

Historic Preservation Commission Meeting Agenda

Wednesday, September 24, 2025 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. Minutes of 9/10/25 Meeting
4. **Voucher Approvals**
5. **HP Programs and Revolving Loan Program**
 - a. HP Revolving Loan Request
 - Donna Wiese -- 58 Pleasant St. -- Windows/Doors Loan Request
 - b. Accept 57 Van Buren, owned by Lance Bobolz, into Retaining Wall Program
 - c. Historic Preservation Grant Program Application
 - 53 Taylor St. - John Martinisko - Accept into Windows Program
6. **Old or General Business**
 - a. Outside of Deadwood Grant Emergency Request - Save Our Sandstone group - Hot Springs, SD
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. PA 250183 - 53 Taylor - John and Sharon Martinisko - Replace window over kitchen sink
 - b. PA 250185 - 900 Main St. - Blackwood Properties LLC - Repair garage retaining wall and replace retaining behind house
9. **Items from Citizens not on Agenda**

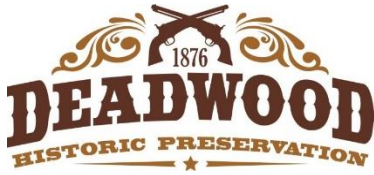
(Items considered but no action will be taken at this time.)
10. **Staff Report**

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

 - a. 2025 West River History Conference - Deadwood, SD - October 1-3, 2025
 - b. Update on the Sesquicentennial activities for the 150th anniversary of the founding of Deadwood.
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, September 10, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on September 10, 2025, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede
 HP Commission Vice Chair Molly Brown
 HP Commission Trevor Santochi
 HP Commission Beverly Posey
 HP Commission Diana Williams

City Commissioner Charles Eagleson

ABSENT

HP Commission 2nd Vice Chair Anita Knipper
 HP Commissioner Jesse Allen

STAFF PRESENT

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

Susan Trucano, Neighborworks

3. Approval of Minutes

- a. HPC Meeting Minutes - August 27th, 2025

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Meeting Minutes of August 27, 2025. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

4. Voucher Approvals

- a. HPC Operating Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Operating Vouchers in the amount of \$68,533.29. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

- b. HP Grant Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve Grant Vouchers in the amount of \$20,295.82. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Revolving Vouchers in the amount of \$41,552.74. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Robert and Mary Sjomeling - 416 Williams - Request to forgive loan
Tom and Janet McNary -- 14 Van Buren -- Life Safety loan request
Nancy Fairbairn -- 57 Forest -- Extension request

It was motioned by Commissioner Posey and seconded by Commissioner Brown to forgive loan for Robert and Mary Sjomeling, 416 Williams, to approve a Life Safety loan for Tom and Janet McNary, 14 Van Buren, and extension on loan for Nancy Fairbairn, 57 Forest. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

- b. Alan & Phyllis Wright - 822 Main St. - Elderly Resident Grant

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Alan and Phyllis Wright, 822 Main, into the Grant Program. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

6. Old or General Business

7. New Matters Before the Deadwood Historic District Commission

- a. COA 250168 - 817 1/2 Main - Tyler Peterson - Replace siding and railing

Mr. Kuchenbecker stated this is a Certificate of Appropriateness for work at 817 1/2 Main, a non-contributing structure located in the South Deadwood Planning Unit. The applicant is requesting permission to replace the front second story siding of the structure. Plans are to replace with smooth 5" reveal and match the siding that's on the addition back part of the structure. Replace the metal rail with like material. It is staff's opinion the proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Commissioner Posey and seconded by Commissioner Santochi 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: Posey, Santochi, Diede, Brown, Williams.

- b. COA 250167 - 69 Sherman St - Mike Trucano - Construct 6' privacy fence

Mr. Kuchenbecker stated the applicant is here. This is a contributing structure located in the South Deadwood Planning Unit, circa 1910. The applicant is requesting permission to construct a privacy fence. It will be a 6' cedar fence. Staff's opinion on 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 and the Deadwood National Historic Landmark District. We did a site visit to look at site lines, etc. and it's in commercial zoning, there are zero lot lines. He could put a building right up to the lot line, as well, if it fit within the Historic District. If you have any questions, Mike is here.

Chairman Diede stated which building is it.

The applicant stated across from the post office, the old cable tv building. Next to the Pumphouse.

Mr. Kuchenbecker stated the building kind of wraps around the back side of the Pumphouse. It will be on the Miller Street parking lot side. He has a garage door there.

It was moved by Commissioner Santochi and seconded by Commissioner 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: Posey, Santochi, Diede, Brown, Williams.

- c. COA 250148 - Dale Berg - 650 Main Street - Application withdrawn

Mr. Kuchenbecker stated this was continued from the last meeting. The application has been withdrawn.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250169 - 49 Terrace - Tyler Peterson - Remove stucco and wood siding, remove vinyl and wood slide windows

Mr. Kuchenbecker stated this is non-contributing structure located in the Cleveland Planning Unit circa 1895. The applicant is seeking permission to remove the stucco siding and wood siding replace with a 6" smooth lap siding which would give it a 5" reveal. Remove the vinyl and wood slide windows and bring back the 32" x 60" double hung windows. Lastly, take back the original wood framing by removing the sheetrock. He's going to gut the house and rebuild, rehabilitate. You can see in the photos how the windows used to be and bring into original configuration. Replacement of the inappropriate siding will move this towards returning to contributing status. Staff have reviewed 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.

Commissioner Posey stated haven't we seen this same request once before.

Mr. Kuchenbecker stated yes it was for the front porch and we stopped because he was putting vinyl windows in there. He's finally coming around to doing the exterior of the building.

It was moved by Commissioner Posey and seconded by Commissioner 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: Posey, Santochi, Diede, Brown, Williams.

- b. PA 250172 - 51 Highland Ave - Bob Bailey - Install composite shakes as new roof

Mr. Kuchenbecker stated we've seen this a few times over the past few months. This is a contributing structure located in the Highland Planning Unit, circa 1895. The applicant is requesting permission to install composite shakes as a new roof material to mimic the original shake roof, while increasing the longevity of the roof. (50-year warranty). Staff met with the applicant to review the proposed roof 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.

Mr. Kuchenbecker stated this will be similar to the forest service houses, where we've allowed that substitute material, which is in the Presidential District.

Commissioner Santochi stated this is shakes opposed to shingles then.

Mr. Kuchenbecker stated yes.

Mr. Kuchenbecker stated they are on the forest service houses.

It was moved by Commissioner Santochi and seconded by Commissioner 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: Posey, Santochi, Diede, Brown, Williams.

- c. PA 250171 - 822 Main - Alan & Phyllis Wright - Replace deck railing to meet code

Mr. Kuchenbecker stated this is a non-contributing structure located in the Upper Main Planning Unit, circa 1930. The applicant is requesting permission to replace the deck railing to meet code. 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.

Mr. Kuchenbecker stated as you look at the pictures here, from the 2008 architectural survey and what it looks today, it's made some tremendous changes, and the railing is another step in that direction.

Commissioner Posey stated is it going to be wood or metal.

Mr. Kuchenbecker stated the railing will be wood.

It was moved by Commissioner Posey and seconded by Commissioner Santochi 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: Posey, Santochi, Diede, Brown, Williams.

9. **Items from Citizens not on Agenda**

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

Chairman Diede stated the property on 827 Main Street, Grace Lutheran Church. Has there been any movement to making that a contributing structure again.

Mr. Kuchenbecker stated we have the amendment to the contributing and non-contributing status. We've had that for about 6 months. Bonny has done an extreme amount of work. Unfortunately, this work has been placed on the back burner due to Summertime arriving and very busy. We plan to go back and start looking at that again. We do owe that to the State Historic Preservation Office. We paid for a part of that architectural survey; they paid for the other part. Bonny has looked at the database that they use which is the 1993 architectural survey, which listed them as contributing and non-contributing. Listed in 2008, we did an architectural survey and listed them as contributing and non-contributing. We use that as our database for our staff reports and that has never been amended through the National Parks. This one once we get done will be an amendment and reclassification. We've started to go through that list of all contributing structures that may now be non-contributing and non-contributing will now be in contributing and we want to verify that. We believe there are some additional non-contributing structures that we may have reversed enough appropriate alterations that will make them contributing. There are about 700 properties that we will need to go back and look at.

Mr. Kuchenbecker stated unfortunately over the past 30 years, there were decisions made where a "weekend warrior" has done something and the structure lost its significance. Some were also demolition, for example, the Methodist Church. On the 1993 architectural survey it was a contributing structure, but now it doesn't exist.

Mr. Kuchenbecker stated there is an effort, it was stalled over the summer months.

10. **Staff Report**

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

Mr. Kuchenbecker stated in your Agenda is a "Big Thank You" invite from 5:00-7:00 p.m. Staff is encouraged to attend. We will post that as a potential Quorum.

Mr. Kuchenbecker stated there was a Sesquicentennial meeting today, preparing for the 150th. We are at the point that we will put it on our Agenda to go over the calendar events to know what's going on. Lots of activities and events planned throughout the year.

Mr. Kuchenbecker stated the city is going through budget meetings. There will be forthcoming budget adjustments from the budget already presented to you. That will revolve around Firewise. At this point we don't have a Firewise Program and the Fire

Department had budgeted some money towards this project. This was removed from the budget at this time, so we would like to remove from ours and put together a plan and come back in 2027 with actual expenditures, but there's no use putting money in the budget if you don't have a plan to spend it.

Mr. Kuchenbecker stated we did find out our Server for the City is in need of replacement. That's about \$150,000.00 for a new Server and storage. As you can imagine for Historic Preservation with all of our digital archives takes the majority of that space so we will probably take that Firewise money and put it towards the Server for 2026.

Mr. Kuchenbecker stated I am pleased to say that we will now, coming out of this budget cycle with the City of Deadwood, have an actual line item for a Capital Improvement Plan, both funding and projects, identified and not part of each individual departments operating expenses which can skew them. Last year the Parks department had a \$7M budget, in which \$6M was the FEMA Project.

Mr. Kuchenbecker stated we had final walk-through's of retaining wall on Jackson and just a small punch list there. There is concern about the tree at the back, so we are working with certified arborists to evaluate that because we removed a portion of the root system and now the homeowners are worried about the large tree with the house.

Mr. Kuchenbecker stated we will be hosting the Appropriations Committee on the September 17th.

Mr. Kuchenbecker stated on Monday night City Commission will consider a petition to deannex the section of Boot Hill Estates from the city limits. It was heard in front of Planning and Zoning Commission at the last meeting with P&Z coming forth with a recommendation to deny the request. The property is within the National Historic Landmark District. If it's outside the city limits, it could be a challenge amending the Historic District and losing a portion of the site, setting and environs which define Deadwood. We would also lose control of zoning surrounding the city so there would be no control over what would happen to that property.

Mrs. Anfinson stated she has putting together some numbers for Chris Nelson at SHPO for his State Preservation Survey that he's doing from 2021-2025. While I was doing that, she did run some numbers for Deadwood. She went back to 2016 for the Paint, but since 2016 we have given out \$118,820.00 in the Paint Grant. Not-for-Profit, since 2001, we've given out \$1,208,762.00. For Siding, since 2015, \$511,690.00. Windows and Doors, \$1,117,571.00. Foundation, \$561,000.00. Elderly Resident, \$643,000.00 and the Façade Program, \$1,622,000.00.

Commissioner Eagleson stated for the Sesquicentennial, will the Commission be controlling the logo or will the Chamber. Mr. Kuchenbecker stated the logo will be trademarked. Commissioner Eagleson stated will third-party people be allowed to print anything. Mr. Kuchenbecker stated once it's trademarked, similar to the Deadwood Logo, if someone wanted to sell t-shirts from the "Patch shop", they would have a Royalty fee for the use of the logo. Commissioner Eagleson stated the Royalty fee would be paid to the Chamber or the Sesquicentennial Commission. Mr. Kuchenbecker stated there is no Sesquicentennial Commission, it's a work group and partnerships with a variety of organizations including the City of Lead, in which they have their own logo.

11. Committee Reports

Commissioner Posey stated we had a Design Committee Meeting yesterday there were all 5 of us there. We are making plans to look for new projects, new beautification projects that we can put on our docket.

Commissioner Eagleson stated this is the last week for the Farmers Market from 4-7p.m. at Gordon Park.

12. Adjournment

The HP Commission meeting adjourned at 4:34 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

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



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

MEMORANDUM

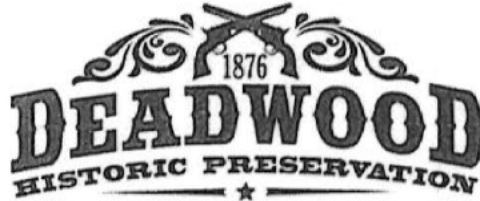
Date: September 18, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Accept 57 Van Buren into Retaining Wall Program

The Historic Preservation Commission has received an application for the Retaining Wall Program.

- Lance Bobolz – 57 Van Buren -- Staff conducted an on-site review of the retaining wall and determined the project meets the criteria and recommends accepting the wall at 57 Van Buren into the Retaining Wall Program for the wall along the front of the house.

Recommended Motion:

Move to accept Lance Bobolz, 57 Van Buren, into the retaining wall program.

**For Office Use Only:**

- ☐ Owner Occupied
☐ Application Fee Received for Owner Occupied
☐ Non-owner Occupied
Assessed Value of Property _____
Verified Lawrence County Dept. of Equalization
Date: __/__/__ Initials: ____

Section 5 Item b.

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:

57 Van Buren Ave, Deadwood, SD

Please attach the legal description of the property.

2. Applicant's name & mailing address:**3. Owner of property-(if different from applicant):**

N/A

Telephone: (____) ____ - ____

E-mail _____

4. Historic Preservation Programs – Please check all that apply

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

5. Contractor

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		
Vacant Home		
Revolving Loan		
Retaining Wall	\$19,000	Eng./Bid Proposal completed by Jared Schippers, Albertson Engineering

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: Lance J Bobolz

Date submitted: 09 / 04 / 2025

Owner's signature:

(If different than applicant)

Date submitted: 9 / 10 / 25





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



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

MEMORANDUM

Date: September 18, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Application

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

John Martinisko – 53 Taylor St. –Windows Grant

This property is owner occupied, contributing. The applicant has submitted the required paperwork. The grant request is for replacing one window. Staff will coordinate with the applicant during the proposed project.



☐ 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:

53 Taylor St., Deadwood

Please attach the legal description of the property.

2. Applicant's name & mailing address:



Telephone: (____) ____-____

E-mail _____

4. Historic Preservation Programs – Please check all that apply

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

5. Contractor

Telephone: (____) ____-____

E-mail: _____

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

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

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

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

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

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		Replace Kitchen Window 44" W x 27" H
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		

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

Grant total will not exceed \$20,000	Repair/Replace Existing Window(s) \$800 each	Repair/Replace Wood Storm/Screen Window(s) \$350 each	Repair/Replace Existing Primary Door \$600	Repair/Replace additional Wood Door(s) Up to \$300 each	Repair/Replace Wood Storm Door(s) \$600 each
Front View					
Right Side View					
Left Side View	1				
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: ____/____/____

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



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

MEMORANDUM

Date: September 18, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Outside of Deadwood Grant Emergency Request

The Save Our Sandstone group in Hot Springs submitted an emergency Outside of Deadwood Grant to repair fallen plaster on the interior of the structure. This damage has rendered the second story un-safe and the tenant had to move out. Emergency Grant requirements are made exclusively for interim stabilization of a historic property that meets the grant criteria. Unfortunately, failing plaster does not fall under the requirement.

In an effort to help Hot Springs and the Save Our Sandstone group, staff is recommending issuing a \$10,000.00 grant to assist in their efforts to set up a funding source to help preserve their historic sandstone structures. Deadwood Historic Preservation Commission awarded a similar grant in 2017 for Lead-Deadwood Economic Development to create a revolving loan fund for contributing commercial structures in Lead.

This is an opportunity to provide ongoing help to save their sandstone structures. Staff is requesting consideration to grant the Save Our Sandstone group \$10,000.00 to be paid out of the Outside of Deadwood Grant Program. They can then issue a low or no interest loan to the historic property.

Recommended Motion:

Move to recommend to the City Commission to approve an Outside of Deadwood Grant to Save Our Sandstone in the amount of \$10,000.00.

GRANT FUND –
SITES OUTSIDE OF DEADWOOD



FOR OFFICE USE ONLY

Application # _____

Date Received ____/____/____

Date of Hearing ____/____/____

Outside of Deadwood Grant Fund

DEADWOOD HISTORIC PRESERVATION COMMISSION GRANT FUND

Application

Applications must be received by January 18 and/or June 2 annually. In order to maintain funding eligibility, work **may not** commence on the project until **after** an award notification is received and grant agreement has been signed and returned.

The Deadwood Historic Preservation Commission reviews ALL applications. Please read the attached Policy Guidelines and provide the requested information below.

1. PROPERTY INFORMATION

Historic Name of Property (if known): Harlou Building

Property Address: 407 North River Street, Hot Springs, SD 57747

Street

City

State

Zip

2. PROJECT CONTACT INFORMATION

Name: [REDACTED]

Email Address: [REDACTED]

Property Address: [REDACTED]

Street

City

State

Zip

****NOTE: Owner of Property:**

Applicant must own/retain property;

OR

Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;

OR

Applicant must have a firm written commitment with the owner to purchase the property.

(Complete 'Owner of Property' only if different from that of Project Contact)

3. OWNER OF PROPERTY

Name: [REDACTED]

Email Address: [REDACTED]

Mailing Address: [REDACTED]

Street

City

State

Zip

Updated April 2017

FOR OFFICE USE ONLY

Application # _____

8. IMPACT ON HISTORIC CHARACTERISTICS:

Show impact on historic characteristics by completing the following questions: (Use additional page as needed.)

a. Will the project change the current/historic material? For example installing asphalt shingles instead of wood shingles. If so, explain why.

No, the project will not change the current/historic material. This dropped ceiling was a 1990's addition.

b. Will the project change the size of the current/historic material? For example, does the project involve changing window size? If so, explain why.

No, the size of the new ceiling will be the same.

c. Will the current/historic material be removed? For example, removing plaster. If so, explain why.

The fallen and damaged ceiling, non-historic, debris will be removed.

d. How does the project meet the Secretary of the Interior Standards? (See the Resource Section.)

Most properties change over time; the 1990's changes in the second floor ceilings had no historic significance. The repair in Apartment 1 is required for continued occupation.

9. PROPERTY USE:

Provide a description of the current and planned use for the property once the project is complete.

The use of this upstairs apartment in the Harlou Building will continue to be a rental.

Because it was rented when the damage occurred it is very important the work be completed as soon as possible. The tenant still has furniture and personal belongings in this apartment and hopes to return.

10. MAINTENANCE:

Provide a statement of how the owner plans to maintain the property after the project is completed.

As owner I will continue to monitor the apartment usage and keep the building in a repaired, clean and appropriate fashion.

FOR OFFICE USE ONLY
Application # _____

11. ESTIMATES:

→ If requesting a grant that exceeds \$10,000, please provide and attach at least three (3) cost estimates from architects, contractors, or other professionals involved in the project.

→ If three (3) estimates are unattainable, attach statement documenting request for estimates.

→ **Cost estimates** must specify the costs of labor, materials, consultants, and permits. If conducting a masonry project the estimates must include mortar mixture specifications, statement concerning use of power tools, and percentage of building requiring masonry work. A contractor should be provided with a copy of the Historic Masonry Repair sheet located in the resource section before preparing a bid for masonry work.

12. PROJECT BUDGET – ITEMIZED AND SHOWING MATCH:

** Sample Budget **

Description	Applicant Matching Funds	Grant	Total Project Cost
Tuck-pointing	\$ 0	\$ 3,500	\$ 3,500
Volunteer Labor	\$ 566	\$ 0	\$ 566
Supplies/Materials	\$ 3,934	\$ 1,000	\$ 4,934
TOTAL:	\$ 4,500	\$ 4,500	\$ 9,000

Description (i.e. roof)	Applicant Match	Grant	Total
Debris Management	\$ 1,250.00	\$ 1,250.00	\$ 2,500.00
Electrical Work	\$ 2,250.00	\$ 2,250.00	\$ 4,500.00
Replace Ceiling Tile	\$ 1,710.00	\$ 1,710.00	\$ 3,420.00
Replace Insulation	\$ 1,121.00	\$ 1,121.00	\$ 2,242.00
Replace Ceiling Trim	\$ 325.00	\$ 325.00	\$ 650.00
Dump Trailer & Fees	\$ 375.00	\$ 375.00	\$ 750.00
Floor, Drapes & Clean	\$ 330.00	\$ 330.00	\$ 660.00
Total:	\$ 7,361.00	\$ 7,361.00	\$ 14,722.00

Project's Total Cost: \$ 14,722.00 Grant Amount: \$ 7,361.00

13. Non Guarantee

*Completion and submittal of this application and conformance with the terms of this application **does not guarantee** a grant award.*

FOR OFFICE USE ONLY
Application # _____

14. SIGNATURES

I HEREBY CERTIFY if awarded a grant, I agree to comply with *Secretary of the Interior's Standards for the Treatment of Historic Properties*. I also acknowledge that I have read and understand this program's policy guidelines and confirm that I understand that a failure to act in accordance with these terms, whether prior to or after an award, may result in a recapture and or forfeiture of funds.

[Redacted Signature]

SIGNATURE OF APPLICANT

DATE

[Redacted Signature]

SIGNATURE OF OWNER

DATE

(IF DIFFERENT FROM APPLICANT)

15. OUTSIDE OF DEADWOOD GRANT APPLICATION CHECKLIST

The following information must be presented with this application before being reviewed by the Deadwood Historic Preservation Commission (Incomplete applications will not be reviewed).

Attachments:

- a. Floor plan(s) (when necessary).
- b. Site plan(s) (when necessary).
- c. Photographs.
- d. Copy of deed or notarized letter of authorization if property is not owned by the applicant.
- e. Verification of listing on or eligibility for listing on the National Register of Historic Places.
- f. Submission of specifications and contracts.
- g. Description of work (if additional space was necessary to explain the project).
- h. Description of the relationship of the project to Deadwood.
- i. Preservation Reports and blueprints (when necessary).
- j. Work Schedule.
- k. Answer to impact on Historic Characteristics questions.
- l. Answer to property use question.
- m. Answer to Maintenance question.
- n. Cost estimates.
- o. Proof of match on a least a 50/50 basis is enclosed.
- p. The applicant has signed and dated this application, as well as the owner of the property, if necessary.

16. APPLICATION SUBMITTAL/CONTACT INFORMATION

Applications may be mailed or hand delivered to:

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

For Questions Please Contact:
(605) 578-2082 or
hpadmin@cityofdeadwood.com
kevin@cityofdeadwood.com



Estimate

ADDRESS

SHIP TO

ESTIMATE # 1056

DATE 07/16/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	General Construction Services	Remove Debris from Fallen ceiling: Ceiling tiles, insulation. Clean furniture and other items affected by debris	1	2,500.00	2,500.00T
	General Construction Services	Electrical work needed to repair ceiling	1	4,500.00	4,500.00T
	General Construction Services	Replaice Ceiling tile with current like Kind.	380	9.00	3,420.00T
	General Construction Services	Blow in insulation to match previous r value.	380	5.90	2,242.00T
	General Construction Services	Replace ceiling trim.	95	7.00	665.00T
	Equipment Rental	Dump trailer rent and dump fees.	1	750.00	750.00T
SUBTOTAL					14,077.00
TAX					281.54
TOTAL					\$14,358.54

Accepted By

Accepted Date





















Odd Fellows Building



140 S Chicago St Built: 1890

Built in 1893 by architect Charles Bruce and contractor A.D. McKay, the Odd Fellows Building blended pressed brick with sandstone trim from Marty Quarry and an elaborate terra-cotta cornice. The ground floor first held Al Dearduff's Saloon, while the Independent Order of Odd Fellows met upstairs for more than 50 years. As the 1893 northern addition to the earlier 1889 Petty Building, it forms the unified Barnes-Shope Block; the two remain linked on the National Register of Historic Places though separately owned. Over time, the Odd Fellows has endured as a downtown landmark, home to everything from saloons and shops to professional offices and studios.

HISTORICHOTSPRINGSSD.COM

Date: September 16, 2025

Case No. 250183
Address: 53 Taylor Street

Staff Report

The applicant has submitted an application for Project Approval for work at 53 Taylor Street, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: John and Sharon Martinisko
Owner: MARTINISKO, JOHN & SHARON FAMILY TRUST
Constructed: 1890

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 replace the window over the kitchen sink with all wood. The existing window is cracked and has a metal storm door, the window fogs up during humid conditions, as well. The replacement window will be energy efficient and won't need to use a storm door or screen.

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

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

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

B: First Motion:

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

C: Second Motion:

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

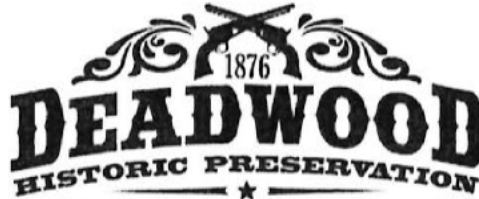
OR

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

OR

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

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



FOR OFFICE

Section 8 Item a.

Case No. _____
☐ Project Approval
☐ Certificate of Appropriateness
Date Received ____/____/____
Date of Hearing ____/____/____

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 53 Taylor Street, Deadwood SD
Historic Name of Property (if known): _____

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Architect'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 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 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. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: _____		Project Completion Date (anticipated): _____		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>Wood</u> Style/type <u>Awning</u>				
<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).

Existing Window over kitchen sink is cracked
and has a metal storm. Window fogs up
during humid conditions.
Replacement window will be all wood by Marvin
windows. It will be energy efficient and not
use a storm or screen.

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 review.



SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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



The Glass Shop
 436 E. Colorado Blvd,
 Spearfish SD 57783
 T-605-642-3872
 www.theglassshop.net

PROPOSAL

Date: 9/11/2025

Project: John Martinisko, Install owner provided window

The Glass Shop, LLC is pleased to submit the following proposal to provide labor and materials to install and owner provided wood window. We will provide any sealants, insulation, or additional extension jamb materials.

For the sum of\$935.00

Nine Hundred Thirty-five dollars

Excludes any window components, painting, staining, permits, or historical approvals.

Material will be furnished as specified above at the quoted price. Materials not indicated are not included. This proposal is valid for 60 days. The Glass Shop will warranty all labor and materials for the above work for one year from date of completion.

Thank you for the opportunity to quote your project.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Steve Gray', written over a horizontal line.

Steve Gray

Accepted by: _____ Date: _____



KNECHT HOME CENTER

Spearfish
2905 4th Ave
Spearfish, South Dakota 57783
1-605-642-8836

Sales Order

Section 8 Item a.

Type

Pick Up Later

Order No

63142320

Order Date

09/11/2025

Invoice Address

CASH - Rod Grable

Delivery Address

CASH - Rod Grable**

Customer

126994

Contact Name

John Martinisko

Contact Number

724-681-8810

Your Ref

Marvin Ultimate Wood Awning

Delivery

On 09/11/2025

Taken By

ROD G

Sales Rep

R GRABLE

This is a reprint



Page 1 of 1

Special Instructions

Notes

Line	Ordered	Shipped	U/M	Item	Description	Price	Total
1	1	1	EA	zz_SPEMARS1_4083	Marvin Ultimate-Wood (Awning) PO# 1256749	964.13 / EA	964.13

All Special Order (non-stock) merchandise requires 100% down at time of order. Special Ordered (non-stock) items are not returnable.

Payment Method	Amount Received	Total Amount	\$964.13
Visa	\$1,023.90	Sales Tax 6.20%	\$59.77
Merchant #	086269	Order Total	\$1,023.90
Account #	446542XXXXXX6429	Amount Due	\$0.00
Authorization #	011736		

John Martinisko New Project 1

Quote #: VH557SH

A Proposal for Window and Door Products prepared for:

Shipping Address:

KNECHT HOME CENTER - SPEARFISH
2905 4TH AVE
SPEARFISH, SD 57783-3299



ROD GRABLE
KNECHT HOME CENTER - SPEARFISH
320 WEST BOULAVARD
RAPID CITY, SD 57701
Phone: (605) 642-8836

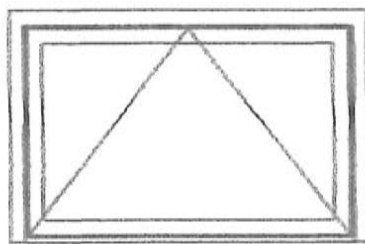
Email:
rod.grable@knechthomecenter.com

This report was generated on 9/11/2025 11:24:55 AM using the Marvin Order Management System, version 0004.17.01 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:**MARVIN****LINE ITEM QUOTES**

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	964.13
Qty: 1		Ext. Net Price: USD	964.13

MARVIN

As Viewed From The Exterior

FS 44 3/4" X 29 3/4"
OC 47 7/8" X 31 5/16"
RD 45 3/4" X 30 1/4"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 58
CPD Number: MAR-N-354-09796-00001

Primed Pine Exterior
Bare Pine Interior
Ultimate Wood Awning - Roto Operating
Frame Size w/ Subsill
44 3/4" X 29 3/4"
Rough Opening w/ Subsill
45 3/4" X 30 1/4"
Primed Pine Sash Exterior
Bare Pine Sash Interior
IG - 3/4" - 1 Lite
Low E2 w/ Argon
Black Perimeter Bar
Dgee Interior Glazing Profile
Standard Bottom Rail
Beige Weather Strip
Satin Taupe Folding Handle
Satin Taupe Multi-Point Lock
Aluminum Screen
Satin Taupe Surround
Bright View Mesh
4 7/8" Jambs
Primed Pine BMC
Primed Pine Standard Subsill
No Installation Method

***Note: Unit Availability and Price is Subject to Change

Date: September 18, 2025

Case No. 250185
Address: 900 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 900 Main St., a noncontributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Blackwood Properties LLC
Owner: BLACKWOOD PROPERTIES LLC
Constructed: 1937

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 historic 1930's era house that has been massively remodeled. The house is clad with modern, wood siding, and there is a large gabled modern addition on the house's front elevation. A modern deck wraps around the front elevation of the house. Because of the loss of integrity caused by these changes, this building cannot currently contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to repair the garage wall that is leaning in by digging out backfill and pushing back and bracing on inside of garage with I-beam and bracing before back filling. The applicant is also requesting permission to replace the retaining wall at the back of the house. Plans have been prepared by Albertson Engineering.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Staff reviewed this project with the owner and the engineer and does not have any concerns. These walls are not historic nor going through the retaining wall program and will be privately funded. 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.	250185
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	
Date of Hearing	9/24/25

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>900 MAIN DEADWOOD S.D</u>
Historic Name of Property (if known):

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

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

Contractor Address: City: <u>Deadwood</u> 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 checked="" type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other repair garage wall	<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: April 2024 Project Completion Date (anticipated): Oct 2026☐ ALTERATION ☐ Front ☐ Side(s) ☐ Rear☐ ADDITION ☐ Front ☐ Side(s) ☐ Rear☐ NEW CONSTRUCTION ☐ Residential ☐ Other _____☐ ROOF ☐ New ☐ Re-roofing ☐ Material
☐ Front ☐ Side(s) ☐ Rear ☐ Alteration to roof☐ GARAGE ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear☐ FENCE/GATE ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____ Dimensions _____

☐ WINDOWS ☐ STORM WINDOWS ☐ DOORS ☐ STORM DOORS
☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____

☐ PORCH/DECK ☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Note: Please provide detailed plans/drawings

☐ SIGN/AWNING ☐ New ☐ Restoration ☐ Replacement

Material _____ Style/type _____ Dimensions _____

☒ OTHER – Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

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

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

Repair rear garage wall that is leaning in by digging out back fill and pushing back and bracing on inside of garage with I Beam + bracing before back filling ~~it~~

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 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.

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



FOR OFFICE USE ONLY	
Case No.	250185
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	9/12/12
Date of Hearing	9/12/12

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: 900 Main Street

Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant Is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner: [Redacted]
Address: [Redacted]
City: [Redacted]
Telephone: [Redacted]
E-mail: [Redacted]

Architect: [Redacted]
Address: [Redacted]
City: [Redacted]
Telephone: [Redacted]
E-mail: [Redacted]

Contractor: [Redacted]
Address: [Redacted]
City: [Redacted]
Telephone: [Redacted]
E-mail: [Redacted]

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 checked="" type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input type="checkbox"/> Windows | <input type="checkbox"/> Porch/Deck |
| <input checked="" type="checkbox"/> Other Retaining walls | <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>April 2024</u>		Project Completion Date (anticipated): <u>Oct 2024</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 type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

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

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

Retaining walls replacement

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

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DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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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.

MODULAR BLOCK RETAINING WALL:

1. MODULAR BLOCK RETAINING WALL UNITS SHALL BE REDI-ROCK AS PRODUCE BY PETE LIEN & SONS.
2. REDI-ROCK BLOCK TEXTURE (LIMESTONE OR LEDGESTONE) SHALL BE PER OWNER'S CHOICE. BLOCK TEXTURE HAS NO AFFECT ON THE ENGINEERING OF THE SYSTEM.
3. LEVELING PAD SHALL BE A 12" THICK COMPACTED GRANULAR FILL AS INDICATED IN THE STRUCTURAL DRAWINGS. EXISTING IN-SITU FOUNDATION SOILS SHALL BE INSPECTED AND APPROVED PER THE GEOTECHNICAL RECOMMENDATIONS PRIOR TO LEVELING PAD INSTALLATION.
4. FREE DRAINING BACKFILL MATERIAL SHALL BE A CLEAN ROCK AS INDICATED. ORGANIC SOILS OR FROST SUSCEPTIBLE SOILS SHALL NOT BE USED WITHIN A 12" AREA TAKEN FROM THE BACK FACE OF THE WALL.
5. WALL UNIT INSTALLATION SHALL BE AS PER THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS. ONLY HAND-OPERATED PLATE COMPACTING EQUIPMENT SHALL BE USED WITHIN 3 FEET OF THE WALL TO ACHIEVE CONSOLIDATION. COMPACT BACKFILL AS PER THE SDDOT STANDARDS.

DESIGN CODES:

- 2021 INTERNATIONAL RESIDENTIAL CODE.

DESIGN LOADS:

1. THE STRUCTURAL SYSTEMS FOR THE RETAINING WALLS HAVE BEEN DESIGNED BASED UPON THE FOLLOWING SOIL PARAMETERS.

EXISTING SITE SOIL :

$\varnothing = 24^\circ$

$$\gamma = 120 \text{ lb/ft}^3$$

$c = 0 \text{ lb/ft}^2$

DRAINAGE F

$\varnothing = 38^\circ$

$$\gamma = 135 \text{ lb/ft}^3$$

$c = 0 \text{ lb/ft}^2$

2. WALLS HAVE BEEN DESIGNED USING LATERAL EARTH PRESSURES BASED FROM SOIL PROPERTIES DESCRIBED ABOVE. CONTRACTOR SHALL PROVIDE DRAINAGE FILL MEETING THESE SOIL PARAMETERS.

FOUNDATIONS:

1. FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 1,800 PSF ON EXISTING SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE LEVELING PAD SUBGRADE FOR THIS ALLOWABLE BEARING PRESSURE.

DRAIN TILE:

1. DRAIN TILE SHALL BE 4" PERFORATED PVC CONFORMING TO ASTM D 1784 AND ASTM D 2729.
2. ALL FITTINGS SHALL BE PVC OR STYRENE.

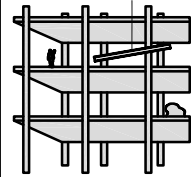
GEOTEXTILE FABRIC:

1. FABRIC SHALL BE NON WOVEN US 205NW FABRIC AND SATISFY REQUIREMENTS PER AASHTO M-288, SURVIVABILITY CLASS 1.
2. FABRIC SHALL BE INSTALLED AT TOP HORIZONTAL AND BACK VERTICAL INTERFACE BETWEEN IMPORTED GRAVEL FILL AND ADJACENT SOIL.
3. CARE SHALL BE TAKEN BY CONTRACTOR AS TO NOT PUNCTURE FABRIC DURING INSTALLATION.

CLEAN ROCK IMPORTED FILL GRADATION:

1. WHERE CLEAN ROCK IS INDICATED IN PLANS, MATERIAL SHALL BE A CRUSHED LIMESTONE ROCK HAVING A MINIMUM OF TWO FRACTURED FACES AND MEET THE FOLLOWING GRADATION REQUIREMENTS BY DRY WEIGHT:

PASSING 1½" SIEVE :	100%
PASSING #200 SIEVE:	5% MAX
2. PLACE MATERIAL IN MAXIMUM 8" LIFTS AND COMPACT WITH HAND HELD EQUIPMENT.



Albertson Engineering Inc.
605.343.9606
www.albertsonengineering.com
Offices in Rapid City,
Sioux Falls, & Winner

CONSULTANT

PROJECT IDEN:

900 MAIN STREET RETAINING WALL

AEI PROJECT NO 2025-243
DEADWOOD, SOUTH DAKOTA

ISSUE BLOCK:

[illegible]

MANAGEMENT:

PROJECT NO: 25-243

DRAWN BY: BAD

CHECKED BY: JDS

SHEET TITLE:

STRUCTURAL NOTES

SHEET IDENTIFICATION:

S001

01 OF 02

STRUCTURAL SHEET INDEX	
SHEET NUMBER	SHEET NAME
S001	STRUCTURAL NOTES AND IBC INSPECTION TABLES
S200	NEW RETAINING WALL DETAIL

RETAINING WALL NOTES:

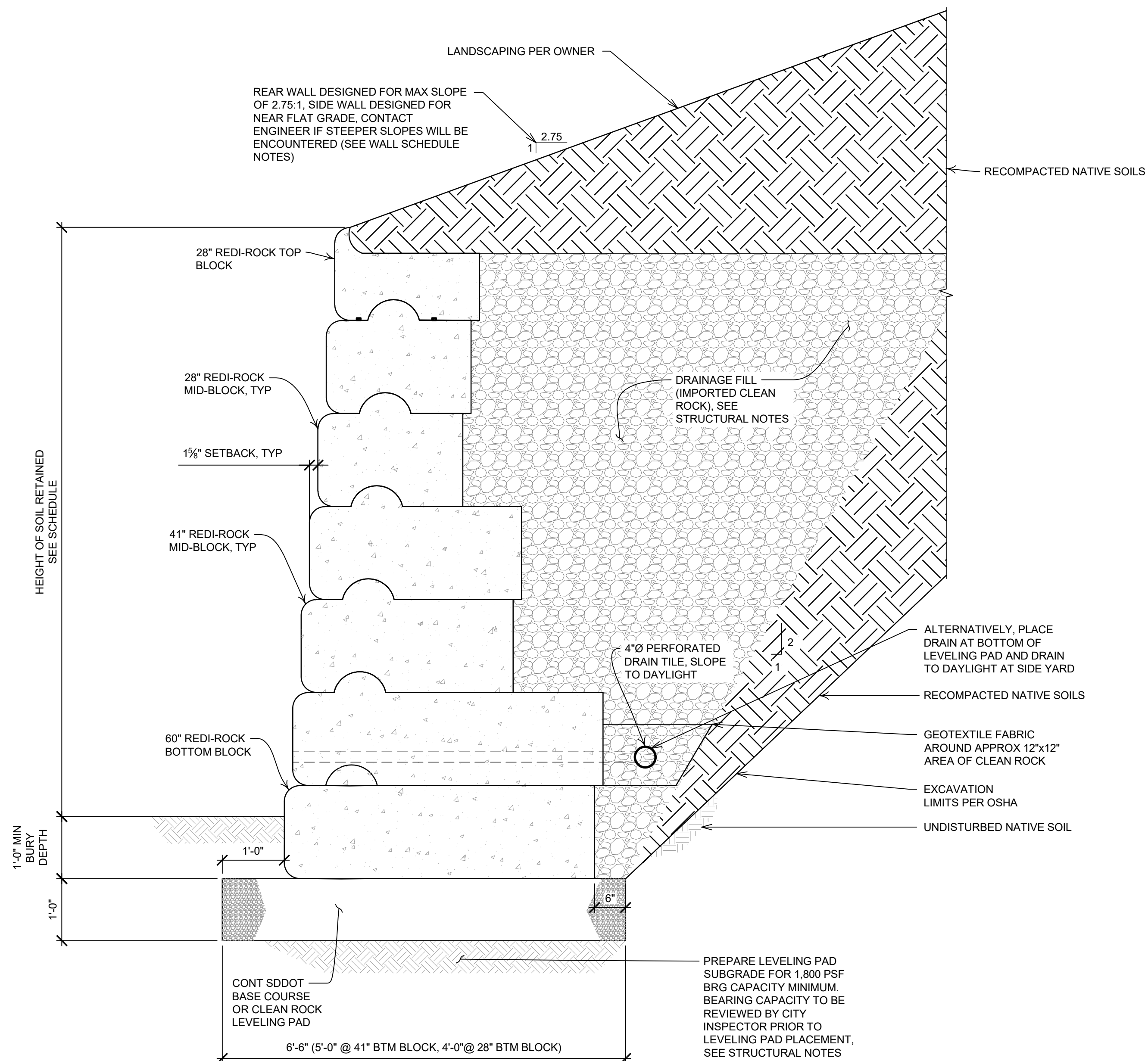
1. SEE SHEET S001 FOR GENERAL STRUCTURAL NOTES.
2. DIMENSIONS AND ELEVATIONS ARE APPROXIMATE MAY VARY. CONTRACTOR SHALL VERIFY DIMENSIONS BEFORE CONSTRUCTION COMMENCES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL OVERHEAD & UNDERGROUND UTILITIES AND TAKING ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGING ALL UTILITIES. ANY DAMAGE SHALL BE RESTORED TO MATCH EXISTING AT THE COST OF THE CONTRACTOR.
4. BLOCK SIZES SHOWN IN SCHEDULE ARE MINIMUM SIZES. AT CONTRACTOR'S CHOICE, LARGER BLOCKS CAN BE SUBSTITUTED AT ANY LOCATION

REDI- ROCK WALL SCHEDULE (REAR WALL)					
HEIGHT OF SOIL RETAINED	MINIMUM BURY DEPTH	NO. OF 60" BLOCKS	NO. OF 41" BLOCKS	NO. OF 28" BLOCKS	ACTUAL BEARING PRESSURE
9' - 6" TO 8' - 0"	1' - 0"	2	2	3	1800 PSF

NOTE: BACK-SLOPE AT REAR WALL IS DESIGNED FOR NO STEEPER THAN 2.75H:1V SLOPE MEASURED PERPENDICULAR TO THE WALL. NOTIFY ENGINEER IF STEEPER SLOPES WILL BE ENCOUNTERED AS THE WALL WILL REQUIRE REDESIGN.

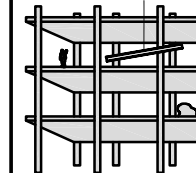
REDI- ROCK WALL SCHEDULE (SIDE WALL)					
HEIGHT OF SOIL RETAINED	MINIMUM BURY DEPTH	NO. OF 60" BLOCKS	NO. OF 41" BLOCKS	NO. OF 28" BLOCKS	ACTUAL BEARING PRESSURE
8' - 0" TO 6' - 6"	1' - 0"	0	2	4	1600 PSF
6' - 6" TO 5' - 0"	1' - 0"	0	1	4	1100 PSF
5' - 0" TO 3' - 6"	1' - 0"	0	0	4	850 PSF
< 3' - 6"	1' - 0"	0	0	AS REQ'D	-

NOTE: BACK-SLOPE AT SIDE WALL IS DESIGNED FOR NEAR FLAT SLOPE MEASURED PERPENDICULAR TO THE WALL (5H:1V SLOPE OR FLATTER). NOTIFY ENGINEER IF STEEPER SLOPES WILL BE ENCOUNTERED AS THE WALL WILL REQUIRE REDESIGN.



TYP RETAINING WALL DETAIL

SCALE: 3/4" = 1'-0"



Albertson Engineering Inc.
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CONSULTANT

PROJECT IDEN:

900 MAIN STREET
RETAINING WALL

AEI PROJECT NO 2025-243
DEADWOOD, SOUTH DAKOTA

ISSUE BLOCK:

[illegible]

MANAGEMENT:

PROJECT NO: 25-243

DRAWN BY: BAD

CHECKED BY: JDS

SHEET TITLE:

NEW RETAINING WALL DETAIL

SHEET IDENTIFICATION:

S200

01 OF 02

2025 SCHEDULE OF EVENTS

October 1-3, 2025 (as of 8-18-25)

Historic 1876 Deadwood, South Dakota

A National Historic Landmark City

Venue: Muley Lodge, 20829 Mattson Lane, Deadwood, SD

WEDNESDAY, OCTOBER 1ST

1pm - Insider Tour: CLOVERLEAF MINE SURFACE and Fall Foliage TOUR @ Roubaix (must register-bus transportation provided with guide from *History Below the Pines* - walking required)

4pm - Insider Tour: Deadwood -HISTORIC GREEN DOOR CLUB
 (Main St. above Sick Boy's Motorcycles)

5:30pm - Welcome Mixer with *complimentary* light hors d'oeuvres, wine and beverages **for members only** at **Muley Lodge** featuring:

RANDY BENDER, historian, *Stories & Songs from Old Fort Meade*

THURSDAY, OCTOBER 2ND

(Note: all presentations are in the in the Barn unless noted)

7:30am **Welcome Table and NETWORK CAFÉ open** with *complimentary coffee bar, variety pastry and more*

8am **Welcome. Board Introduction and Sponsor Thank You,**
TIM VELDER, *President, Board of Directors*
Welcome, CHARLES EAGLESON, *Deadwood City Commissioner*
Conference Notes, *Laura Hovey Neubert, Executive Director*

8:30am **JACQUELINE WYATT**, *The Vore Site-Communal Bison Hunting During A Time of Transition*

9am **CATHY DRUCKREY**, *Saving and Restoring the CCC Camp #1789- Pactola Barracks in Silver City*

9:30am **LEVI KESSLER**, *History Below the Pines presents Black Hills Forgotten History*

10am **BRAD TENNANT**, *West of the 100th Meridian*

10:30am **JUSTIN HORN**, *Bear Butte or Bust: Lieutenant G.K. Warren's Three Western Expeditions*

11am **TIM VELDER**, *Running Antelope-The Chief of the \$5 Bill*

11:30am **DAVID WOLFF**, *Monopoly and Competition: Railroads Arrive in the Black Hills, 1885-1893*

12pm **NETWORK CAFÉ**— *complimentary BUFFET LUNCH*

12:30pm **KEYNOTE: KEVIN KUCHENBECKER**, *notable Historic Preservation projects* and **JIM WILLIAMS**, *Deadwood History Update*

1:30pm **PAUL HIGBEE**, *Fayette Cook: Pioneer Educator and Fruit Farmer*

2pm **DILLON HAUG**, *Undefeated in 1935: Black Hills State University Yellow Jackets football team*

2:30pm **JIM MCKEOWN**, *The Kids Were Great: the 1954 Deadwood Basketball Team*

2025 SCHEDULE OF EVENTS

THURSDAY, OCTOBER 2ND continued

- 3pm** **DAWN NEWLAND**, *Who Was That Man: KID CURRY?*
- 3:30pm** **DAVID SUPER**, *Bitten, kicked and stomped-Deadwood's first college-trained veterinarian*
- 4pm** **CHRIS HILLS**, *Thomas H. Mallory: the Forgotten Father of Deadwood*
- 4:30pm** **SAM HERLEY**, *Deadwood Dick, Devils Nest, and the Doc Middleton-James Gang Connection –Wild West of the 1870's*
- 6pm** **POETRY SLAM Open Mic** with South Dakota State Poet Laureate, **BRUCE ROSELAND** and **JOHN NELSON**, South Dakota State Poetry Society Editor. Music by: **NEMO YACHT CLUB** **ALL POETS AND PUBLIC WELCOME!**
(Mixer-style with comp hors d'oeuvres and beverages) - **Lodge**

FRIDAY, OCTOBER 3rd

- 7:30am** **Welcome Table and NETWORK CAFÉ** open with complimentary coffee bar & pastry
- 8am** **JOHN HENRIS**, *Counting Cones and Catching Squirrels: Reforesting the Northern Black Hills, 1905-1923*
- 8:30am** **JEANIE KIRKPATRICK**, *Vi Cowden-from a Soddie to the Blue Skies, Just One Woman Doing her Job*
- 9am** **JOHN NELSON**, *Brand Investigator Jack Nelson: Livestock Detective*
- 9:30am** **HAROLD O'DONNELL**, *The Prairie Pantry: an examination of the multitudes of natural foods available on the northern plains*
- 10am** **MARY CHANTRY NELSON**, *Rex Alan Smith (1921-2010): The making of a Black Hills author and historian*
- 10:30am** **PAUL HORSTED**, *South Dakota Yesterday & Today*
- 11am** **"Legally Speaking: Why the Black Hills Are Not for Sale!"**
MARIO GONZALEZ, Presenter with Guest Panel: **MARNIE COOK**, **BRUCE ELLISON**, and **DONOVIN SPRAGUE** Moderator: **TALLI NAUMAN**
- 12pm** **NETWORK CAFÉ- complimentary BUFFET LUNCH**
- 1pm** Keynote: **KAREN HOLZER**, *America's 250th: South Dakota's Story* & **DAVID GRABITSKE**, *South Dakota State Historical Society 250 Plans*
- 2PM** **AWARDS and HONORS: TIM VELDER** and **LAURA HOVEY NEUBERT**
West River Notables - **KAREN HOLZER** and **KRISTYN WARD**
KIDS WRITE HISTORY! Announcement, **BILL O'DONNELL**
2024 Prizes: Amateur/Professional-**PAUL HIGBEE**
Cash Award - **LORI TERRILL**, Leland D. Case Library for Western Studies
Bobbi Sago Conservation Merit Award: RICHARD CARLSON
Helping Hand Award
Zoom Zoom Award
Herb Blakely Award