

# Historic Preservation Commission Meeting Agenda

Wednesday, February 25, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call Meeting to Order**

2. **Roll Call**

3. **Approval of Minutes**

[a.](#) HPC 2.11.2026 Meeting Minutes

4. **Voucher Approvals**

5. **HP Programs and Revolving Loan Program**

[a.](#) Neighborworks Updates

Neighborworks Dakota Home Resources - 2025 Annual Report

6. **Old or General Business**

[a.](#) Enter into a retaining with Renee Boen to review native american collection at the Days of 76 Museum for an amount to to exceed \$5,000 to be paid out of the Archaeology budget.

[b.](#) Enter into a contract with Brad Schneck of Dynamite Media Solutions to create video clips for the City's GIS page for an amount not to exceed \$2,000.00 to be paid out of the City Archives budget.

7. **New Matters Before the Deadwood Historic District Commission**

8. **New Matters Before the Deadwood Historic Preservation Commission**

[a.](#) PA 260019 - 46 Washbash - Roger & Sharon Styer - Enclose Carport

[b.](#) PA 260020 - 37 Lincoln - Danika McFarland - Request approval of changes to front facade

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.)

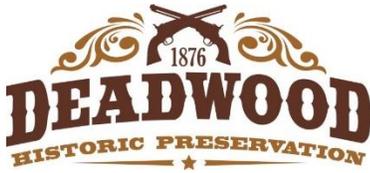
11. **Committee Reports**

(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, February 11, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

## 1. Call Meeting to Order

## 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. 01.28.2026 Meeting Minutes

***It was motioned by Vice Chair Knipper and seconded by Commissioner Posey to approve minutes of January 28, 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 Commissioner Santochi to approve 2026 Operating Vouchers in the amount of \$147,602.11. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

b. HP Revolving Vouchers

***It was motioned by Commissioner Santochi and seconded by Vice Chair Brown to approve Revolving Vouchers in the amount of \$4,958.25. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

## 5. HP Programs and Revolving Loan Program

a. HP Revolving Loan Request

Kyle Heckman, 358 Williams, Loan extension

***It was motioned by Vice Chair Knipper and seconded by Commissioner Santochi to approve Kyle Heckman, 358 Williams, for a final loan extension. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

b. Neighborworks Updates

Mrs. Trucano stated we have no delinquencies right now and I have no further updates.

**6. Old or General Business**

a. Round 1 recommendation for the 2026 Outside of Deadwood Grants totaling \$50,000.00.

Mrs. Anfinson stated the round one for 2026 Outside of Deadwood Grants, we received 15 Grant Applications. The Committee met and reviewed all the applications, and we have \$50,000.00 for round one. After careful review and discussion, the committee is requesting to fund Aldersgate Church of Aberdeen for \$5,000.00, Brule County Historic Society for \$7,500.00, Canton Lutheran Church for \$7,500.00, Gregory County Digitization for \$2,500.00, Immaculate Conception Church for \$7,500.00, Keystone Historical Society for \$5,000.00, St. Wenceslaus Church for \$7,500.00, Beseda Hall for \$2,500.00, and University of SD Ft. Meade Archaeology for \$5,000.00. We are asking for recommendation to the City Commission for Approval.

***It was moved by Vice Chair Knipper and seconded by Commissioner Posey to approve recommendation for the Round 1 2026 Outside of Deadwood Grants totaling \$50,000.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

**7. New Matters Before the Deadwood Historic District Commission**

**8. New Matters Before the Deadwood Historic Preservation Commission**

a. PA 260016 - 32 Lincoln - Scott & Christine Ericksen - Replace deck and install metal railing

Mr. Kuchenbecker stated 32 Lincoln, a non-contributing structure, built circa 1881 and due to a variety of alterations, it no longer contributes to the historic district. The applicant is requesting permission to remove the existing front decking and install a new decking. The deck will be 6-foot by 22-foot with metal railing and will be built to satisfy the building code. Staff met with the applicant before submitting the application and our preference is to use an ornamental design to match the yard fencing, as seen in attached photos. The proposed work and changes would not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the districts.

Vice Chair Knipper stated the applicant was okay with doing the ornamental design, is that correct?

Mrs. Anfinson stated I have not talked to the applicant about the ornamental design.

Commissioner Allen stated the ornamental design is for the yard and the other is a railing for the deck?

Mrs. Anfinson stated that is correct.

Mr. Kuchenbecker stated the deck would go across the front of the house.

Commissioner Allen stated the ornamental railing, is that kind of different to be putting on a deck for railing?

Vice Chair Knipper stated it does look kind of flimsy. Is that something they would be to code?

Mr. Kuchenbecker stated what they show on page 7 of the packet, you will notice the railing that is being proposed and the black is similar in style.

***It was moved by Commissioner Allen 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.)

- a. Preliminary Results from University of South Dakota on Soap Suds Row archaeological research resulting from 2025 Outside of Deadwood Grant.

Mr. Kuchenbecker stated in your packet you have the preliminary results of the Soap Suds Row Archaeological research that we funded last year.

- b. Update on key matters in the 101st Legislative Session from staff

Mr. Kuchenbecker stated Senate Bill 3, which would be a change to state law that would not allow municipalities to require building permits on certain exterior items such as siding and windows. It passed out of committee last week and passed out of the Senate floor. We were successful in getting an amendment put into the bill, which was passed that exempts historic properties. Property owners would still have to get building permits in the historic districts or on historic properties. That will be in front of the House, State Affairs Committee, tomorrow morning. Trent left to go to Pierre this afternoon and is testifying to the bill. Our concerns are also the floodplain issues and building permits related to these matters outside historic districts. The State Building Officials have attempted to kill this bill and Trent is the Chair on the State Building Officials Association.

Mr. Kuchenbecker stated Senate Bill 102, which is our Historic Preservation Bill dealing with the gaming formula, is scheduled for hearing in front of the Senate Appropriations Committee on February 17<sup>th</sup>, 2026, at 10:00 am. We will be going

down on the 16<sup>th</sup> and testifying on the 17<sup>th</sup>. We have had meetings with State Budget and Finance Commissioner Jim Terwilliger, and the State Economic Analyst Derrick Johnson and they are recommending an amendment to SB102. We have penciled it out and it will likely benefit us in the long run. With the proposed amendment, the State will not oppose the bill. There is still an uphill battle, but we will know more next Tuesday.

Mr. Kuchenbecker stated Senate Joint Resolution 504, which is to allow state-wide mobile sports betting did make it out of the committee and it was debated on the Senate floor. The bill was passed by the Senate 23 to 10. The sports betting comes through Deadwood gaming establishments. The concern is that currently it is illegal to bet on sports outside the city limits, unless you are doing commodities. The commodity market allows you to bet on just about any game anywhere.

Commissioner Santochi stated Deadwood spent a lot of money getting sports betting going. We deserve something.

Mr. Kuchenbecker stated yes, and with Iowa and Wyoming driving across the state lines, because they use geo-fences, they can make a sports bet in Iowa and South Dakota is losing that. There is opposition because it is expansion on gaming, but it is already taking place and the argument is, it is already taking place, it does not make it right.

Mr. Kuchenbecker stated we did get a letter from BLM on the NEPA study for the lands surrounding our Deadwood trails. It is now up for public comment and appeal process up until March 6<sup>th</sup>, 2026. If we don't hear anything and nobody appeals to that, then we can start building trails on BLM land, in coordination with them, of course. The NEPA study for the forest service is on hold until the growing season to do additional environmental assessments.

Mr. Kuchenbecker stated yesterday we had a great Design Committee meeting. We are working on bunting and flags for the 150<sup>th</sup>. We are replacing some of the banners, we did get some preliminary pictures of Dora DuFran sculpture in clay. It will be going to the bronze foundry here shortly and we are going to be dedicated in May 2026. They also spent quite a bit of time on Christmas decorations. Over the last few years, the city has had live garland on the light poles, but they die and turned brown. The effort is to bring in imitation garland that is lit already and replace the Christmas decorations across Main Street. We will go down Main Street, Sherman Street, all the way to South Side gas station. It will cost \$23,000 for Christmas lighting. The Main Street Initiative has set aside \$8,800 and the City already spends \$3,000 each year. The expenditure will be on the City Commission agenda so we could get the discount of purchase of 20 percent in February. Plans would be to use some of the Historic Preservation Capital Assets for Christmas decorations.

Mrs. Anfinson stated we met this morning for the 150<sup>th</sup> meeting. Joy McCracken attended the meeting representing the Native American group and they are going to be doing an event at Outlaw Square and some educational classes with the library. They are looking forward to starting that annually. This is a great opportunity to give kids something to do! That will be occurring in July.

Mr. Kuchenbecker stated in front of you, Senate Commemoration 803, that was read in both the House and Senate honoring Deadwood's sesquicentennial.

## 11. Committee Reports

Commissioner Eagleson stated Mike Runge is doing a presentation tomorrow at the HARCC at 12:00 pm. The presentation is on archives and digital records in the 21<sup>st</sup> century. It is going to fill up quick, so if you are planning to go, go early.

Commissioner Allen stated we came to an agreement with the Teamster for Deadwood Alive for the stagecoach. The stagecoach will be back on Main Street. We are working to do some different things with Deadwood Alive. The Trails Committee is getting things ready for the Volksmarch and are in a waiting period to build trails.

Commissioner Santochi stated the Chamber met yesterday and it was decided due to school conflicts Kool Deadwood Nites is going to be moved directly after the Sturgis Motorcycle Rally. It will be back-to-back; Motorcycle Rally and the week to follow will be Kool Deadwood Nites.

Commissioner Posey stated wine, cheese and chocolate event is February 21<sup>st</sup>, and the following day is the neighborhood council Luau event at the Rec Center. Octavia's Promise will be there doing CPR Training and educational presentation. This event is for everybody to attend, not just children.

Chair Diede stated he attended the Chuckwagon Committee today and had great discussion. The Committee is at the point now where things have to start happening and a plan finalized.

Chair Diede stated he also has a card from the Chamber in Lead thanking the City of Deadwood for sponsoring the 2026 Sesquicentennial celebration. The Lead Chamber of Commerce looks forward to partnering with the City of Deadwood on this year's milestone.

## 12. Adjournment

**The HP Commission meeting adjourned at 4:28 p.m.**

**ATTEST:**

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**Chairman, Historic Preservation Commission**

***Minutes by Cammie Schmidt, Administrative Assistant***



## HISTORIC PRESERVATION

# ANNUAL LOAN REPORT for 2025

Presented - February 2026



## Deadwood Historic Preservation Commission 2025 Annual Loan Program – Executive Summary

Prepared by: NeighborWorks Dakota Home Resources | February 2026

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### Overview

- The Deadwood Historic Preservation (DHP) Loan Program continued to support the preservation and stabilization of historic properties in 2025. Lending activity reflected a transition from large-scale capital projects in prior years to smaller, targeted residential rehabilitation efforts that directly assist property owners in maintaining historic structures.

- 
- **16 new loans issued in 2025**  
(Down from 18 in 2024 and 36 in 2023)
  - **Total 2025 Lending: \$298,334**  
Continued decrease from \$539K (2024) and \$967K (2023)

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### Primary Uses of Funds (2025)

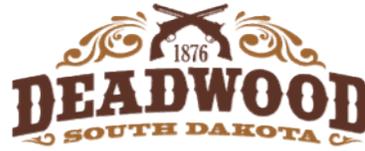
The majority of loans supported preservation-driven residential improvements:

- **Residential Preservation Projects:** \$96,766
- **Retaining Wall – Owner Portion:** \$69,127
- **Life-Safety Improvements:** \$47,622
- **Windows, Siding, and Exterior Repairs:** \$45,000 combined
- **Foundation & Vacant Structure Stabilization:** \$20,000
- **Refinancing Assistance:** \$19,820

**No commercial or upper-floor revitalization loans were issued in 2025**, indicating limited demand in those categories during this cycle.

- **No Commercial or Upper-Floor Loans in 2025**  
Shift away from large-scale/commercial projects toward homeowner-driven rehabilitation.
- **Active Loan Portfolio:**  
**169 loans outstanding** (gradual decline as loans repay)

# Historic Preservation

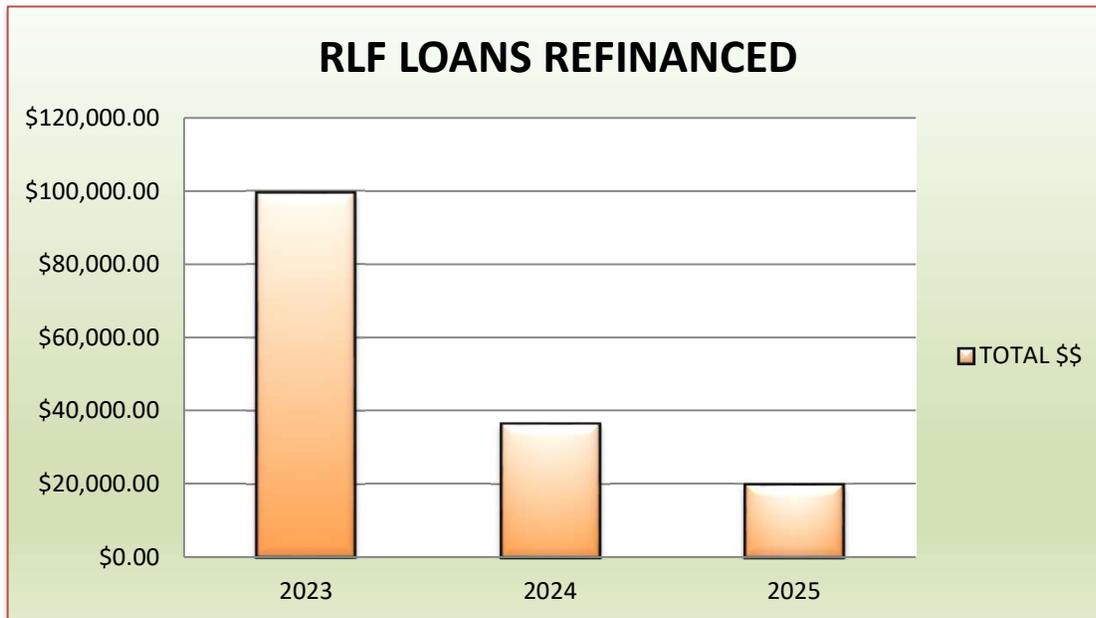


## 2025 REVOLVING LOAN FUND- REFINANCE

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	2 Dudley	\$18,139.75
	17 Lincoln	\$26,856.53
	47 Forest	\$19,668.00
	53 Lincoln	\$8,098.22
2024	512 Cliff	\$26,648.12
	55 Taylor	\$9,733.44
2025	23 1/2 McKinley	\$9,318.85
	562 Williams	\$10,500.78

### YEARLY TOTALS

	2023	2024	2025
Number of Loans	4	2	4
Loan Amount Total	\$99,410.62	\$36,381.56	\$19,819.63



# Deadwood Historic Preservation



## 2025 REVOLVING LOAN FUND - RETAINING WALL PROGRAM

### OWNER PORTION

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	51 Van Buren	\$24,000.00
	318 Williams	\$10,048.83
2024	74 Van Buren	\$21,478.82
	5 Harrison	\$14,835.00
2025	34 Jackson	\$34,600.00
	35 Jackson	\$34,527.00

### YEARLY TOTALS

	2023	2024	2025
Number of Loans	2	2	2
Loan Amount Total	\$36,313.82	\$34,048.83	\$69,127.00



### CITY PORTION

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	51 Van Buren	\$186,448.00
	318 Williams	\$8,670.00
2024	74 Van Buren	\$41,237.00
	33 1/2 Jackson	\$161,485.00
2025		\$0.00
		\$0.00

### YEARLY TOTALS

	2023	2024	2025
Number of Loans	2	2	0
Loan Amount Total	\$195,118.00	\$202,722.00	\$0.00



# Deadwood Historic Preservation

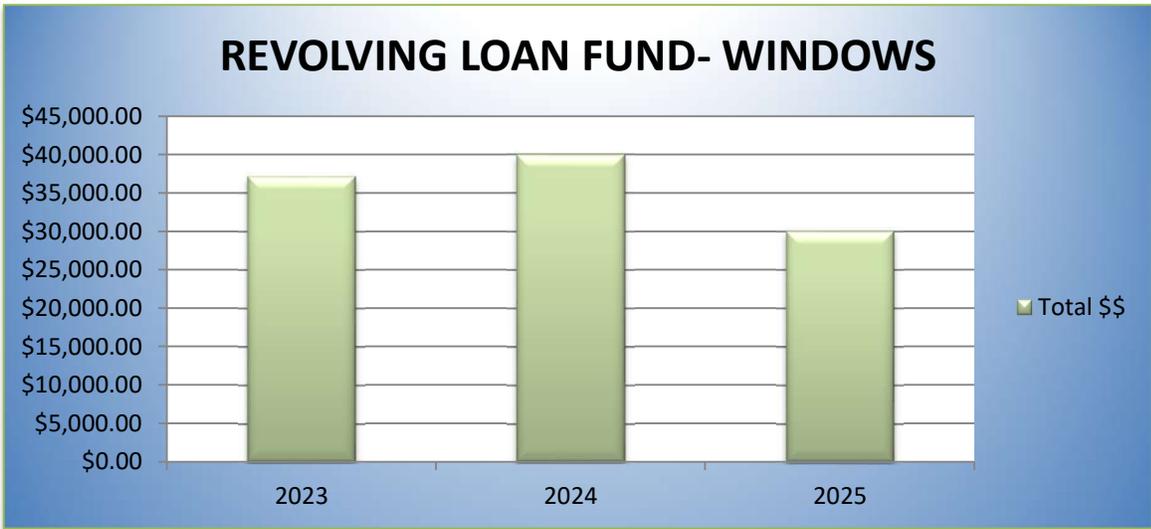


## 2025 REVOLVING LOAN FUND- WINDOWS

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	770 Main	\$1,507.96
	772 Main	\$1,769.70
	57 Forest	\$20,000.00
	9 Shine St	\$13,900.00
2024	299 Williams	\$20,000.00
	67 Terrace	\$20,000.00
2025	37 Lincoln	\$10,000.00
	35 Jackson	\$20,000.00

## YEARLY TOTALS

	2023	2024	2025
<b>Number of Loans</b>	4	2	2
<b>Loan Amount Total</b>	\$37,177.66	\$40,000.00	\$30,000.00



# Deadwood Historic Preservation

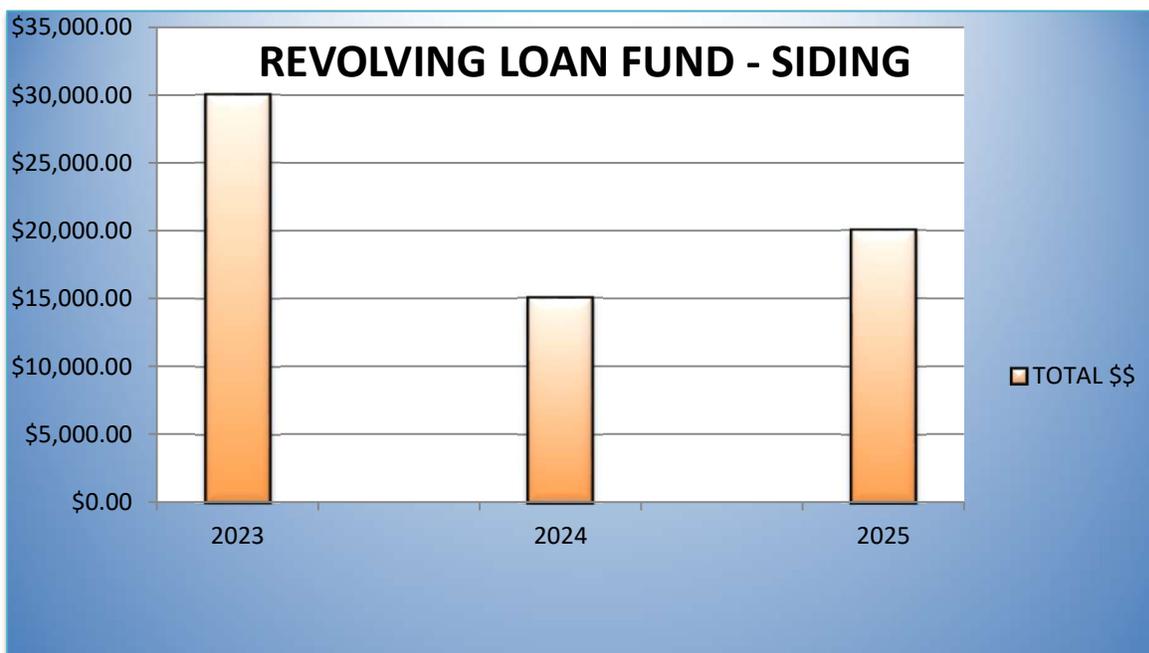


## 2025 REVOLVING LOAN FUND- SIDING

	PROPERTY ADDRESS	LOAN AMOUNT
2023	57 Forest	\$10,000.00
	358 Williams	\$10,000.00
	9 Shine	\$10,000.00
2024	299 Williams	\$5,000.00
	67 Terrace	\$10,000.00
2025	52 Van Buren	\$10,000.00
	37 Lincoln	\$10,000.00

## YEARLY TOTALS

	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Number of Loans</b>	3	2	2
<b>Loan Amount Total</b>	\$30,000.00	\$15,000.00	\$20,000.00



# Deadwood Historic Preservation

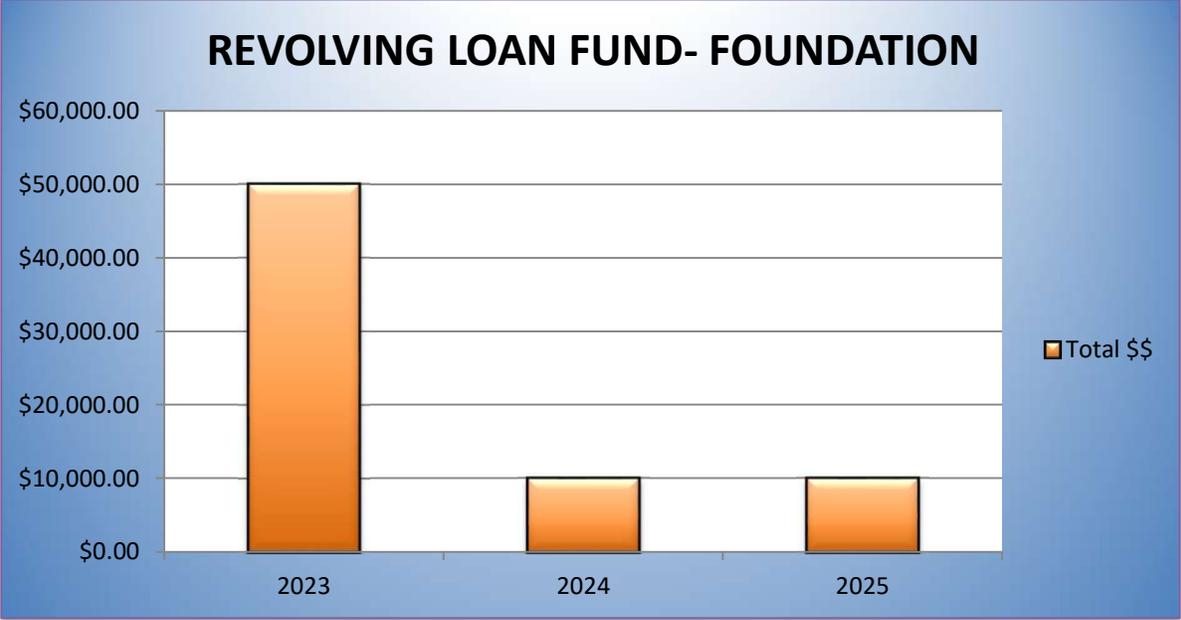


## 2025 REVOLVING LOAN FUND- FOUNDATION

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	37 Lincoln Ave	\$10,000.00
	52 Van Buren	\$10,000.00
	57 Forest	\$10,000.00
	358 Williams	\$10,000.00
	9 Shine	\$10,000.00
2024	299 Williams	\$10,000.00
2025	67 Terrace	\$10,000.00

## YEARLY TOTALS

	2023	2024	2025
Number of Loans	5	1	1
Loan Amount Total	\$50,000.00	\$10,000.00	\$10,000.00



# Deadwood Historic Preservation



## 2025 REVOLVING LOAN FUND- VACANT

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	37 Lincoln Ave	\$10,000.00
	57 Forest	\$10,000.00
	39 Stewart	\$10,000.00
2024		\$0.00
2025	51 Highland	\$10,000.00

## YEARLY TOTALS

	2023	2024	2025
Number of Loans	3	0	1
Loan Amount Total	\$30,000.00	\$0.00	\$10,000.00



# Deadwood Historic Preservation

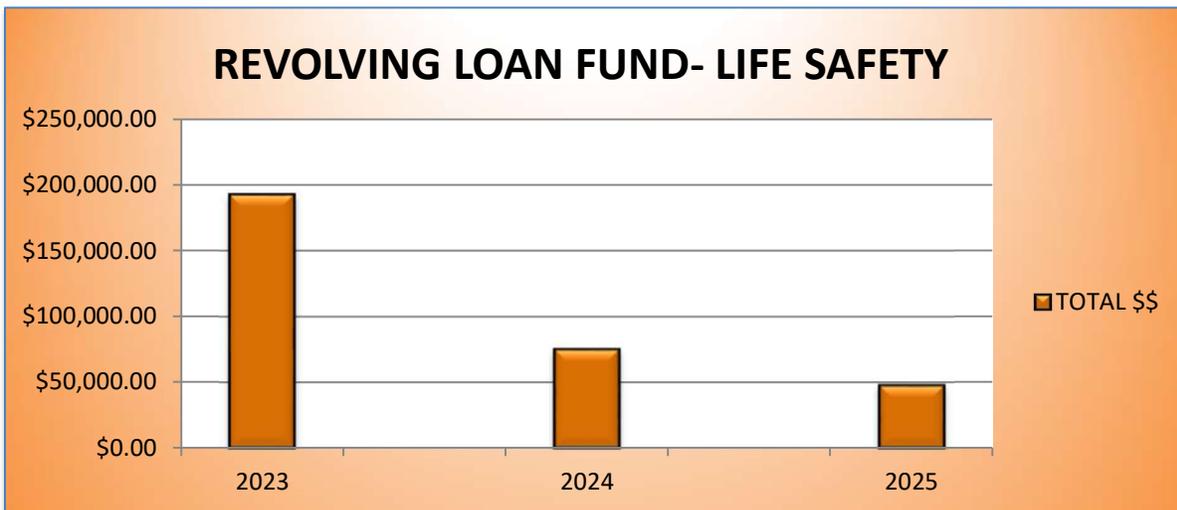


## 2025 REVOLVING LOAN FUND- LIFE SAFETY

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	23-25 Lincoln	\$17,638.89
	52 Van Buren	\$25,000.00
	57 Forest	\$25,000.00
	358 Williams	\$25,000.00
	18 Denver	\$25,000.00
	47 Lincoln	\$25,000.00
	39 Stewart	\$25,000.00
	9 Shine St	\$25,000.00
2024	7 Stewart	\$24,902.68
	299 Williams	\$25,000.00
	23 Centennial	\$25,000.00
2025	51 Highland	\$25,000.00
	458 Willams	\$8,664.99
	14 Van Buren	\$13,957.06

## YEARLY TOTALS

	2023	2024	2025
Number of Loans	8	3	3
Loan Amount Total	\$192,638.89	\$74,902.68	\$47,622.05



# Deadwood Historic Preservation

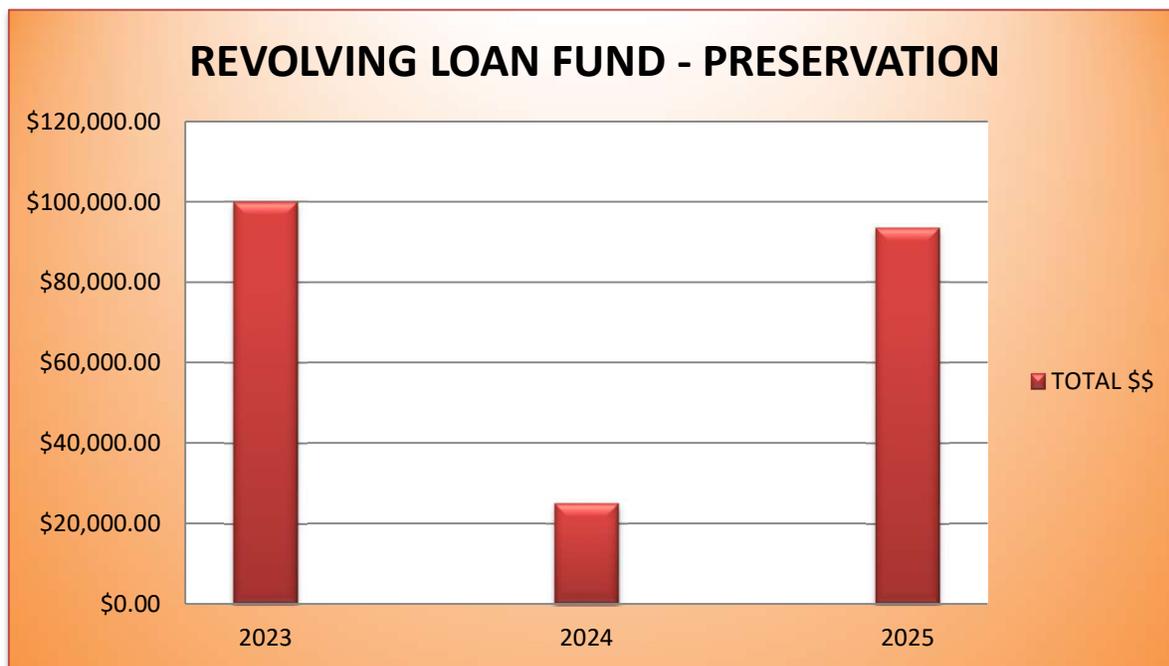


## 2025 REVOLVING LOAN FUND- PRESERVATION

	PROPERTY ADDRESS	LOAN AMOUNT
2023	52 Van Buren	\$25,000.00
	57 Forest	\$25,000.00
	358 Williams	\$25,000.00
	9 Shine St	\$25,000.00
2024	23 Centennial	\$25,000.00
2025	51 Highland	\$25,000.00
	458 Willams	\$50,000.00
	15 Washington	\$18,481.77

## YEARLY TOTALS

	2023	2024	2025
<b>Number of Loans</b>	4	1	3
<b>Loan Amount Total</b>	\$100,000.00	\$25,000.00	\$93,481.77



# Deadwood Historic Preservation

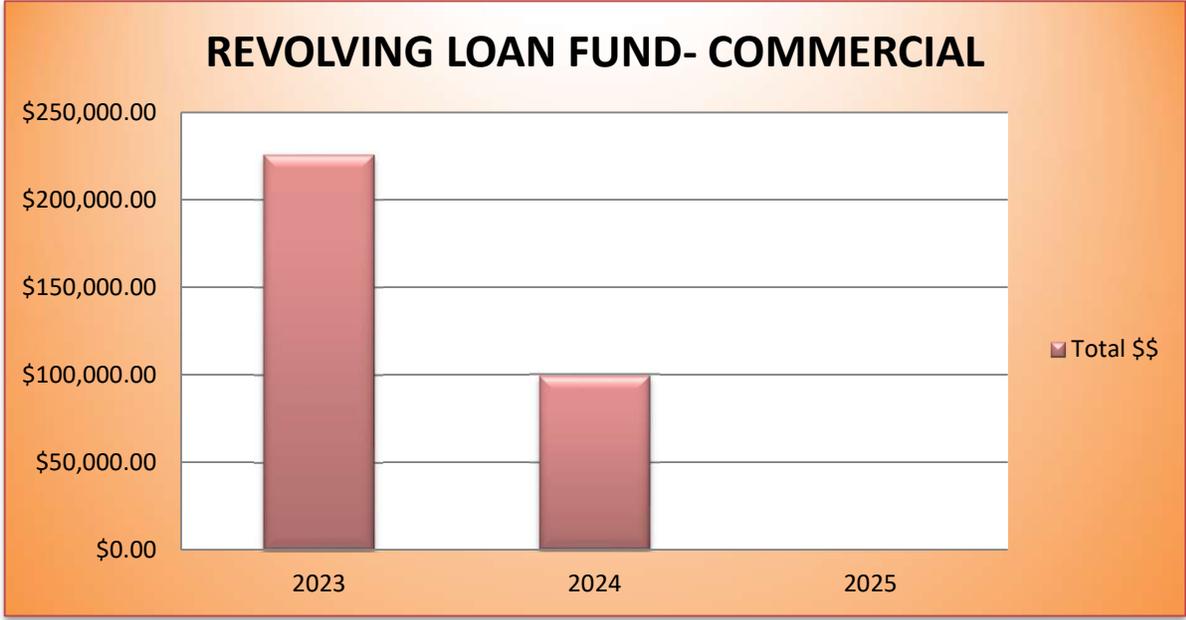


## 2025 REVOLVING LOAN FUND- COMMERCIAL

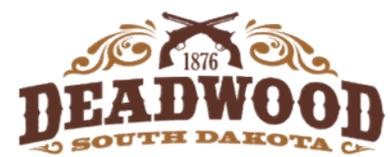
	PROPERTY ADDRESS	LOAN AMOUNT
2023	608-610 Main St (refi of upper floor loan)	\$225,930.26
2024	745 Main	\$49,201.34
	745 Main	\$50,000.00
2025	NA	\$0.00

## YEARLY TOTALS

	2023	2024	2025
Number of Loans	1	2	0
Loan Amount Total	\$225,930.26	\$99,201.34	\$0.00



# Deadwood Historic Preservation

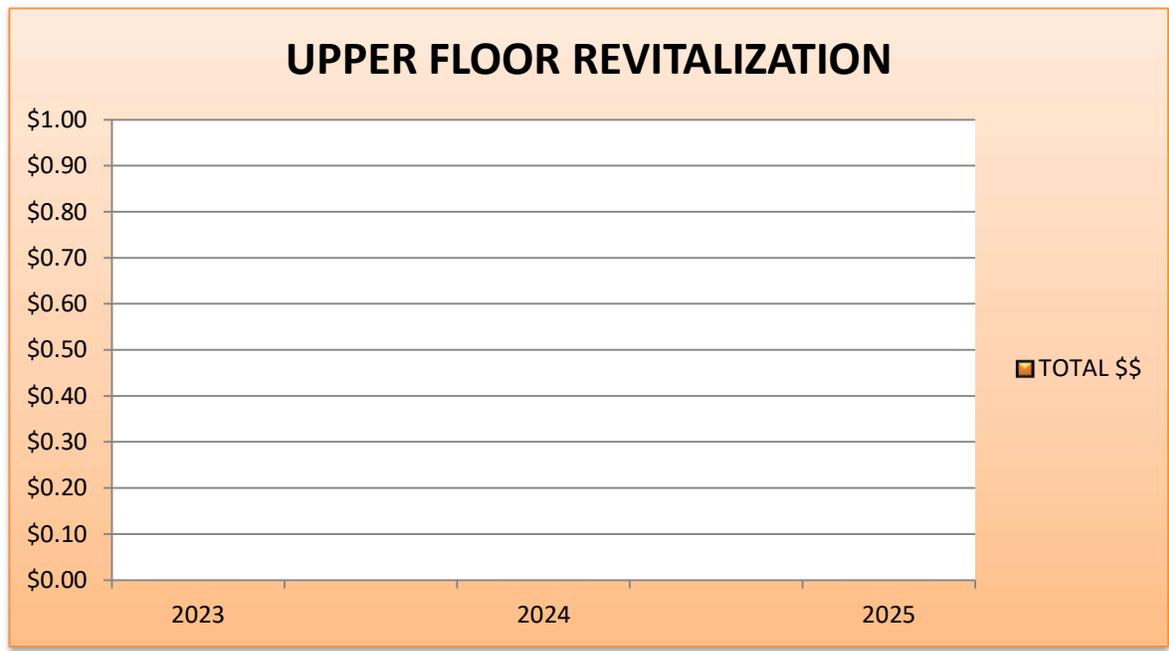


## 2025 REVOLVING LOAN FUND- UPPER FLOOR

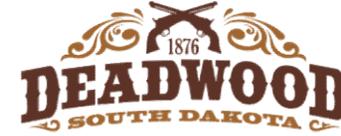
	PROPERTY ADDRESS	LOAN AMOUNT
2023	NA	\$0.00
2024	NA	\$0.00
2025	NA	\$0.00

## YEARLY TOTALS

	2023	2024	2025
<b>Number of Loans</b>	0	0	1
<b>Loan Amount Total</b>	\$0.00	\$0.00	\$0.00

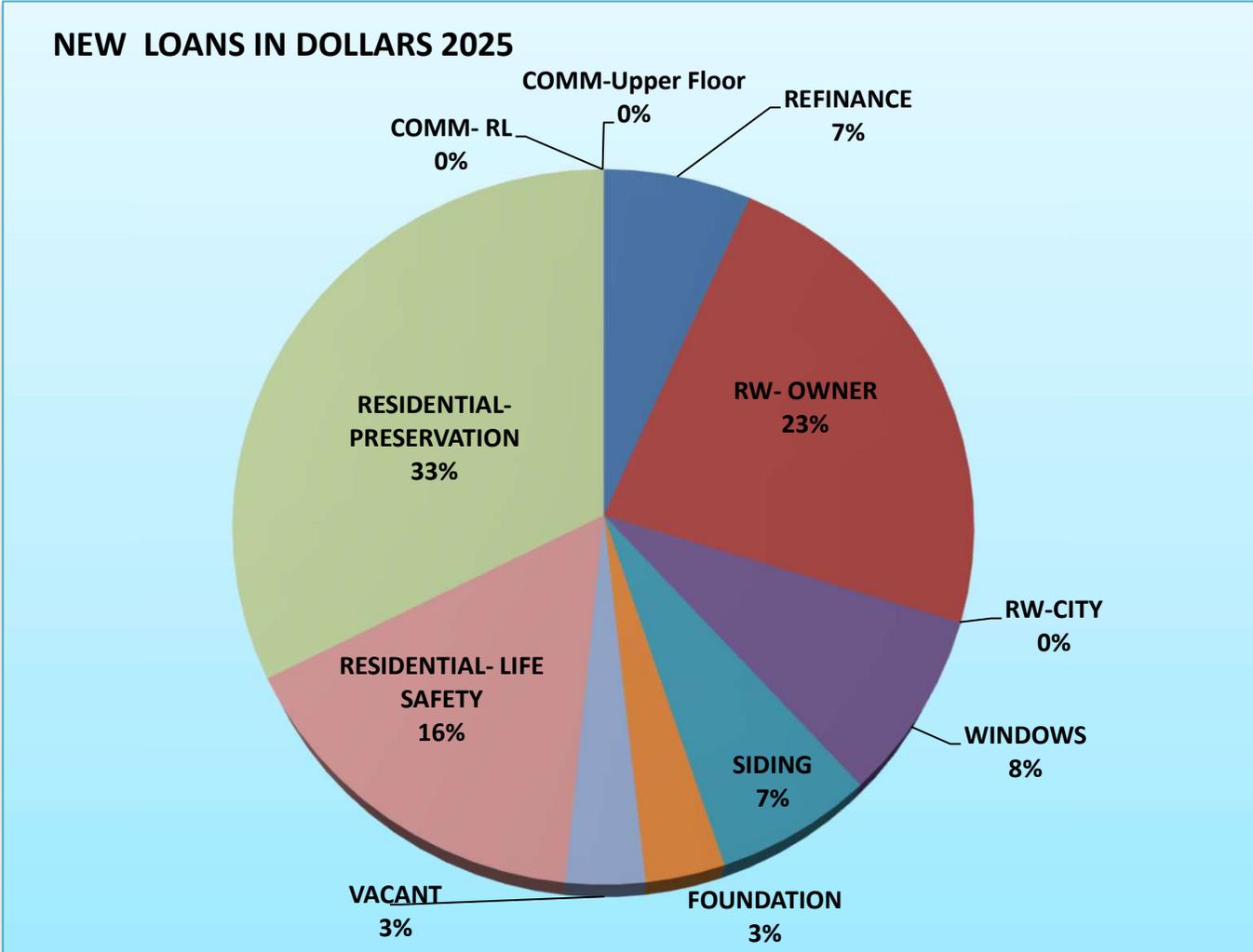


# Deadwood Historic Preservation



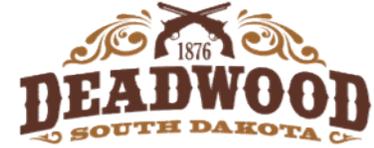
## 2025 YEAR SUMMARY- NEW LOANS IN DOLLARS

<u>PROGRAM</u>	<u>AMOUNT</u>
REFINANCE	\$19,819.63
RW- OWNER	\$69,127.00
RW-CITY	\$0.00
WINDOWS	\$25,000.00
SIDING	\$20,000.00
FOUNDATION	\$10,000.00
VACANT	\$10,000.00
RESIDENTIAL- LIFE SAFETY	\$47,622.05
RESIDENTIAL- PRESERVATION	\$96,766.04
COMM- RL	\$0.00
COMM-Upper Floor	\$0.00
<b>TOTALS</b>	<b>\$298,334.72</b>



Number of New Loans	
2023	36
2024	18
2025	16

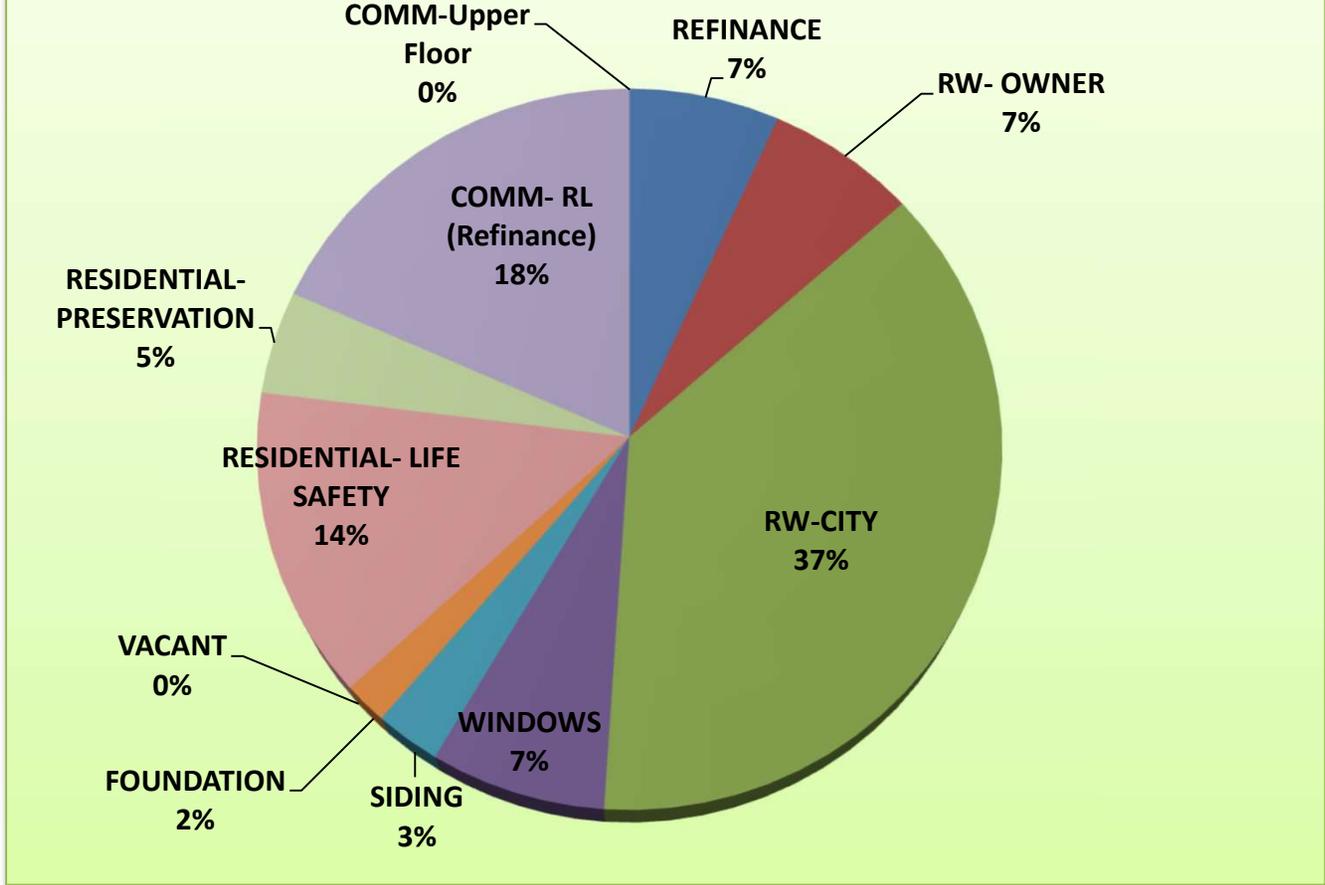
# Deadwood Historic Preservation



## 2024 YEAR SUMMARY - NEW LOANS IN DOLLARS

<u>PROGRAM</u>	<u>AMOUNT</u>
REFINANCE	\$36,381.56
RW- OWNER	\$36,313.82
RW-CITY	\$202,722.00
WINDOWS	\$40,000.00
SIDING	\$15,000.00
FOUNDATION	\$10,000.00
VACANT	\$0.00
RESIDENTIAL- LIFE SAFETY	\$74,902.68
RESIDENTIAL- PRESERVATION	\$25,000.00
COMM- RL (Refinance)	\$99,201.34
COMM-Upper Floor	\$0.00
<b>TOTALS</b>	<b>\$539,521.40</b>

## NEW LOANS IN DOLLARS - 2023



## Number of New Loans

2022	40
2023	36
2024	17

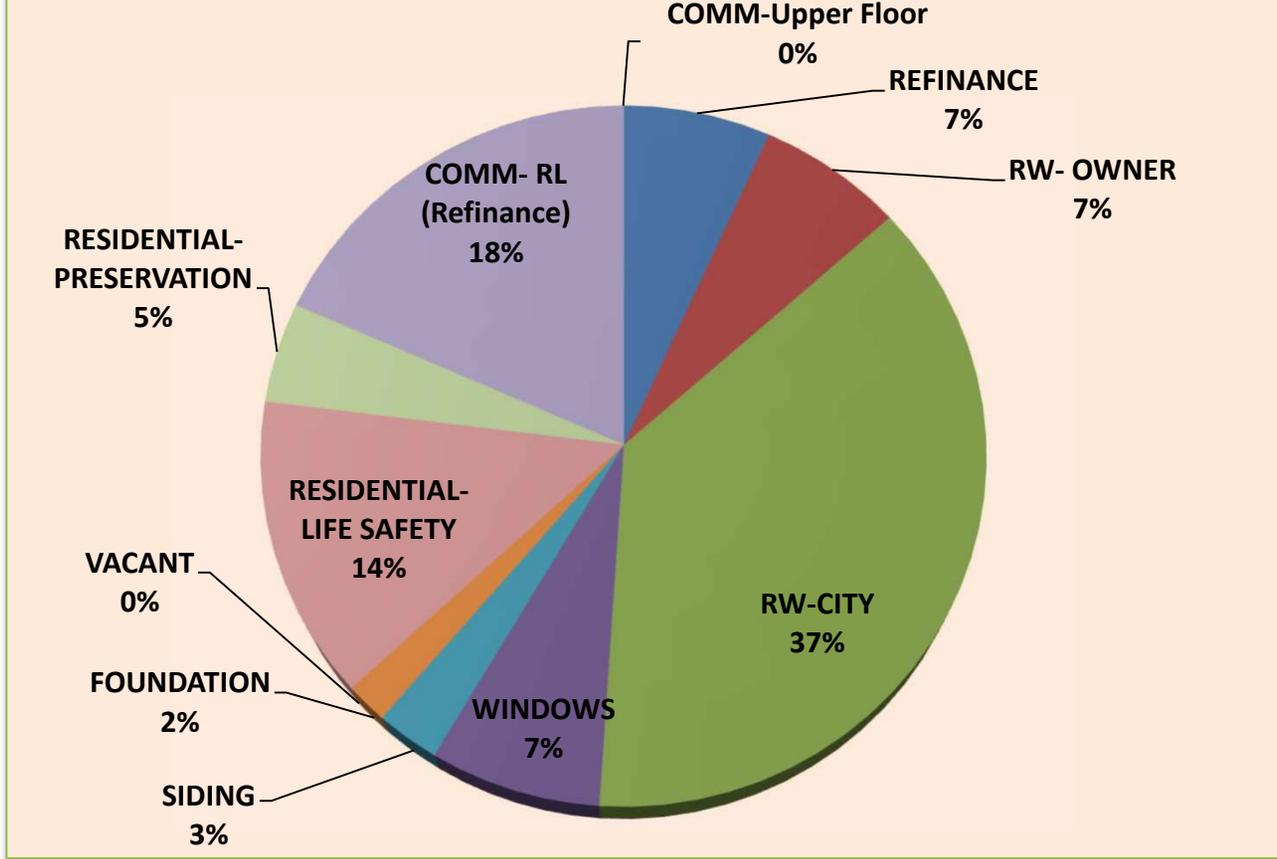
# Deadwood Historic Preservation



## 2023 YEAR SUMMARY - NEW LOANS IN DOLLARS

<u>PROGRAM</u>	<u>AMOUNT</u>
REFINANCE	\$72,762.50
RW- OWNER	\$34,048.83
RW-CITY	\$195,118.00
WINDOWS	\$37,177.66
SIDING	\$30,000.00
FOUNDATION	\$50,000.00
VACANT	\$30,000.00
RESIDENTIAL- LIFE SAFETY	\$192,638.89
RESIDENTIAL- PRESERVATION	\$100,000.00
COMM- RL	\$225,930.26
COMM-Upper Floor	\$0.00
<b>TOTALS</b>	<b>\$967,676.14</b>

### NEW LOANS IN DOLLARS - 2021



### Number of New Loans

2021	22
2022	40
2023	36

# Deadwood Historic Preservation

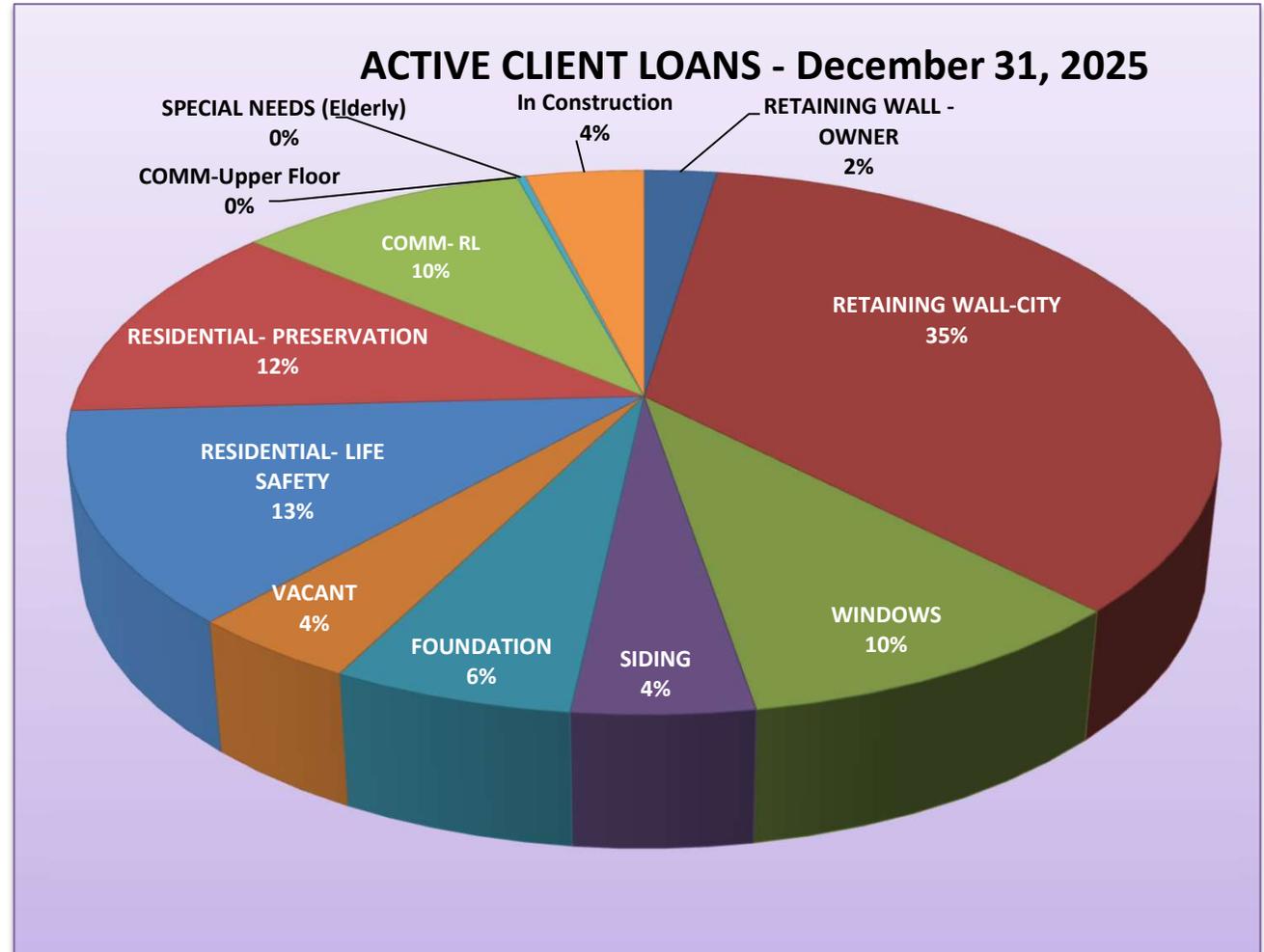


## ACTIVE LOANS AS OF 12/31/2025

PROGRAM	AMOUNT
RETAINING WALL -OWNER	\$82,067.43
RETAINING WALL-CITY	\$1,204,053.39
WINDOWS	\$331,485.61
SIDING	\$148,331.80
FOUNDATION	\$197,500.72
VACANT	\$140,000.00
RESIDENTIAL- LIFE SAFETY	\$428,455.73
RESIDENTIAL- PRESERVATION	\$411,113.16
COMM- RL	\$327,900.97
COMM-Upper Floor	\$0.00
SPECIAL NEEDS (Elderly)	\$10,000.00
In Construction	\$133,347.26
<b>TOTAL VOLUME</b>	<b>\$3,414,256.07</b>
TOTAL VOLUME- 2024	\$ 3,581,907.37
TOTAL VOLUME- 2023	\$ 3,487,716.76

## TOTAL ACTIVE LOANS

Number Active Loans- 12/31/2025	169
Number Active Loans- 12/31/2024	177
Number Active Loans- 12/31/2023	179



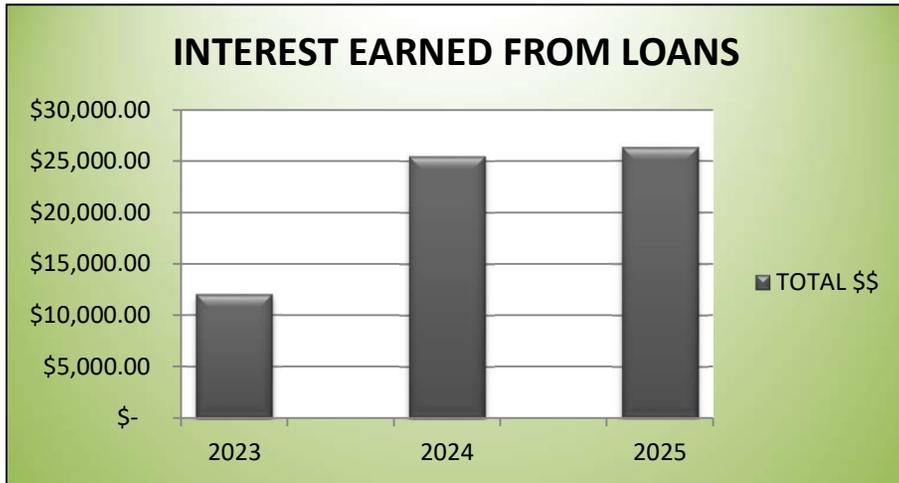
# Deadwood Historic Preservation



## INTEREST EARNED

### YEARLY TOTALS

	2023	2024	2025
<b>Number of Loans</b>	\$ 11,987.07	\$ 25,495.81	\$ 26,373.91
<b>Loan Amount Total</b>	179	177	169



## ORIGINATION and SETTLEMENT FEES FROM NEW LOANS

### YEARLY TOTALS

	2023	2024	2025
<b>Number of Loans</b>	\$ 23,851.21	\$ 15,557.66	\$ 9,320.47
<b>Loan Amount Total</b>	36	18	16





## MEMORANDUM

---

**Date:** February 19, 2026  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Runge, City Archivist  
**Re:** **2026 Retainer for Professional Services, Renee Boen**

---

The City Archives is requesting permission to enter a retainer with Renee Boen of Rapid City, South Dakota for professional services as related to the City's archaeological collections. Ms. Boen was the South Dakota State Archaeologist, Native American Graves Protection and Repatriation Act (NAGPRA) liaison and Collections Manager for the South Dakota Archaeological Research Center.

As part of this agreement, Ms. Boen will review and make recommendations concerning the City's Native American collections at the Days of 76 Museum. She would also review and make recommendations on the archaeological storage facility, aide and assist in the development of policies and procedures for the archaeological storage facility and its holdings and provide technical assistance in the long-term storage of archeological collections at City Hall. Funding for this retainer would come from the 2026 HPC Archaeology budget.

### **RECOMMENDATION:**

Allow the City Archives to enter a retainer with Renee Boen of Rapid City, South Dakota for professional services as related to the City's Native American and archaeological collections. This retainer will not exceed \$5,000.00 and will come from the 2026 HPC Archaeology budget. The proposed contract is attached to this memorandum.

## CONTRACT FOR PROFESSIONAL SERVICES

This AGREEMENT is made by and between the Deadwood Historic Preservation Commission, a department of the City of Deadwood (hereinafter referred to as “**CITY**”) and Renee Boen, an independent archaeological contractor, 917 9th St, Rapid City, SD, 57701, (hereinafter referred to as Independent Contractor or “**IC**”).

### I.

WHEREAS, **IC** has agreed to aide and provide professional services for the perpetual care and long-term care of the **CITY**’S archaeological and anthropological collections housed within the city limits of Deadwood, South Dakota.

### II.

WHEREAS, the **CITY** has agreed to compensate **IC** for their services hourly at the rate of \$45.00 per hour for a total sum not to exceed Five Thousand Dollars (\$5,000.00). The **IC** has agreed to track and submit a monthly invoice for their hours for reimbursement of their services. These services will include transportation to and from Deadwood, onsite visits, outside research and development as related to questions and projects brought on by the **CITY**.

### III.

Under this agreement, the parties agree that it will be **IC**’S responsibility to provide their own office space and equipment and pay their own social security and insurance.

## IV.

The final report and any associated paperwork relating to this project will be sent to the City of Deadwood Archives, 108 Sherman Street, Deadwood, South Dakota upon completion of the project.

## V.

**IC** shall provide professional services at the rate of \$45.00 per hour for a total sum not to exceed Five Thousand Dollars (\$5,000.00). Payment shall be made after Deadwood receives a monthly invoice from **IC**.

## VI.

**IC** may not subcontract any portion of this contract or any portion of the work. The **CITY** may terminate this contract for cause upon a five (5) day written notice. **IC** may terminate this contract for any reason upon thirty (30) day written notice.

In performance of this work hereunder, **IC** is an independent contractor and shall not be construed as creating a relationship of principal and agent, or employer and employee between **CITY** and **IC**.

## VII.

**IC** shall not have any authority to hire any person on behalf of **CITY** or to charge any amounts to **CITY**.

WHEREFORE, **CITY** and **IC** wish to provide the following agreement:

1. The parties agree that it is **IC'S** responsibility to comply with all local and state laws relating to workmen's compensation, register, report, and pay all

necessary taxes and insurance including, but not limited to Social Security, FICA, Unemployment Insurance, comply with the Equal Employment Opportunities Act;

2. **IC** shall provide their own office space, equipment and materials to meet the requirements of this agreement;
3. **IC** is an independent contractor and this contract shall not be construed as creating any type of relationship including but not limited to, principal and agent or employer and employee between **CITY** and **IC**. **IC** does not have authority to hire any person on behalf of **CITY**;
4. **IC** shall indemnify, defend and hold harmless **CITY**, its employees and authorized representatives from and against any and all suits, claims, actions, legal and administrative proceedings, demands, damages, liabilities, costs and expense including attorney's fees arising out of or in connection with any conduct or work of **IC** as set forth in this agreement;
5. This agreement and the rights and obligations of the parties shall be interpreted, construed and enforced in accordance with the laws of the State of South Dakota; and



IN WITNESS WHEREOF, I have set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



## MEMORANDUM

---

**Date:** February 19, 2026  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Runge, City Archivist  
**Re:** **2026 Retainer for Professional Services, Dynamite Media Solutions**

---

The City Archives is requesting permission to enter a retainer with Brad Schneck of Dynamite Media Solutions of Spearfish, South Dakota for professional services as related to the City's video/motion picture collection. As part of this agreement, Mr. Schneck will review, edit and make ready (20) new video clips that would appear on the City's GIS page at:

<https://gis.cityofdeadwood.com/portal/apps/webappviewer/index.html?id=9fc6864908aa4ed48dedeee01e5f5be8>

These new video clips will contain content as selected by the Deadwood Historic Preservation/City Archives. The cost to perform the above tasks will not exceed \$2,000.00 or \$100.00 per completed video by December 31, 2026. Funding for this project will come out of the 2026 City Archives annual budget.

### **RECOMMENDATION:**

Allow the City Archives to enter a retainer with Brad Schneck of Dynamite Media Solutions for professional services as related to the production of twenty new video clips (Deadwood Historic Preservation's "Bits of History" featured on the City's GIS page. The cost for this project will not exceed the amount of \$2,000.00 and will come out of the 2026 Archives budget.



### Mount Moriah Celebrity Graves



Historic Preservation's "Bits of History" motion picture/video segments located on the City of Deadwood's GIS page.

## CONTRACT FOR PROFESSIONAL SERVICES

This AGREEMENT is made by and between the Deadwood Historic Preservation Commission, a department of the City of Deadwood (hereinafter referred to as “**CITY**”) and Brad Schneck of Dynamite Meida Solutions, an independent contractor, Spearfish, SD, 57783, (hereinafter referred to as Independent Contractor or “**IC**”).

### I.

WHEREAS, **IC** has agreed to aide and provide professional services for the development of the **CITY**’S motion picture/video clips uploaded on the **CITY**’S GIS page.

### II.

WHEREAS, the **CITY** has agreed to compensate **IC** for their services at the rate of \$100.00 per completed video for a total sum not to exceed Two Thousand Dollars (\$2,000.00). The **IC** has agreed to track and submit a monthly invoice for the completion of videos.

### III.

Under this agreement, the parties agree that it will be **IC**’S responsibility to provide their own office space and equipment and pay their own social security and insurance.

### IV.

The final videos and any associated paperwork relating to this project will be sent to the City of Deadwood Archives, 108 Sherman Street, Deadwood, South Dakota upon completion of a video.

V.

**IC** shall provide professional services at the rate of \$100.00 per completed video for a total sum not to exceed Two Thousand Dollars (\$2,000.00). Payment shall be made after Deadwood receives a monthly invoice from **IC**.

VI.

**IC** may not subcontract any portion of this contract or any portion of the work. The **CITY** may terminate this contract for cause upon a five (5) day written notice. **IC** may terminate this contract for any reason upon thirty (30) day written notice.

In performance of this work hereunder, **IC** is an independent contractor and shall not be construed as creating a relationship of principal and agent, or employer and employee between **CITY** and **IC**.

VII.

**IC** shall not have any authority to hire any person on behalf of **CITY** or to charge any amounts to **CITY**.

WHEREFORE, **CITY** and **IC** wish to provide the following agreement:

1. The parties agree that it is **IC'S** responsibility to comply with all local and state laws relating to workmen's compensation, register, report, and pay all necessary taxes and insurance including, but not limited to Social Security,

FICA, Unemployment Insurance, comply with the Equal Employment Opportunities Act;

2. **IC** shall provide their own office space, equipment and materials to meet the requirements of this agreement;
3. **IC** is an independent contractor and this contract shall not be construed as creating any type of relationship including but not limited to, principal and agent or employer and employee between **CITY** and **IC**. **IC** does not have authority to hire any person on behalf of **CITY**;
4. **IC** shall indemnify, defend and hold harmless **CITY**, its employees and authorized representatives from and against any and all suits, claims, actions, legal and administrative proceedings, demands, damages, liabilities, costs and expense including attorney's fees arising out of or in connection with any conduct or work of **IC** as set forth in this agreement;
5. This agreement and the rights and obligations of the parties shall be interpreted, construed and enforced in accordance with the laws of the State of South Dakota; and
6. This Agreement constitutes the entire agreement of the parties on its subject. There are no other terms, conditions or understandings of any kind, expressed or implied.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026

CITY OF DEADWOOD

By \_\_\_\_\_  
Charlie Struble-Mook., Mayor

ATTEST:

\_\_\_\_\_  
Jessica McKowen  
City Finance Officer

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
RENEE BOEN  
INDEPENDENT CONTRACTOR

State of South Dakota            )  
  ) SS  
County of \_\_\_\_\_            )

On this \_\_\_\_ day of \_\_\_\_\_, 2026 before me, the undersigned officer, personally appeared Angie IC, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal.

(SEAL)

\_\_\_\_\_

Notary Public  
My Commission Expires: \_\_\_\_\_

Date: February 19, 2026

Case No. 260019  
Address: 46 Wabash

### Staff Report

The applicant has submitted an application for Project Approval for work at 46 Wabash, a Noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Roger & Sharon Styer  
Owner: STYER, ROGER A & SHARON K  
Constructed: 1985

#### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

##### General Factors:

###### 1. Historic significance of the resource:

This is a roughly constructed, modern building. It was used as an outbuilding when a future house was being constructed and neither structure contributes to the historic integrity of the National Historic Landmark District.

###### 2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to enclose the carport. The north side of Carport will have two windows, and the sides will be Smart Siding. South side will have a walk-through door. East side (front) will have an overhead door.

**Attachments: Yes**

**Plans:**

**Photos: Yes**

##### Staff Opinion:

The carport was approved in March of 2025 and completed. 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 OFFICIAL USE	
Case No.	260019
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	2/17/20
Date of Hearing	2/25/20

## 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:	46 Wabash St.
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:	Roger & Sharon Styer
Address:	[REDACTED]
City:	[REDACTED]
Telephone:	[REDACTED]
E-mail:	[REDACTED]

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

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

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 type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

**FOR OFFICE USE ONLY**  
Case No. \_\_\_\_\_

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

**DESCRIPTION OF ACTIVITY**

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

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

Enclose carport - Northside of carport will have  
 2 windows - siding will be Smart Siding.  
 South side will have walkthrough door.  
 East side (Front) will have an overhead door

FOR OFFICE USE ONLY

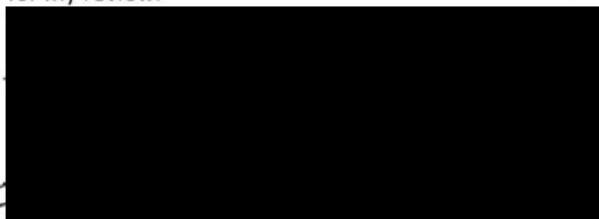
Case No. \_\_\_\_\_

**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 AGENT(S) DATE

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

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

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

**APPLICATION DEADLINE**

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

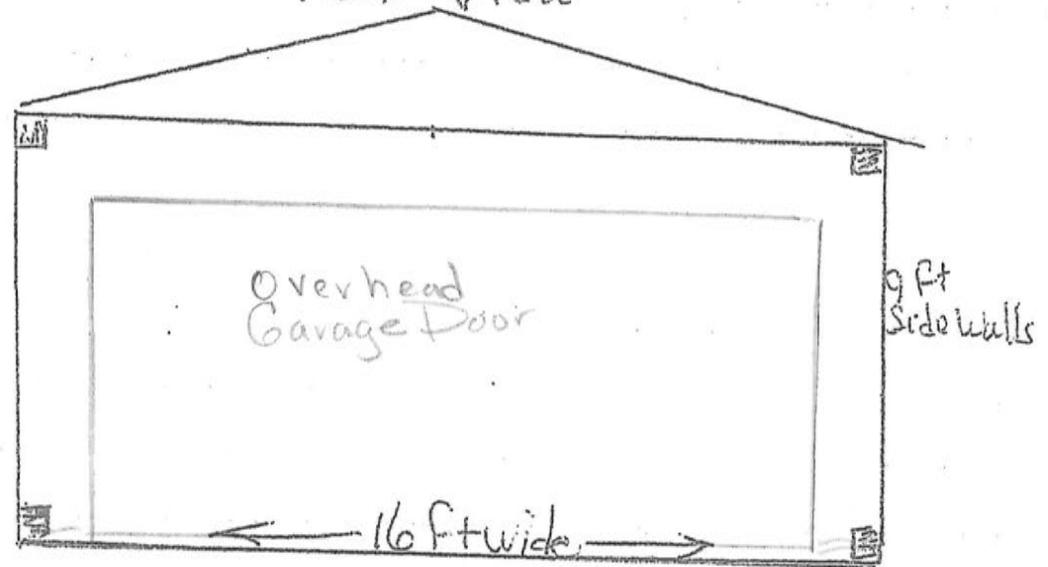
**Please use the attached criteria checklist as a guide to completing the application.** Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece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

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

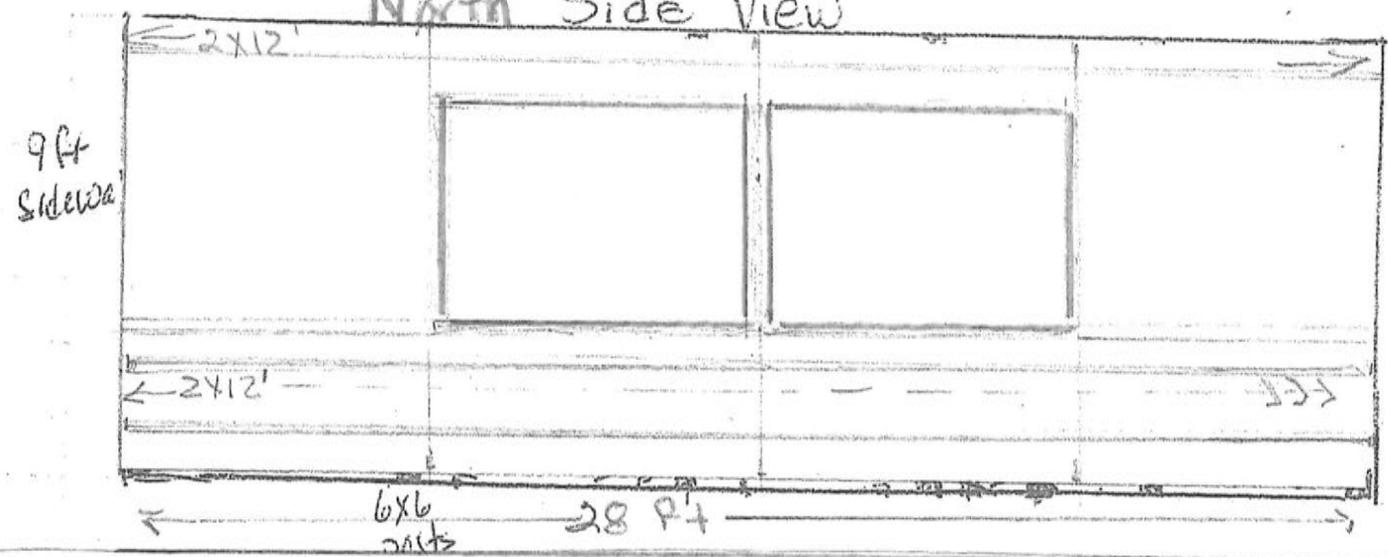
Roger & Sharon Styfer  
46 Wabash  
Deadwood, SD 57732  
605-354-6250

16x28 Ft Carpet

Front View



North Side View



South Side View  
28 Ft.

9 Ft Side Wall  
Walk Through Door

Date: February 19, 2026

Case No. 260020  
Address: 37 Lincoln

### Staff Report

The applicant has submitted an application for Project Approval for work at 37 Lincoln Ave., a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Danika McFarland  
Owner: MCFARLAND, DANIKA0  
Constructed: c 1880

### 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 1875, 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 proposing six changes in total. First, switch the position of the stairs to the center of the porch, shifting the existing balusters and banisters to the right-hand side of the porch in front of the front door. Create new stairs from concrete with brick veneer in a fan like build. The bottom step, expanding slightly past the balusters and becoming narrower as each step reaches the porch. Second is to add two exterior light scones on either side of the middle windows on the porch. Third, add a mail slot to the front door. Fourth, put a new transom window above front door-stained glass with a "37" on it. Fifth, replace broken gable trim with new trim and new gable trim. Sixth, second floor façade siding replacement with fish scale material.

**Attachments: Yes**

**Plans:**

**Photos: Yes**

#### Staff Opinion:

This historic resource is one of the oldest houses remaining in the Ingleside Planning unit and is described as one of the best preserved in the 1993 Architectural Survey of Deadwood. Due to its near original condition, it should be rehabilitated to these conditions. Items such as lights, mail slots and reconstruction of a transom above the door is not an issue as long as the opening size, opening and geometry are not changed. Staff is concerned the change of materials does not meet the standards and guidelines adopted by the commission. The proposed stairs do not take into consideration the number of steps needed to travel from existing grade to the porch and would likely

become too large of feature not original to the resource. The fish scale siding would be an inappropriate alteration to the historic structure, and the lap siding should remain. The architectural fretwork could be replicated but should not be altered in design.

The Staff has reviewed and determined that the proposed work and changes does encroach upon, damage, and destroys a historic resource, therefore, it would have an adverse effect on the historic character of the building and the historic character of the State and National Register of Historic Places



**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.



<b>FOR OFFICIAL USE</b>	<i>Section 8 Item b.</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: 37 Lincoln
Historic Name of Property (if known):

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

Owner's Name: <u>Danika McFarland</u>
<u>37 Lincoln Ave</u>
<u>DEADWOOD SD 57732</u>
<u>2055878000</u>

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

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

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

TYPE OF IMPROVEMENT
<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 type="checkbox"/> Wood Repair <input type="checkbox"/> Exterior Painting <input type="checkbox"/> General Maintenance <input checked="" 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. \_\_\_\_\_

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

### DESCRIPTION OF ACTIVITY

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

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

SIX changes proposed in total. First, I'd like to switch the position of my stairs to the center of the porch shifting the existing ballusters and banisters to the right hand side of the porch, in front of the front door. I'd further like to create new stairs from concrete with brick veneer in a fan like build. The bottom step expanding slightly past the ballusters and becoming more narrow as each step reaches the porch. Second I'd like to add two exterior light scones on either side of the middle window on the porch. Third, adding a mail slot in the front door. Fourth, put a new transom window above front door-stained glass w a 37 on it.

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

Fifth, Replace broken gable trim with new gable trim. Sixth, secondfloor facade siding replaced w fishsca

**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 [REDACTED]

[REDACTED]

\_\_\_\_\_  
[REDACTED] RE OF OWNER(S)                      DATE

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

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

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

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

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

**APPLICATION DEADLINE**

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

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

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

## Criteria Checklist for Project Approval OR Certificate of Appropriateness

### SUBMITTAL CRITERIA CHECKLIST

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

#### ALL WORK:

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

#### RENOVATIONS AND ADDITIONS:

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

#### MATERIAL CHANGES:

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

#### PAINTING, SIDING:

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

#### NEW CONSTRUCTION:

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





