhart's remains were eaten by rats and coconut crabs, the world's largest land crabs that grow up to 3 feet in diameter. He suggested the crabs may have taken her bones deep into the coral.

According to Engelbert, the archaeologists took samples of tree roots in an attempt to obtain human DNA. She explained
american archaeology

that even if the bones are gone, the oils may still be in the surrounding soil and roots. Unfortunately, while DNA was indeed found, it was too degraded to be useful.

Other projects have included searching for Chinese immigrant burials in Hawthorne, Nevada, where they died while building a railroad. A portion of their pay was withheld to cover the cost of returning their bones to China if they died, Engelbert said. "They believed that their souls would not rest until their remains were back in China," she said. Men who died were buried, and after a year, their bones were to be exhumed, cleaned, and shipped back to their families in China. "Most were never returned," she said. ICF dogs have identified the boundaries of an unmarked graveyard in downtown Hawthorne near the railroad so that graves can be marked and protected.

Engelbert said ICF has experience searching five Native American boarding school and residential school sites in the U.S. and Canada for the unmarked burials of children who died at the schools. More than 500 schools were government-funded and often run by churches between 1869 and 1960. "We found unmarked graves at all of the sites we surveyed," she said. Many Indigenous children in the United States were removed—often forcibly—from their families and sent to off-reservation boarding schools located hundreds or thousands of miles from their homes. These institutions pursued assimilation into European-American culture, imposing English-only policies and



Jazz alerts on a burial at an abandoned Chinese cemetery in Hawthorne, Nevada. Photo by Lynne Engelbert.

prohibiting Indigenous languages and spiritual practices. Archival records and survivor testimony document emotional, physical, and sexual abuse at some schools, as well as student deaths. In numerous cases, parents were not notified of their children's whereabouts, circumstances, or burial locations.

Dog teams have also been asked to help search for cremains lost in homes destroyed by wildfires in California and Oregon. In 2017, after the Tubbs Fire in Santa Rosa, California, a man whose house had burned down asked ICF to help recover the cremated remains of his parents that were buried under rubble. Engelbert volunteered to survey the site and her dog alerted her to a location where the cremains were buried under ashes. She was surprised that the odor could still be detected after the remains had been burned at about 2,200 degrees. Since then, volunteer handlers have located 450 cremains lost in homes destroyed by wildfires. Engelbert explained that after a safety inspection, the researchers cordon off a 10-by-20-foot area where the homeowners think the cremains might be. Then a dog team surveys the area, and flags are placed at the location of alerts. Archaeologists excavate within 6 to 8 feet of those areas to locate the cremains, which have a very distinctive texture and may contain teeth and bone fragments. A nonprofit organization, the Alta Heritage Foundation, altaf.org, now handles requests for locating cremains lost in wildfires.

According to Bowser, any breed of dog can potentially be trained as a historic human remains detection dog, but they need to have focus, intensity, and the ability to work for a long time without getting frustrated or stressed. Handlers must be able to focus, she said. They must also recognize behavior changes and know when their dogs are about to alert. The training begins by introducing the dog to the odor and rewarding them. Bowser said research by chemists and

cadaver detection dog studies have identified 400 to 500 volatile organic compounds (VOC) in decomposing human remains. "The heart, liver, and brain all have different odors," she said. The ICF focuses on 30 to 50 of these reproducible VOCs, and dogs are exposed to as many VOCs as possible until they've experienced the full gamut of odors available.

Dogs and handlers then practice finding bones and teeth hidden on the ground. Some bones and teeth can be purchased from bone stores such as Skulls Unlimited. Martin said that he places gauze pads inside boxes of archaeological human remains to absorb odor. Dogs are also trained at historic cemeteries, where some grave markers still exist, and at archaeological projects with certified dogs. Training can be complete when dogs are about 3 years old. To be certified, dogs and handlers must pass several assessments, which includes finding all the bones hidden in the testing area and at least 10 teeth in 15 minutes. They must clear a blank area where there are no target odors. GPS is used to ensure that dogs have covered the entire area.

Archaeologist Russell Skowronek, of the University of Texas Rio Grande Valley, has used dogs on several projects, and he's helped introduce the concept to other archaeologists since the 1990s. "With the right soil conditions and if it's not too hot or windy, dogs can tell you if there is the scent of human remains. To have that at an archaeological site can be very valuable," he said.

PAULA NEELY is a contributor based in Virginia. She has written for National Geographic Magazine and the Richmond Times-Dispatch.

FURTHER READING

- Institute for Canine Forensics, icfk9.org
- Martin Archaeology Consulting, martinarchaeology.com



MEMORANDUM

Date: March 17, 2026
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **2026 Professional Services, Dynamite Media Solutions, 3-5minute Documentary on Vintage Baseball Game**

The City Archives is requesting permission to hire Dynamite Media Solutions of Spearfish, SD to videotape and develop a 3 to 5 minute informational video chronicling the 150th anniversary baseball games scheduled for Sunday, June 14, 2026 and July 5, 2026. These games are in conjunction with the yearlong 150th anniversary celebration.

As part of this proposal, Dynamite Media Solutions will videotape the two games, edit the video and produce a 3 to 5 minute documentary. This video will then be used for future advertising and/or promotion of vintage baseball games. The production quote is attached to this memorandum. Funding for this project would come from the 2026 HPC Public Education budget.

RECOMMENDATION:

Move to direct staff to hire Dynamite Media Solutions in the amount of \$1,200.00 to videotape and develop a 3 to 5 minute informational video chronicling the 150th anniversary baseball games. Funding for this project would come from the 2026 HPC Public Education budget.

PRODUCTION QUOTE

City of Deadwood



Project Description:

The City of Deadwood and Deadwood Archives are planning two vintage baseball games as part of the 150th anniversary celebration of Deadwood and would like to document these games to have a 4-5 min mini documentary of the event produced.

The following are services and costs associated with the project:

- 1. Pre-Production ----- 3-4 Hours
 - a. Script and Interview Writing
 - b. Review and Revisions
 - c. Production Planning
- 2. Multi-Camera Production ----- (Day Rate)
 - a. Filming of Baseball Game
 - b. Participant Interviews
 - c. Pickup Shots
 - d. Audio Recording
- 3. Post-Production ----- 10-12 Hours
 - a. Video Editing
 - b. Graphics and Overlays
 - c. End Credits
 - d. Sound Mixing
- 4. Mastering and Commercial Delivery

Compensation for these services will total one thousand two hundred dollars (\$1200) and will be payable upon delivery of the finished video.

This agreement is entered into by both parties upon signature of this document.

Date:

Date: March 19, 2026

Case No. 260046
Address: 57 SHERMAN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 57, 59, 61 SHERMAN ST, contributing structures located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Deadwood Sundance 2023 LLC
Owner: DEADWOOD SUNDANCE 2023 LLC0
Constructed: 1903-1909 and 1915-1923

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:

In 1903 Adams 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 patent 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.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to upgrade/renovate the back lot. This will include a new stamped concrete patio, new stage, new fireplace, new retaining wall, and new cooler unit. The stage will be designed and built in a similar style of the stage at Outlaw Square. The new fireplace will be a gas powered fireplace constructed out of natural Fond Du Lac stone. The new cooler will be wrapped in a vinyl wrap that replicates the look of brick. Refer to attached preliminary site plan.

Attachments: Yes

Plans: Yes

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.



FOR OFFICE	<i>Section 7 Item a.</i>
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>57,59,61 Sherman Street</u>
Historic Name of Property (if known): <u>Formerly Butch Cassidy Suites</u>

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

Owner's Name: <u>Deadwood Sundance 2023 LLC</u>

Architect's Name: <u>Chamberlin Architects</u>

Contractor's Name: <u>Jeff Larson</u>
Address: _____
City: _____ State: _____ Zip: _____

Agent's Name: <u>Chamberlin Architects</u>

TYPE OF IMPROVEMENT
<input checked="" type="checkbox"/> Alteration (change to exterior) <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Accessory Structure <input checked="" 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 _____ <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: <u>ASAP</u> _____		Project Completion Date (anticipated): <u>AUGUST '26</u> _____		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Other	<u>Stage & Fireplace</u>	
<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.

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

An exterior back lot upgrade/rennovation that includes a new stamped concrete patio, new stage,
new fireplace, new retaining wall, & new cooler unit. The stage will be designed and built in a similar
style of the stage at Outlaw Square. The new fireplace will be a gas powered fireplace constructed out
of natural Fond Du Lac stone. The new cooler will be wrapped in a vinyl wrap that replicates the look of
brick. Refer to attached preliminary site plan.

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	 SIGNATURE OF AGENT(S)	03/18/25 DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF OWNER(S)	_____ DATE	_____ SIGNATURE OF AGENT(S)	_____ DATE

APPLICATION DEADLINE

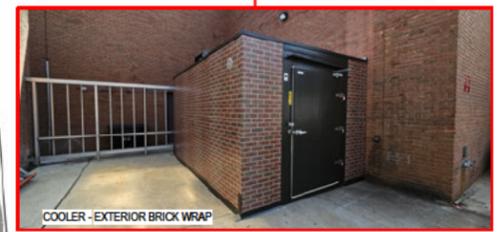
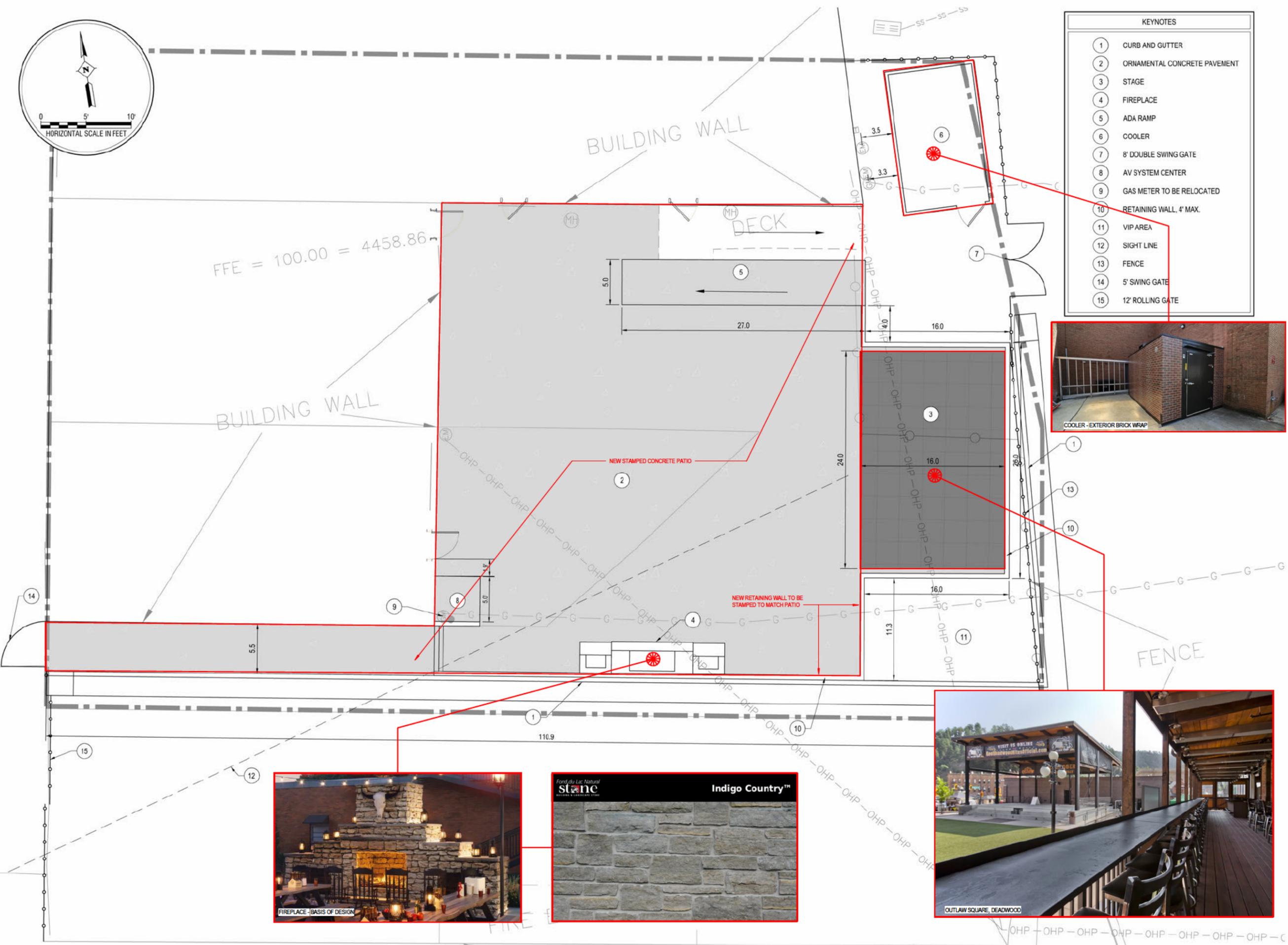
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The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.



KEYNOTES	
1	CURB AND GUTTER
2	ORNAMENTAL CONCRETE PAVEMENT
3	STAGE
4	FIREPLACE
5	ADA RAMP
6	COOLER
7	8' DOUBLE SWING GATE
8	AV SYSTEM CENTER
9	GAS METER TO BE RELOCATED
10	RETAINING WALL, 4' MAX.
11	VIP AREA
12	SIGHT LINE
13	FENCE
14	5' SWING GATE
15	12' ROLLING GATE



PRELIMINARY
NOT FOR
CONSTRUCTION

IAN MUNSICK'S
COWBOY BAR AND
WESTERN GRILL

DEADWOOD, SOUTH DAKOTA

SITE PLAN

NO: ISSUED FOR: DATE:



PROJECT STATUS: FOR REVIEW

DATE: 3/12/2026 SHEET NO:

PROJECT NO: 2409.01

OPTIONAL



FIREPLACE - BASIS OF DESIGN



Indigo Country™



OUTLAW SQUARE, DEADWOOD

Date: March 19, 2026

Case No. 260047
Address: 170 Pleasant

Staff Report

The applicant has submitted an application for Project Approval for work at 170 Pleasant, a Contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Bonnie Fosso
Owner: FOSSO, BONNIE FOSSO, TYLER
Constructed: 1895

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. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood – as elsewhere in the United States – residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a second story bathroom above the current bathroom. Drawings of how this will affect the current roof is attached. The windows will be a Marvin wood clad double hung windows. Plans are to also replace the siding on this side of the structure to be the same material and reveal as the front view.

Attachments: Yes

Plans:

Photos: Yes

Staff Opinion:

Staff reviewed this project with the owner on site. This addition will only affect the second story and constructed on the back left side of the structure so it can not be seen from the front. The proposed work and changes does encroach upon, damage or destroy a historic resource and has an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District but finds the project is not adverse to Deadwood and recommends approving the project as presented.

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	Section 8 Item a.
Case No.	060017
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	3/19/26
Date of Hearing	3/25/26

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:	170 Pleasant St Deadwood SD
Historic Name of Property (if known):	Albert Bushman house

APPLICANT INFORMATION

Applicant is: owner contractor architect consultant other _____

Owner's Name: Bowie Fass

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: Luis Ferrones

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

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

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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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.

Bonnie Fosso 3/18/26
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

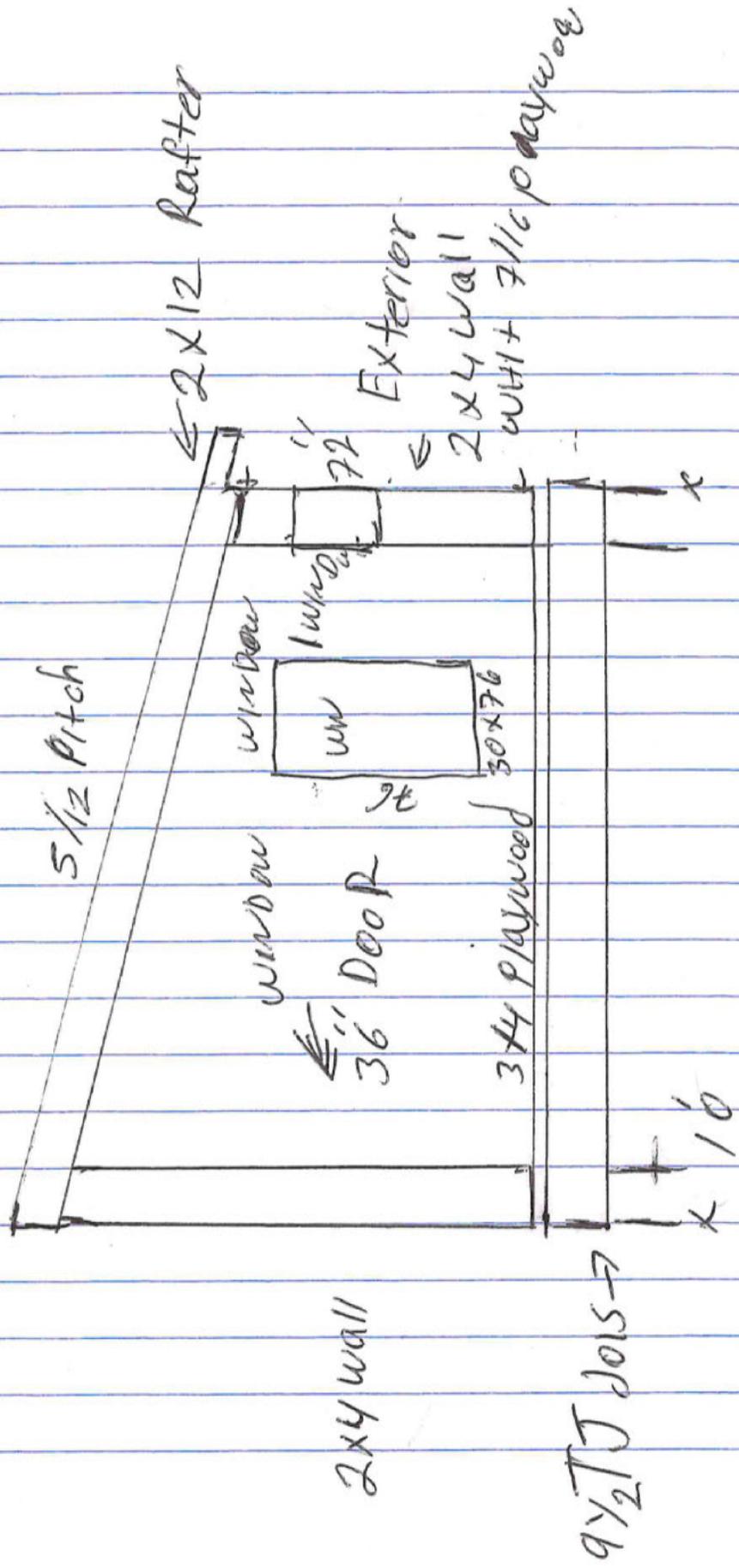
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Bonnie Fosso

Contractor











Date: March 19, 2026

Case No. 260048
Address: 890 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 890 Main St., a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: John (Jack) and Jordan Clauff
Owner: MURPHY, JORDAN KELSEYCLAUFF, JOHN TIGHE
Constructed: c 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to repair areas of the front porch. The primary focus of the repair is along the facade below the second story railing. Another focus of the repair will be to replace our current first floor deck boards with Trex composite tongue and groove boards. A railing will be added along the porch steps. Gutters will also be added. Ne lattices will be added to replace the existing ones. The goal of this project is to restore the porch consistent with its original architectural style and historic character.

Attachments: yes

Plans: no

Photos: yes

Staff Opinion:

Staff conducted a site visit with the owners to review their request. 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. 260048
 Project Approval
 Certificate of Appropriateness
Date Received 2/17/26
Date of Hearing 2/17/26

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: 890 Main St
Historic Name of Property (if known): _____

APPLICANT INFORMATION
Applicant is: owner contractor architect consultant other _____

Owner's Name: John (Jack) and Jordan Clauff
Address: [Redacted]
City: [Redacted]
Telephone: [Redacted]
E-mail: [Redacted]

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

Contractor's Name: Loup Contruccion (Nate Loup)
Address: [Redacted]
City: [Redacted]
Telephone: [Redacted]
E-mail: [Redacted]

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

TYPE OF IMPROVEMENT

<input checked="" 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 checked="" type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input checked="" type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other _____	<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: <u>03/30/2026</u>		Project Completion Date (anticipated): <u>04/20/2026</u>		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> 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 checked="" type="checkbox"/> PORCH/DECK	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
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.

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

The purpose of this application is to repair areas of our front porch. The primary focus of the repair is along the facade below the second story railing. Another focus of the repair will be to replace our current first floor deck boards with Trex composite tongue and groove boards. A railing will be added along our porch steps. Gutters will also be added. New lattices will be added to replace our existing ones. *The goal of this project is to restore our porch consistent with its original architectural style and historic character.*

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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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 Standards for Rehabilitation and copies are available



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











Date: March 19, 2026

Case No. 260050
Address: 21 Guy St

Staff Report

The applicant has submitted an application for Project Approval for work at 21 Guy St, a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Randi Coddington
Owner: CODDINGTON, RANDI
Constructed: c 1912

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 early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace asphalt shingles on the back side of the house with a standing seam metal roof. The cap of the roof will still be asphalt shingles. Because of the location of the house snow does not melt quickly causing damage to the roof.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

This structure currently has an asphalt roof. The proposed metal roof would not be noticeable from the front view of the structure but would be from Centennial Street above. It is staff's opinion, based on the standards and guidelines adopted by the Deadwood Historic Preservation Commission the proposed work and changes does encroach upon, damage or destroy a historic resource and has an adverse effect on the character of the building and 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 OFFICIAL USE	
Case No.	260050
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	3/1/26
Date of Hearing	3/25/26

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:	21 GUY ST DEADWOOD SD
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:	BANDI CODDINGTON	Architect's Name:	_____
Address:	[REDACTED]	Address:	_____
City:	[REDACTED]	City:	_____ State: _____ Zip: _____
Telephone:	[REDACTED]	Telephone:	_____ Fax: _____
E-mail:	[REDACTED]	E-mail:	_____

Contractor's Name:	JIM CHADWICK	Agent's Name:	_____
Address:	SAME	Address:	_____
City:	_____ State: _____ Zip: _____	City:	_____ State: _____ Zip: _____
Telephone:	_____ Fax: _____	Telephone:	_____ Fax: _____
E-mail:	_____	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 checked="" 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 _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

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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 checked="" 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 checked="" 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.

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

INSTALL NEW STANDING SEAM METAL ROOFING
TO REAR ROOF AS PER CODE

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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

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.

Jim Chadwick

Install vent ridge over
metal roof & composition roof
Use composition ridge cap
to finish —

Should look just like it does now.

Ridge Vent Installation Instructions



Remove ridge cap shingles along entire length of roof.

- a. Measure 1" from ridge peak on each side of ridge. For ridge board construction measure 1 3/4" on each side of the ridge.
- b. Snap chalk line along entire length of ridge.
- c. Cut opening in sheathing along ridge. DO NOT CUT through roof trusses or ridge board.
- d. Remove sheathing to create slot.
- e. Leave a minimum of 12" of sheathing closed at each end of ridge.

Tack one end of AirFlo Ridge Vent with netting side down, over the slot to hold in place at one end of the ridge. Unroll entire length of vent, pull to remove sags and tack in place so vent is snug and centered over slot. If more than one piece is needed, simply butt the multiple pieces together and tack in place with nail.

Install ridge cap shingles directly over AirFlo. Use roofing nails included in package to secure in place. When properly installed AirFlo fills the 3/4" space between the underside of the cap shingle and the top surface of the roof shingles. DO NOT drive nails through shingle.

Ridge Vent

Deters mold and mildew growth by ventilating the attic. A balanced system of soffit vents beneath the eaves and a continuous ridge vent allows overheated and moisture laden air out and fresh air in. Relief of excess heat makes your home more comfortable and saves on cooling costs. Moist air must be allowed to exit attic to deter growth of mold and mildew.

AirFlo is nearly invisible when installed on your roof. You will appreciate the superior ventilation features and cosmetically pleasing appearance for your home.

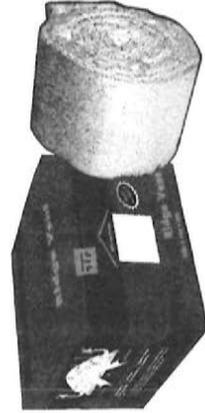
AirFlo Ridge Vent offers home owners nationwide a means of promoting safe, clean and environmentally responsible venting options for the attic.

Dimensions	.75"X10.5"X20'
Weight per Box	9 Lbs.
Boxes per pallet	36
Weight per pallet	375 Lbs.
Boxes per Truckload	1872
Net Free Area (in2/ft.)	15.2



TRI-BUILT ROOFING PRODUCTS
800-516-1485

Choose
AirFlo
Ridge Vent
for
Performance
and Value



Ridge Vent



1. Roof Sheathing
2. AirFlo Ridge Vent
3. Cap Shingle
4. Hot, Moist Attic Air
5. Negative Pressure
6. Exhaust Air

Air flow across the exterior roof ridge draws hot, moist air out through the ridge vent and pulls fresh air into the attic through the soffit vents. Removal of hot, moist air from the attic reduces cooling costs and eliminates potential damage to your roof.

Meets Attic Ventilation Requirements of ALL Nationally Recognized Building Codes

UL Class A Fire Rating

40-Year Warranty

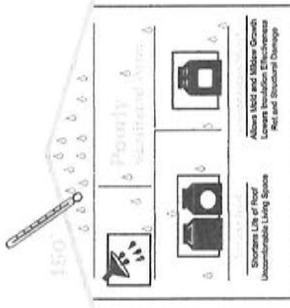
Coil Nails Included

Natural Sustainable Building Material

Helps Deter Mold and Mildew in the Attic

Proper Ventilation Provides:

- Minimal heat build-up in attic
- Most effective insulation due to less moisture
- Decreased condensation moisture
- Increased lifespan for roof materials



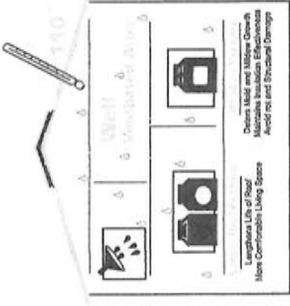
Net Free Area table - when no Moisture Barrier is installed.
1 square foot total net free area per 150 square feet of attic

Attic Area(SF)	Total NFA(SF)	Ridge NFA(SF)	Length of Ridge (feet)	Soffit NFA(SF)
1600	10.7	5.3	45.6	5.3
1900	12.7	6.3	54.1	6.3
2200	14.7	7.3	62.7	7.3
2500	16.7	8.3	71.2	8.3
2800	18.7	9.3	79.8	9.3
3100	20.7	10.3	88.3	10.3
3400	22.7	11.3	96.9	11.3

See soffit vent manufacturer's information on the Net Free Area provided by soffit vent product

Which Leads to:

- Lower cooling bills
- Lower heating bills
- Deters mold and fungal allergen growth
- Slower aging of roof materials



Net Free Area table - when Moisture Barrier is installed.
1 square foot total net free area per 300 square feet of attic

Attic Area(SF)	Total NFA(SF)	Ridge NFA(SF)	Length of Ridge (feet)	Soffit NFA(SF)
1600	5.3	2.7	22.8	2.7
1900	6.3	3.2	27.1	3.2
2200	7.3	3.7	31.3	3.7
2500	8.3	4.2	35.6	4.2
2800	9.3	4.7	39.9	4.7
3100	10.3	5.2	44.2	5.2
3400	11.3	5.7	48.4	5.7

A requires soffit ventilation in an amount equal to or greater than the amount of ridge ventilation.