

Historic Preservation Commission Meeting Agenda

Wednesday, July 09, 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. HPC Meeting Minutes
4. **Voucher Approvals**
 - a. HP Operating Vouchers
 - b. HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
 - a. Historic Preservation Program Application Requests
 - John Walsh - 476 Williams - Siding Program
 - Michael Guilbert -- 14 Harrison -- Foundation Program
6. **Old or General Business**
 - a. Consider recommendation for Round #2 Outside of Deadwood Grant requests for 2025 in the amount totalling \$50,000.00 as budgeted.
7. **New Matters Before the Deadwood Historic District Commission**
 - a. COA 250114 - Pineview Group LLC - 37 Sherman - Tuck Point Brick
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. PA 250115 - 125 Williams - Ryan and Londa Youngstrom - Replace Siding with LP Smart Siding
 - b. PA 250120 - 31 Sampson - Greg Schnatzel - Replace Siding
 - c. PA 250118 - 14 Harrison - Guilbert Family Trust - Replace Foundation
 - d. PA 250119 - 825 Main St. - Grace Lutheran Church LLC - Replace Garage Doors
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.)

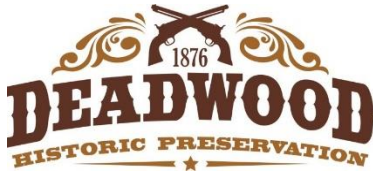
 - a. Permission to proceed with quote from HGH Construction, Inc. for the purchase and installation of windows for 85 Charles Street in an amount not to exceed \$76,153.28. (To be paid by HP Capital Assets.)

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 Agenda

Wednesday, June 25, 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 June 11, 2025, at 4:00 p.m.

2. **Roll Call**

PRESENT

HP Commission Chair Leo Diede
 HP Commissioner 2nd Vice Chair Anita Knipper
 HP Commissioner Trevor Santochi
 HP Commissioner Jesse Allen
 HP Commissioner Beverly Posey
 HP Commissioner Diana Williams

ABSENT

Vice Chair Molly Brown

STAFF PRESENT

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

3. **Approval of Minutes**

a. HP Meeting Minutes

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve minutes of June 11, 2025, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

4. **Voucher Approvals**

a. HP Operating Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve the operating vouchers in the amount of \$53,118.51. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Grant Vouchers in the amount of

\$4,634.00. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Knipper and seconded by Commissioner Posey to approve Revolving Vouchers in the amount of \$26,288.68. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Revolving Requests

Melody Lopez- 67 Stewart St, Deadwood

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to accept Melody Lopez, 67 Stewart into the Revolving Loan Program. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

Christine and James Mikla- 30 Adams St, Deadwood

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to accept Christine and James Mikla, 30 Adams into the Revolving Loan Program. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

- b. Historic Preservation Application Approval

Melody Lopez – 67 Stewart – Siding, Wood Windows and Doors Grants

It was motioned by Commissioner Allen and seconded by Commissioner Posey to approve Melody Lopez, 67 Stewart into the Grant Program. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

Bob Bailey – 51 Highland – Siding, Wood Windows and Doors Grants

It was motioned by Commissioner Allen and seconded by Commissioner Posey to approve Bob Bailey, 51 Highland into the Grant Program. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

6. Old or General Business

- a. Deadwood Chamber Report

Amanda Kille and Dory Hansen presented their yearly report of the Deadwood Chamber marketing and information centers.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250103 - 51 Highland Ave - Bob Bailey - remove/repair cedar siding, windows, roof

Mr. Kuchenbecker stated this building is a contributing resource in the Highland Park Planning unit circa 1895. The applicant, who is here, is requesting to remove the rotted and heavily damaged cedar siding and trim and make necessary wood

repairs to all existing windows and re-roof building with same materials. Once HP Committee approves exterior plans, replace porch, deck, existing structure (shed), and install one new north facing window. The applicant has also applied for the windows, doors, and siding grants. Staff have reviewed and the proposed work and changes do not encroach upon, damage, or destroy a historic resource nor do they have an adverse effect on the historic character of the building listed. Mr. Kuchenbecker commented this house has been vacant for a number of years and it's being rescued. ***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, 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, Allen, Williams.***

b. PA 250104 - 67 Stewart St - Melody Lopez - Replace Siding and Windows

Mr. Kuchenbecker stated this building is a contributing resource in the Cleveland Planning Unit circa 1896-1897. The applicant is requesting to replace the windows with new wood and replace the siding with smart siding. At the time of the packet, Staff was still reviewing the applications and specifications of the replacement windows to determine if proposed work and changes do not encroach upon, damage, or destroy a historic resource nor do they have an adverse effect on the historic character of the building listed as a contributing resource(s) in the State and National Register of Historic Places. Since that time we did get a revised quote. The original one was vinyl windows. The new one is for the Sierra Pacific wood double-hung pine windows. One of the things I found interesting in the second quote and we always hear the price difference and it's not that much different. And the applicant is here with the windows and the smooth smart siding. In doing the site visits there is a lot of damage to the siding that in my opinion is beyond repair. In this case, it is staff's opinion that the proposed work and changes do not encroach upon, damage, or destroy a historic resource nor do they have an adverse effect on the historic character of the building listed as a contributing resource(s) in the State and National Register of Historic Places. ***It was moved by Commissioner Santochi and seconded by Commissioner Allen 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, Allen, Williams.***

c. PA 205105 - 47 Denver Ave - David Combe - New Fencing

Mr. Kuchenbecker stated this building is a contributing resource in the City Creek Planning Unit. Circa 1895. The applicant is requesting a new fence to go from the wooden fence all the way to just before the lookout deck on one side and from the back corner of the house to the edge on the other side. It would essentially be in the same place as the current fence, just a few feet closer to the edge to include more property within the confines of the fence. Also, install small gate as an alternate exit and access to the back edge. It is staff's opinion the proposed work

and changes DOES 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 Knipper and seconded by Commissioner Allen 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 National Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.***

- d. PA 250107 - 136 Charles St. - Roland Barkey - Replace siding, windows, stoop on front, replace rear deck

Mr. Kuchenbecker stated the applicants are here if you have any questions. This is a Noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood circa 1939. The house was re-sided with a variety of materials; it also has a majority of modern replacement windows and doors. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at the time of the survey. The applicant is requesting permission to replace the windows with performax white sliding with nail flange and grilles, replace front door with Mastercraft prime steel external grille, half moon light. Add a small stoop over front door. Replace back door with full light prime exterior door. Replace siding with pre-finished 6 inch LP Smartside siding. Replace old wood on the back deck with ultradeck low maintenance composite decking. This project was started without a building permit and project approval. The applicant stated he was told the structure was not in the historic district when he purchased the property. The proposed stoop is not original to the structure. Staff is recommending smooth LP Smart Siding with a 5 inch reveal. 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 of Historic Districts or the Deadwood National Historic Landmark District and it's a step in the right direction to reverse some of the alterations. Chairman Diede stated is it owner occupied? The applicant stated no it is not. Mr. Kuchenbecker stated Roland and his wife are here and they've been very cooperative and learned a valuable lesson in Deadwood and we will lift the "stop work" order issued if this is approved. ***It was moved by Commissioner Knipper 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: Knipper, Posey, Santochi, Diede, Allen, Williams.***

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

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

10. **Staff Report**

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

Mr. Kuchenbecker stated we've had a number of meetings already regarding from a Planning and Zoning state, hopefully we will see some activity out at the Ridge

apartments and getting water and sewer to them. In the near future, more details yet to come on that, but we've had some meetings that way. This is a busy week with the Wong Fee Lee statue dedication. Met with the Wong family yesterday, Mike and I gave a presentation to the family reunion they're having. There were 68 here yesterday and they toured the basement. 3:00pm tomorrow, is the dedication ceremony. Bonny made copies of the Soap Suds Row that was in the Rapid City Paper. We do need to know who will be attending the Carbonate Camp Program on July 7th. We'll leave here at noon, programs at 1:00 and we'll be back fairly early on that because we have City Commission. Let Bonny know if you plan on going or not. With the Fourth of July, it is staff's plans to get the packet out on Monday, July 7th, rather than Wednesday or Thursday prior to the Fourth. still have it to you within 24-hour requirement under the South Dakota Codified Law, just lose a couple days on your review side. Welcome Charles as the new representative to the Historic Preservation Commission appointed by the Mayor. We continue to meet every two weeks for the assessments at Centennial.

11. **Committee Reports**

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

Commissioner Allen stated we had the Father's Day Trails hike for the Trails Committee group and we had about 35 people come to that. Some of the signage is starting to come in for some of the trails. Stagecoach has been out running. We've got a new location for our horses and for our riders.

Commissioner Santochi stated I was at the Farmers' Market on Friday and I just wanted to thank the Trails Committee and the Neighborhood Council helping people unload. And a thanks to Charles and his lovely wife, Vicki, for running the whole thing.

Commissioner Posey stated I've been to the Design Committee and to MSI and got the minutes out.

Chairman Diede stated we did the ice cream for the kids at the Farmers' Market and the kids were just fantastic and we sold over 100 ice cream cones believe it or not! And we have a card from Cruz Mollman thanking us for the \$500 Scholarship.

Commissioner Allen stated for the Trails Committee and everyone that volunteered for the creek clean-up.

12. **Adjournment**

The HP Commission meeting adjourned at 4:55 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

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
Bill List - 2025

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 67,686.75

Approved by _____ on ____/____/____
HP Chairperson

HPC	07/09/25
Batch	07/22/25

7/09/2025 8:59 AM
 PACKET: 07116 07/22/25 - HP OPERATING -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0776	ALBERTSON ENGINEERING, INC.					
=====						
I-22063		114 MCGOVERN HILL RETAIN. WALL	657.40			
7/22/2025	FNBAP	DUE: 7/22/2025 DISC: 7/22/2025		1099: N		
		114 MCGOVERN HILL RETAIN. WALL		215 4577-755	CAPITAL ASSETS RETAINING	657.40
I-22071		5 HARRISON ST. RETAINING WALL	857.40			
7/22/2025	FNBAP	DUE: 7/22/2025 DISC: 7/22/2025		1099: N		
		5 HARRISON ST. RETAINING WALL		215 4577-755	CAPITAL ASSETS RETAINING	857.40
I-22072		18 JEFFERSON ST. RETAIN. WALL	1,107.40			
7/22/2025	FNBAP	DUE: 7/22/2025 DISC: 7/22/2025		1099: N		
		18 JEFFERSON ST. RETAIN. WALL		215 4577-755	CAPITAL ASSETS RETAINING	1,107.40
I-22076		57 VAN BUREN ST. RETAIN. WALL	625.00			
7/22/2025	FNBAP	DUE: 7/22/2025 DISC: 7/22/2025		1099: N		
		57 VAN BUREN ST. RETAIN. WALL		215 4577-755	CAPITAL ASSETS RETAINING	625.00
I-22080		DAYS OF '76 BIG SCREEN FRAME	1,050.00			
7/22/2025	FNBAP	DUE: 7/22/2025 DISC: 7/22/2025		1099: N		
		DAYS OF '76 BIG SCREEN FRAME		215 4577-755	CAPITAL ASSETS RETAINING	1,050.00
		=== VENDOR TOTALS ===	4,297.20			
=====						
01-4711	AMAZON CAPITAL SERVICES					
=====						
I-1WRM-QTX4-JCPC		JULY HP SUPPLIES	201.37			
7/22/2025	FNBAP	DUE: 7/22/2025 DISC: 7/22/2025		1099: N		
		JULY HP SUPPLIES		215 4641-426	SUPPLIES	201.37
		=== VENDOR TOTALS ===	201.37			
=====						
01-0475	DEADWOOD CHAMBER & VISITORS BU					
=====						
I-070925		JUNE-JUL 8 HPC MARKET/INFO CE	33,193.29			
7/22/2025	FNBAP	DUE: 7/22/2025 DISC: 7/22/2025		1099: N		
		JUNE-JUL 8 HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING	15,693.29
		JUNE-JUL 8 HIST./INFO. CENTER		215 4572-215	VISITOR MGMT HISTORY/INF	17,500.00
		=== VENDOR TOTALS ===	33,193.29			
=====						
01-0249	GRACE LUTHERAN CHURCH					
=====						
I-188		REMOVE/REPLACE STORM WINDOWS	20,076.00			
7/22/2025	FNBAP	DUE: 7/22/2025 DISC: 7/22/2025		1099: N		
		REMOVE/REPLACE STORM WINDOWS		215 4575-510	GRANT/LOAN NON-PROFIT IN	20,076.00
		=== VENDOR TOTALS ===	20,076.00			

7/09/2025 8:59 AM
PACKET: 07116 07/22/25 - HP OPERATING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----		GROSS		P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-2205	KUCHENBECKER, KEVIN					
=====						
I-061725		JUNE R.C. REAL ESTATE WORKSHO	27.76			
7/22/2025	FNBAP	DUE: 7/22/2025 DISC: 7/22/2025		1099: N		
		JUNE R.C. REAL ESTATE WORKSHOP		215 4641-427	TRAVEL	27.76
=== VENDOR TOTALS ===			27.76			
=====						
01-2048	NEWELL MUSEUM					
=====						
I-070925		RESTORE SHELTER HOPE CEMETERY	2,313.00			
7/22/2025	FNBAP	DUE: 7/22/2025 DISC: 7/22/2025		1099: N		
		RESTORE SHELTER HOPE CEMETERY		215 4575-520	GRANT/LOAN PROJECTS OUTS	2,313.00
=== VENDOR TOTALS ===			2,313.00			
=====						
01-4739	WATERS HARDWARE-HP PAINT PROGR					
=====						
I-9372 /S		18 DENVER ST. HP PAINT PROGRA	147.59			
7/22/2025	FNBAP	DUE: 7/22/2025 DISC: 7/22/2025		1099: N		
		18 DENVER ST. HP PAINT PROGRAM		215 4575-525	GRANT/LOAN PAINT PROGRAM	147.59
=== VENDOR TOTALS ===			147.59			
=== PACKET TOTALS ===			60,256.21			

7/09/2025 8:59 AM
PACKET: 07116 07/22/25 - HP OPERATING -
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A/P Regular Open Item Register

Section 4 Item a.

** T O T A L S **

INVOICE TOTALS 60,256.21
DEBIT MEMO TOTALS 0.00
CREDIT MEMO TOTALS 0.00

BATCH TOTALS 60,256.21

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
2025		215-2020	ACCOUNTS PAYABLE	60,256.21-*						
		215-4572-210	VISITOR MGMT MARKETING	15,693.29	414,000	268,586.90		819,000	526,543.77	
		215-4572-215	VISITOR MGMT HISTORY/INF	17,500.00	70,000	17,500.00		819,000	524,737.06	
		215-4575-510	GRANT/LOAN NON-PROFIT IN	20,076.00	40,000	5,539.64-	Y			
		215-4575-520	GRANT/LOAN PROJECTS OUTS	2,313.00	100,000	69,945.00				
		215-4575-525	GRANT/LOAN PAINT PROGRAM	147.59	25,000	12,739.81				
		215-4577-755	CAPITAL ASSETS RETAINING	4,297.20	475,000	371,163.65				
		215-4641-426	SUPPLIES	201.37	15,000	9,841.25				
		215-4641-427	TRAVEL	27.76	10,000	2,571.48				
		999-1306	DUE FROM FUND 215	60,256.21 *						
			** 2025 YEAR TOTALS	60,256.21						

7/09/2025 8:59 AM
PACKET: 07116 07/22/25 - HP OPERATING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
215	7/2025	60,256.21

NO ERRORS

NO WARNINGS

APPROVED BY 

** END OF REPORT **

ON 7.9.25

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

7/9/2025 9:00am

HP REVOLVING LOAN FUND
A/P Invoices Report
7/1/2025 - 7/31/2025
Batch = 1

Page 1 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
07/2025								
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT GREENL 52 - 7/9/2025 - 30.00 - Batch: 1 - Header Memo: Record Mortgage-52 Van Buren-Greenlee-22-250052								
Record Mortgage-52 Van Buren-Greenlee-22-250052	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage-52 Van Buren-Greenlee-22-250052	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT LOPEZ - 7/9/2025 - 30.00 - Batch: 1 - Header Memo: Record Mortgage-67 Stewart-Lopez								
Record Mortgage-67 Stewart-Lopez	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage-67 Stewart-Lopez	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
Neighborhood Lending Service, LLC - 2025-2 - 7/9/2025 - 243.32 - Batch: 1 - Header Memo: Client Credit Reports-2nd Qtr 2025								
Client Credit Reports-2nd Qtr 2025	100	5200				CLOSING COSTS DISBURSED	243.32	
Client Credit Reports-2nd Qtr 2025	100	2000				ACCOUNTS PAYABLE		243.32
Total:							243.32	243.32
NHS OF THE BLACK HILLS - 2025-6 - 7/9/2025 - 3,500.00 - Batch: 1 - Header Memo: Servicing Contract-June 2025								
Servicing Contract-June 2025	100	5000				PROF & ADMIN FEES	3,500.00	
Servicing Contract-June 2025	100	2000				ACCOUNTS PAYABLE		3,500.00
Total:							3,500.00	3,500.00
SoDak Title - OE-0335-25 - 7/9/2025 - 120.00 - Batch: 1 - Header Memo: OE Report-562 Williams-Weber								
OE Report-562 Williams-Weber	100	5200				CLOSING COSTS DISBURSED	120.00	
OE Report-562 Williams-Weber	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
Wilkinson, Lori and David - 3552 10703 28531 - 7/9/2025 - 40,000.00 - Batch: 1 - Header Memo: Work Done-67 Terrace-Wilkinson								

7/9/2025 9:00am

HP REVOLVING LOAN FUND
A/P Invoices Report
7/1/2025 - 7/31/2025
Batch = 1

Page 2 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
07/2025 (cont'd from page 1)								
Wilkinson, Lori and David - 3552 10703 28531 - 7/9/2025 - 40,000.00 - Batch: 1 - Header Memo: Work Done-67 Terrace-Wilkinson (cont'd from page 1)								
Work Done-67 Terrace- Wilkinson	100	1201				NOTES RECEIVABLE	40,000.00	
Work Done-67 Terrace- Wilkinson	100	2000				ACCOUNTS PAYABLE		40,000.00
Total:							<u>40,000.00</u>	<u>40,000.00</u>
Total:							<u>43,923.32</u>	<u>43,923.32</u>
Report Total:							<u>43,923.32</u>	<u>43,923.32</u>

With Cut Off Days From 30 Through 9999
Neighborhood Lending Services, LLC

Loan #	Interest Paid To	Next Due	Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Total Due	Current Balance	Suspense /Partial Balance	Impound Balance	Aging Days
>>> Investor: HP NHS Revolving Loan, .												
HPRLTHOM	05/01/2025	06/01/2025	268.84	50.00	0.00	111.02	426.66	587.68	16759.59	0.00	0.00	37

Last Worked: / / By: Action Date: / / Work Date: / /
Flags: Collector Code: Loan Officer:
Home Telephone: (605) 641-2870 Work Telephone: (605) 578-1400 Last Transaction: 06/02/2025
Borrower: THOMPSON, LEE

Spoke with Lee and he said he'd be in at the end of this week and get the account caught up. st

	Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Total Due	Current Balance	Suspense /Partial Balance	Impound Balance
Totals:	268.84	50.00	0.00	111.02	426.66	587.68	16759.59	0.00	0.00

Range Of Days:	11 Through 29	30 Through 59	60 Through 89	90 Plus	Total
Number Of Accounts	0.00	1.00	0.00	0.00	1.00
Late Charge Due	0.00	50.00	0.00	0.00	50.00
NSF Charge Due	0.00	0.00	0.00	0.00	0.00
Interest Due	0.00	111.02	0.00	0.00	111.02
Principal Due	0.00	426.66	0.00	0.00	426.66
Total Amount Due	0.00	587.68	0.00	0.00	587.68
Balances Due	0.00	16759.59	0.00	0.00	16759.59
Suspense/Partial Balance	0.00	0.00	0.00	0.00	0.00
Impound Balances	0.00	0.00	0.00	0.00	0.00
Percent Delinquent (\$)	0.0000	0.7988	0.0000	0.0000	0.7988
Percent Delinquent (#)	0.0000	0.6173	0.0000	0.0000	0.6173
Number Of Active Loans	162	Total Active Loan Balance	2097965.75		

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: July 7, 2025, 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 applications were submitted for review by the Loan Committee and recommends approval.

John Walsh - 476 Williams – Siding Grant

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

Michael Guilbert – 14 Harrison – Foundation Grant

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



For Office Use Only:

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

Date: __/__/__ Initials: ____

Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

476 Williams St

Please attach the legal description of the property.

2. Applicant's name & mailing address:

John Walsh

Te

E-m

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

Telephone: (____) ____-____

E-mail _____

4. Historic Preservation Programs – Please check all that apply

- ☐ Foundation Program
☒ Siding Program
☐ Wood Windows and Doors Program
☐ Elderly Resident Program
 What year were you born: _____
☐ 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

GENERAL CONTRACTOR

SERVPRO

Rapid City

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		Siding For second floor on Ry due to A FIRE
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		

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

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

9. Application Submittal

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

10. Required Supporting Documents

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

11.. Acknowledgement

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

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

Applicant's signature: _____

Date submitted: 6/27/2025

Owner's signature: _____

Date submitted: 6/27/2025



Servpro of Rapid City

2830 W Omaha St,
Rapid City, SD 57702
605-388-3000
dpeters@servprorapidcity.com
Tax ID# 81-1753949
Franchise# 10549

Insured: John Walsh
Property: 476 Williams St
Deadwood, SD 57732

Home: (818) 416-4759
E-mail: walshassoc@yahoo.com

Claim Rep.: Joseph Havener
Business: 2830 W Omaha
Rapid City, SD 57702

Business: (605) 388-3000
E-mail: jhavener@servprorapidcity.com

Estimator: Mike Jandreau
Business: 2830 West Omaha St
Rapid City, SD 57702

Business: (605) 388-3000
E-mail: mjandreau@servprorapidcity.com

Claim Number: 41-74K2-56L

Policy Number:

Type of Loss: Fire

Date of Loss: 9/27/2024 2:00 AM
Date Inspected: 9/30/2024 4:09 PM

Date Received: 10/2/2024 8:33 AM
Date Entered: 9/30/2024 9:55 PM

Price List: SDRC8X_NOV24
New Construction
Estimate: 0425-199-SIDING-ONLY

Dear John Walsh,

Attached is an estimate for work to be completed at 476 Williams St. The total of the estimate is 27,876.14. This estimate is valid for 30 days from the Date Entered above. Please feel free to contact me with any questions or concerns you may have.

Regards,

Dave Peters
President/Owner
Office: 605-388-3000
Mobile: 605-593-3712
dpeters@servprorapidcity.com



Servpro of Rapid City

2830 W Omaha St,
Rapid City, SD 57702
605-388-3000
dpeters@servprorapidcity.com
Tax ID# 81-1753949
Franchise# 10549

0425-199-SIDING-ONLY

Source - DocuSketch

2nd Floor

2nd Floor

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Siding			
1. Siding trim - 1" x 4" hardboard trim board	213.20 LF @	7.47 =	1,592.60
2. Exterior - seal or prime then paint with two finish coats	2,913.66 SF @	1.46 =	4,253.94
3. Telehandler/forklift (per month) - no operator	1.00 MO @	3,205.00 =	3,205.00
4. R&R Siding - shiplap - redwood	908.57 SF @	11.27 =	10,239.59
5. Sheathing - OSB - 3/4" - tongue and groove	908.57 SF @	1.95 =	1,771.71
Install 3/4" OSB for structural R Value			
6. Rigid foam insulation board - 1"	908.57 SF @	1.19 =	1,081.20

Grand Total Areas:

7,247.54 SF Walls	2,460.46 SF Ceiling	9,708.00 SF Walls and Ceiling
2,431.58 SF Floor	270.18 SY Flooring	936.68 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	927.11 LF Ceil. Perimeter
2,431.58 Floor Area	2,091.74 Total Area	7,235.37 Interior Wall Area
4,170.89 Exterior Wall Area	376.77 Exterior Perimeter of Walls	
2,129.08 Surface Area	21.29 Number of Squares	315.72 Total Perimeter Length
39.92 Total Ridge Length	84.08 Total Hip Length	



Servpro of Rapid City

2830 W Omaha St,
 Rapid City, SD 57702
 605-388-3000
 dpeters@servprorapidcity.com
 Tax ID# 81-1753949
 Franchise# 10549

Summary for Dwelling

Line Item Total	22,144.04
Material Sales Tax	621.44
Subtotal	22,765.48
Overhead	2,276.55
Profit	2,276.55
Excise Tax	557.56
Replacement Cost Value	\$27,876.14
Net Claim	\$27,876.14

Mike Jandreau



Servpro of Rapid City

2830 W Omaha St,
Rapid City, SD 57702
605-388-3000
dpeters@servprorapidcity.com
Tax ID# 81-1753949
Franchise# 10549

Recap by Room

Estimate: 0425-199-SIDING-ONLY

Area: Source - DocuSketch

Area: 2nd Floor

22,144.04 100.00%

Area Subtotal: 2nd Floor

22,144.04 100.00%

Area Subtotal: Source - DocuSketch

22,144.04 100.00%

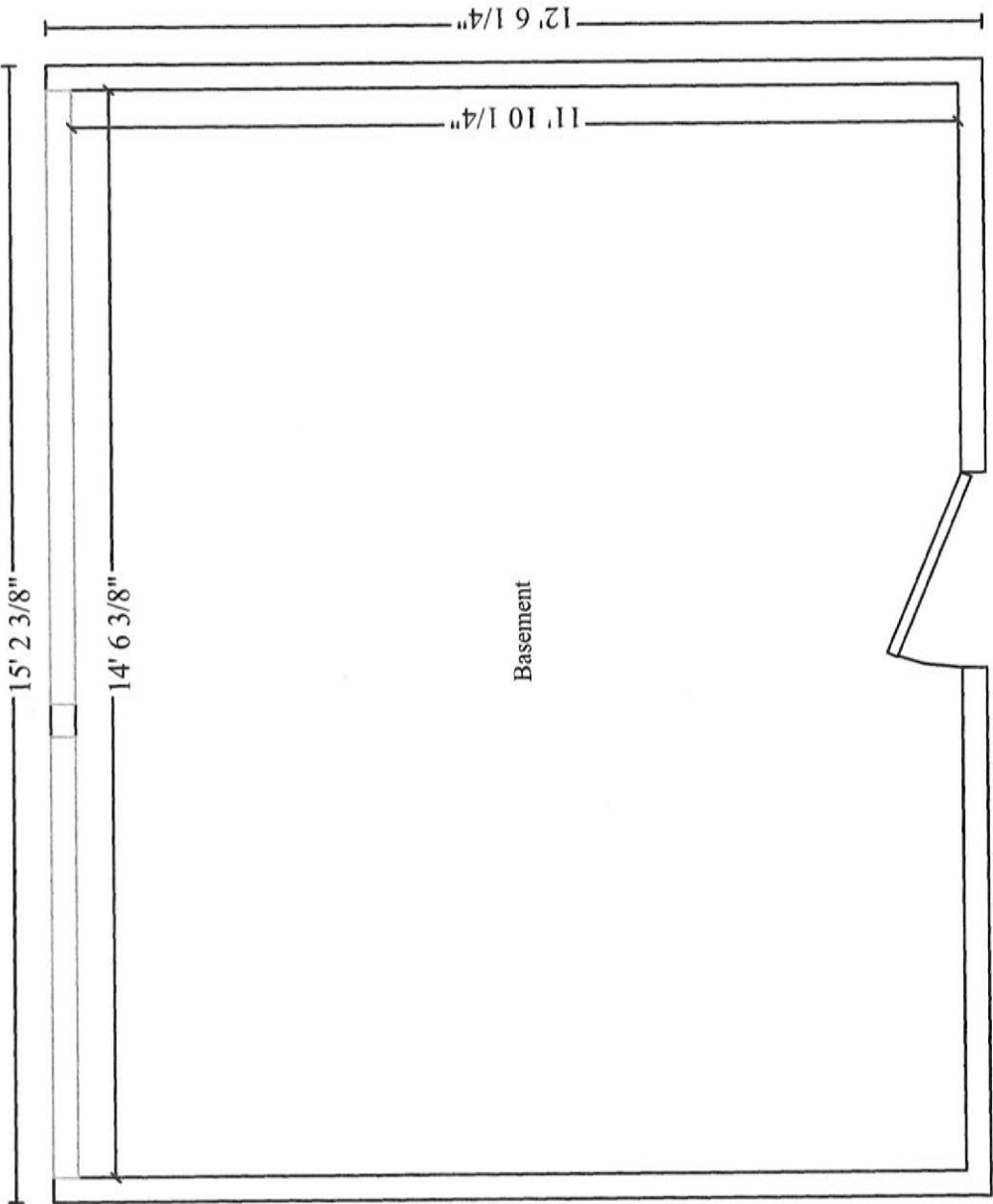
Subtotal of Areas

22,144.04 100.00%

Total

22,144.04 100.00%

Thank you for choosing SERVPRO of Rapid City. Your business is much appreciated.

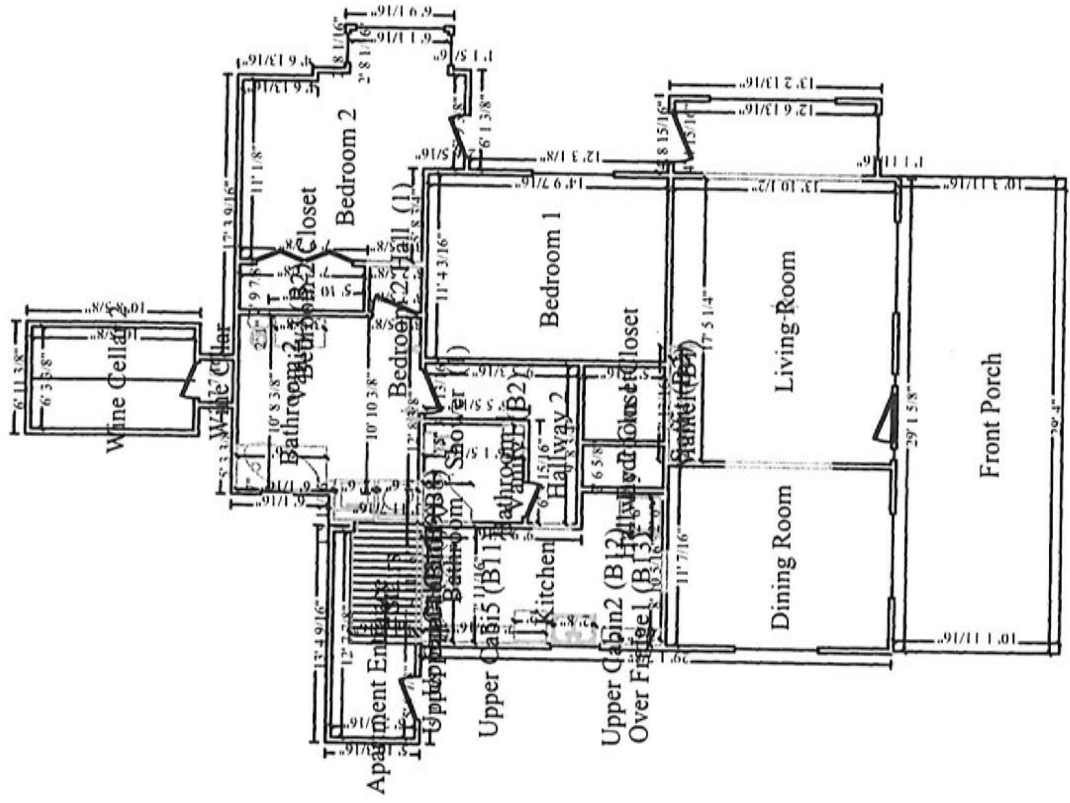
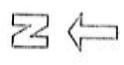


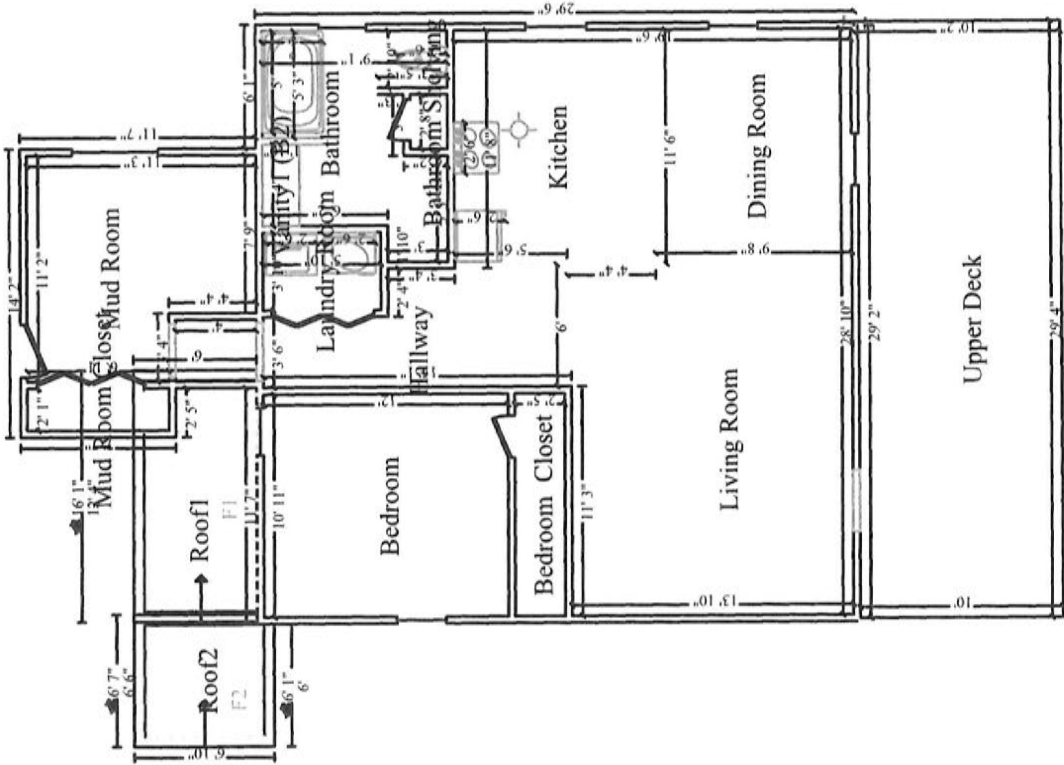
Basement

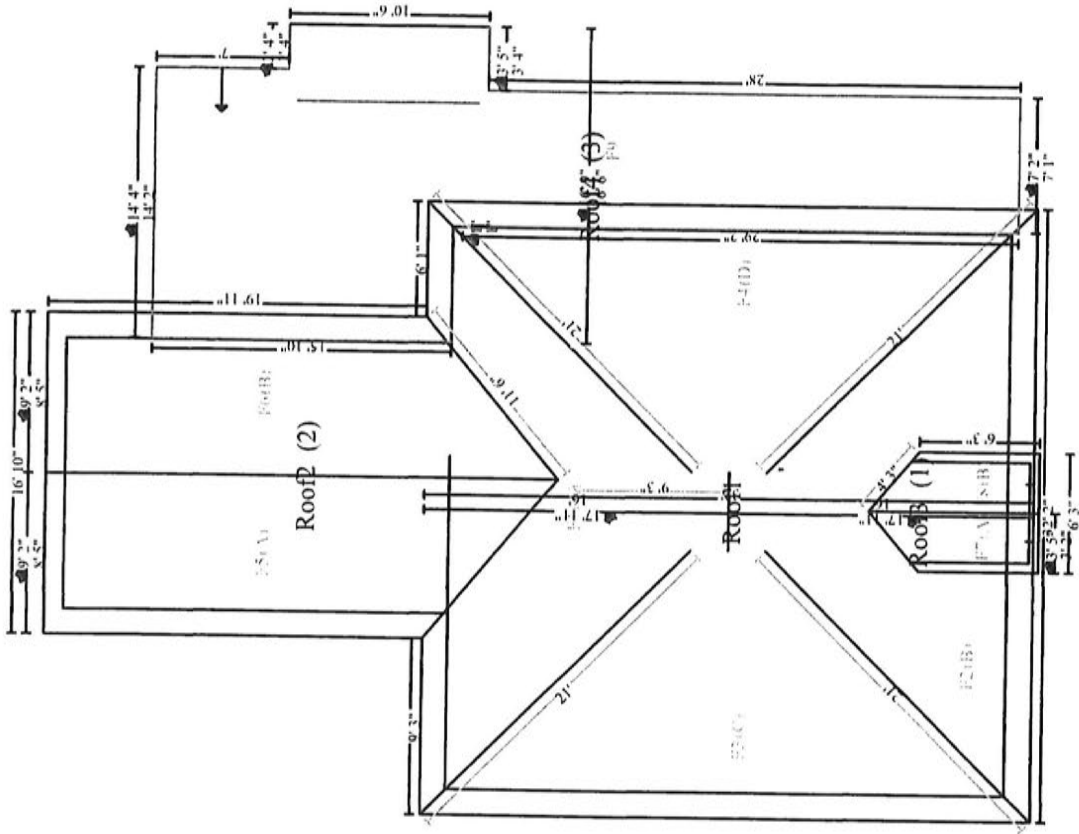
Page:

6/27/2025

Section 5 Item a.









For Office Use Only:

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

Date: ___/___/___ Initials: _____

Application for Historic Preservation Programs Residential Properties

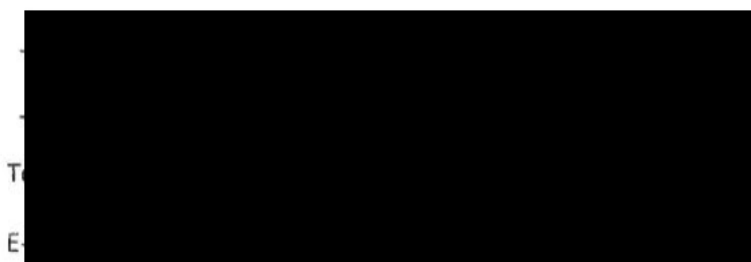
Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.
Application fee may apply to this submittal.

1. Address of Property:

14 Harrison St, Deadwood - 57732
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Michael Guilbent

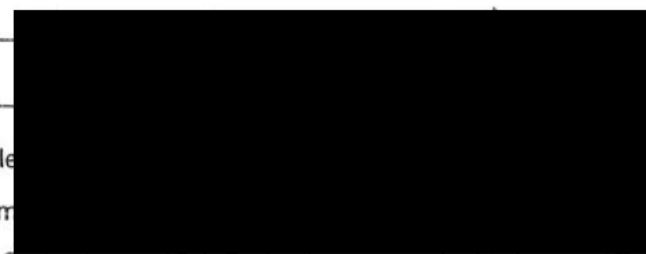


4. Historic Preservation Programs – Please check all that apply

- ☒ 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

Contractor

Blackburn Foundation Repair



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

Telephone: (____) ____-____

E-mail _____

Tele

E-m

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

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

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

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

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

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		old Foundation timbers removed and replaced with new timbers or cement
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		

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

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

9. Application Submittal

- 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.
- Programs may be amended to reflect the availability of funding and the completion of high priority projects.
- 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.
- 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 *LOTS 7 and 8, Block 68, Original Town, City of Deadwood, Lawrence Co, SD*
- Contract between owner and contractor (if applicable) ** Signed contract will follow by mail or email*

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: Michael SiebertDate submitted: 06/19/2025

Owner's signature: _____

Date submitted: ____/____/____



Proposal

Quote: PR124493

Project 2

Date Issued: 06/06/2025

Blackburn Foundation Repair

: 1039-4697-ET

26071 Brower Cir.

Hartford, SD 57033

www.blackburnbasementrepair.com

TF (800) 392-3389

Prepared for:

Michael Guilbert

msguilbert@outlook.com

M (605) 591-9614

Job Location:

14 Harrison St

Deadwood, SD 57732

Prepared by:

Ryan Clark

Assistant Sales Manager

W (605) 858-2062

BLACKBURNTM

FOUNDATION REPAIR

Product Specifications

Supplemental Beam

Install a supplemental beam as indicated on job drawing.

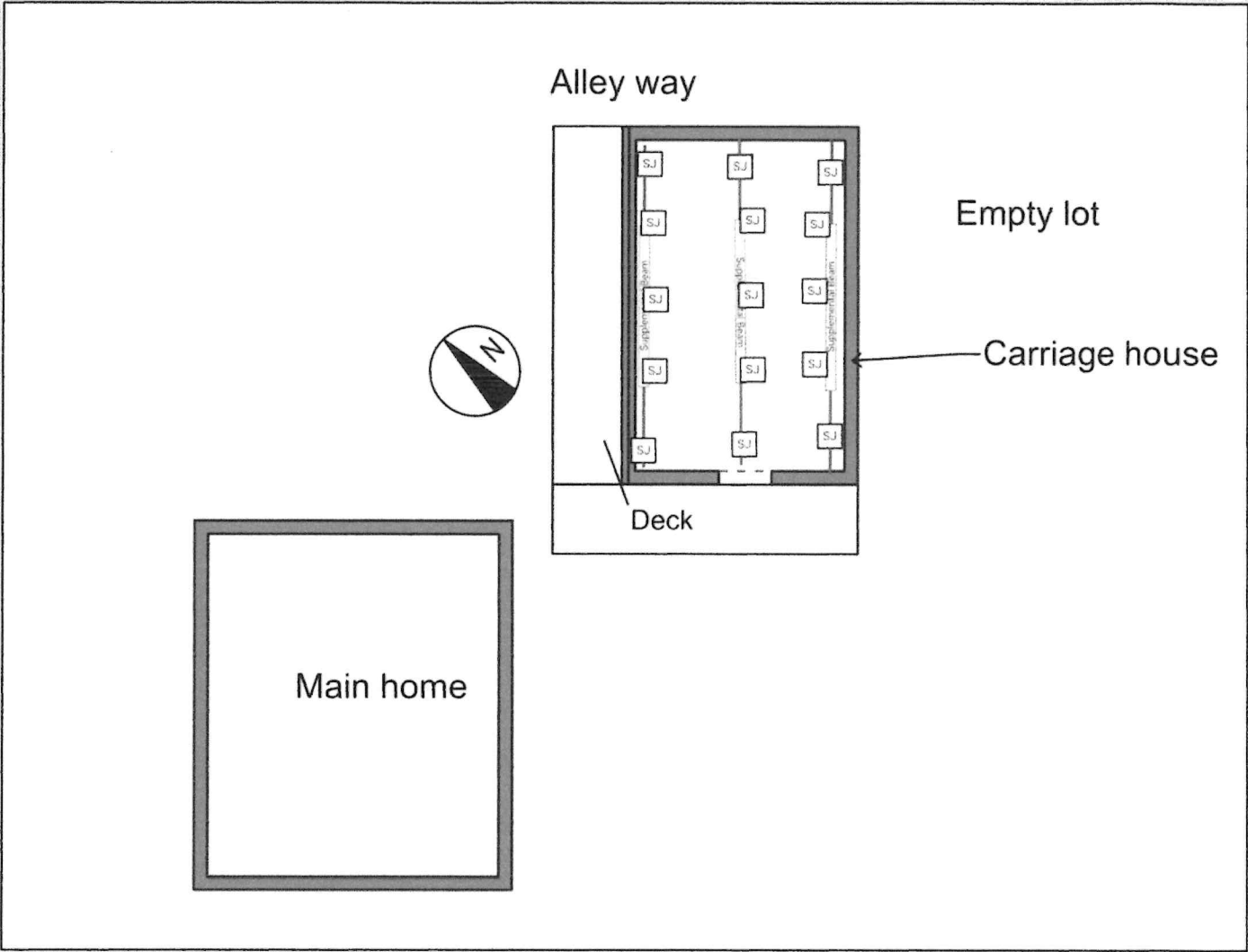
SmartJack 350

SmartJack 350 with Baseplate

Regrading Dirt

Regrading Dirt

Drawing



Job Details

Contractor Will

1. Remove and haul away any landscaping in the work area. Not responsible for replacement.
 2. Attempt to lift the foundation and or floors, but is not responsible for cosmetic damage that may result. (Achieving lift is not guaranteed)
 3. Remove or cut finished walls as necessary. Not responsible for replacement.
 4. Not warrant dirt crawl space for any ground water seepage if a waterproofing system or sump pump is not installed by Blackburn Foundation Repair.
 5. Will not be responsible for putting fences back together if they need to be altered or taken down in order to get construction equipment onto the homeowner's property.
-

Customer Will

1. Move items at least 8 feet away from the work area for any interior work. If Blackburn Foundation Repair crews have to move personal items upon arrival to install the project a fee of \$625 per hour will be added to the final invoice, unless otherwise agreed to in writing. Blackburn is not responsible for any damages to homeowners belongings. Please discuss details with your Design Specialist. Also Customer MUST BE PRESENT for final project walk through to sign off, approving work completed. If customer is not there for final walk through and Blackburn has to return to address any issues a fee of \$625 an hour will be added to final invoice.
 2. Mark any private lines that may be hidden underground, and assumes all liability if damage should occur to such lines. This includes Electrical, Propane lines, or any sewer and waterlines not marked by the utility companies.
 3. Remove shower prior to installation or contractor will go around the shower if possible. Customer understands that there is no warranty behind shower or bathtub if not moved. Customer also understands that Blackburn is not responsible for damage to shower or tub in not moved.
-

Customer wants to restore/stabilize carriage house to be used as safe living space.

Project Blackburn will grade crawlspace to install smart jack system. Customer understands that the grading is to NOT achieve flat surface but to grade for smart jack system. Blackburn will install supplemental beam down the sides and center of the length of structure as indicated on drawing. Blackburn will install joist assist brackets on floor joists. Blackburn will install 15 smart jacks onto the supplemental beams. 5 jacks for each beam.

Customer understands that the smart jack solution will not close gap between retaining wall and carriage house at the rear/alley way side of the structure. Gap and deck repairs will need to be done by another contractor at customer's expense.

Limited Warranty

SmartJacks

SmartJacks – Contractor warrants that the SmartJacks will stabilize the affected area(s) against further settlement for life from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks. Additionally, the manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for life from the date of installation (see manufacturer's warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer. Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard.

Exclusions From This Warranty

Exclusions From This Warranty - This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior[waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration which includes penetrating the waterguard system in any way with fasteners or for any other reason. To finish walls after WaterGuard System is installed it is required to use construction adhesive, 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) heave or any damages caused by it, and 10) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments 11) If full Cleanspace wall is not installed with WaterGuard Blackburn Foundation Repair cannot warrant against wall seepage. The only way to guarantee a leak free basement is the installation of the Cleanspace wall system with the Water Guard system.

ERV

ERV(s). Each ERV system comes with a 5 year parts replacement warranty, and a 10 year core replacement/repair warranty.

Dehumidifiers

Dehumidifiers. Contractor warrants that dehumidifiers will be free from Defects for 5 years from the original date of installation or Contractor will repair or replace the defective dehumidifier(s). For purposes of this Dehumidifier Limited Warranty, "Defect" means the failure of a dehumidifier to operate under normal use and service.

Sump Pumps

Sump Pumps. Contractor warrants that sump pumps will be free from Defects for 3 years from the original date of installation or Contractor will replace or repair the defective sump pump(s). For purposes of this Sump Pump Limited Warranty, "Defect" means the failure of a sump pump to operate under normal use and service. Contractor makes no warranty that the number and type of sump pumps installed are sufficient to handle the volume of water on the Property, and this Limited Warranty does not cover the cost of any additional sump pumps and sump pits determined to be necessary to handle such volume.

Warranty Effective

Warranty is in effect when job is completed and paid in full.

Water Control

If water from the floor wall joint passes through the perimeter water control system and onto the basement floor we will provide the additional labor and materials to fix the leak at no additional charge to the homeowner. This warranty applies to WaterGuard systems, along the specific areas where the system is installed. Said warranty will be in effect for the lifetime of the structure. This warranty may be transferred to future homeowners provided we are notified within 30 days of the real estate transfer. The water control system shall not rust, rot or corrode for as long as you own the home. If the entire perimeter of the basement was not treated, then additional work at additional charge could be necessary to extend the system or treat other areas or other problems not addressed by this work. In addition, a pump or power failure is possible, therefore this warranty is not a guarantee of a dry basement, as the scope of this work cannot guarantee that in all circumstances. This warranty shall not apply to: condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the walls over the system, window well flooding, plumbing leaks, surface water flooding, leaks from chimneys or garages, or efflorescence (white powder) on concrete. Contractor cannot be responsible for peeling paint, water once pumped from the house, dust created from installation, damage to hidden fuel lines or plumbing, or frozen discharge lines. Floor cracks are warranted against leakage with full perimeter WaterGuard systems. Primary AC operated sump pumps and DC back-up pumps are covered under a separate manufacturer's warranty which is 36 months from date of installation. Failure of any pump for any reason is outside the scope of this warranty. Back-up pumps that run off a battery, if not maintained, or that are called on to run beyond the current life of the battery, can fail. These systems are very much recommended, but cannot be relied upon to work in every situation. Annual maintenance is recommended, to find potential problems, but not required for this warranty to be in effect. Electrical work is not included in the contract and problems from electrical connections or lack thereof are disclaimed. Systems that drain to daylight cannot be warranted by the contractor if such drain: does not drain enough water, does not drain water from under the floor, clogs or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron gel or iron bacteria from the soil are rare, the contractor cannot be responsible for these situations, and that system will require cleaning, flushing or other service as necessary to keep it functioning for that particular situation. Wall cracks repaired with FlexiSpan are warranted against leakage for life. A CleanSpace, crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture needed for mold growth, however the encapsulation system does not claim to be a mold mitigation system. Wet crawl spaces require a drainage system, and a SmartSump system to remedy the problem with water below the CleanSpace liner. CleanSpace has a transferable lifetime warranty — there will be no charge for service calls on any tears or holes in the CleanSpace liner, in the unlikely event

Project Recommendations

Project 1

Qty	Product Name	
Floors: Permanently Stabilize Floors		
60	Supplemental Beam Install a supplemental beam as indicated on job drawing.	
15	SmartJack 350 SmartJack 350 with Baseplate	
Floors: Custom		
1	Regrading Dirt Regrading Dirt	
Total Investment		\$15,050.00
Taxes		\$307.17
Total Contract Price		\$15,357.17

From: Transactions@prod.eprocessingnetwork.com
 Subject: Approved Transaction
 Date: Jun 17, 2025 at 12:34:26 PM
 To: msguilbert@outlook.com, ar@blackburnbasementrepair.com

BLACKBURNTM

FOUNDATION REPAIR

BLACKBURN FOUNDATION REPAIR
 26071 BROWER CIRCLE HARTFORD, SD 57033
 800-392-3389 | ar@blackburnbasementrepair.com

Invoice:	3458	Date:	06/17/2025
Auth:	APPROVAL 017091	Card:	Visa X0201
Pay Type:	Credit Sale	Tran ID:	20250617133413-1222115-3458
Source:	OnlineTerminal	IP:	216.213.87.8
AVS:	AVS Match 5 Digit Zip and Address (Y)		
CVV2:	CVV2 Match (M)		

Billing:

Michael Guilbert
 4321 E Graf St
 Bozeman, MT 59715
msguilbert@outlook.com

SubTotal: \$3839.29

Total: \$3839.29

If you have any questions or concerns, please contact BLACKBURN FOUNDATION REPAIR ar@blackburnbasementrepair.com.
 Please do not reply to this message. This is simply a courtesy confirmation for your records and security.



Secure Processing by eProcessingNetwork.com

Blackburn will
 be starting this
 Project sometime
 in June
 Michael
 Guilbert
 605-599-9614



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

MEMORANDUM

Date: July 3, 2025, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning & Historic Preservation Officer
Bonny Anfinson, Preservation Coordinator
Re: 2025 Round 2 Outside of Deadwood Grants

On June 24, 2025, the Projects Committee reviewed the 2025 Round 2 Outside of Deadwood Grant applications. This round included Eight (8) Outside of Deadwood Grant applications for a project total of \$303,447.01.42 which included requests from the program of \$83,232.37.

The budget for 2025 is set at \$100,000.00 with two funding cycles, January and June of each year. Round 1 budget is set at \$50,000.00. The Projects Committee closely reviewed the applications and made the following recommendations for grant approval. The table lists the applicant, project, location and amount for eight grants totaling \$50,000.00.

2025 RD 2 Outside of Deadwood Grant Requests

Organization Name	City	Project Budget	Matching Funds	Amount Requested	Suggested Approval
Laura Ingalls Wilder Memorial - Item A	DeSmet	\$43,200.00	\$22,000.00	\$21,000.00	\$ 5,000.00
Lawrence County Hist. Society - Item B	Deadwood	\$4,156.00	\$2,078.00	\$2,078.00	\$ 2,000.00
Plankinton Preservation Society - Item C	Plankinton	\$50,000.00	\$40,000.00	\$10,000.00	\$ 10,000.00
SD Parks & Wildlife Foundation - Item D	Pierre	\$31,590.00	\$21,590.00	\$10,000.00	\$ 3,000.00
SD Historical Society Foundation Item E	Pierre	\$22,928.01	\$12,773.64	\$10,154.37	\$ 5,000.00
St. Francis Mission - Item F	St. Francis	\$20,000.00	\$10,000.00	\$10,000.00	\$ 10,000.00
St. Luke's Episcopal Church -- Item G	Hot Springs	\$91,620.00	\$81,620.00	\$10,000.00	\$ 10,000.00
Sully County Courthouse - Item H	Onida	\$39,953.00	\$29,253.00	\$10,000.00	\$ 5,000.00
TOTAL GRANT REQUESTS		\$303,447.01	\$219,314.64	\$83,232.37	\$ 50,000.00

Recommended Motion:

Move to recommend to the City Commission to approve the 2025 Round 2 Outside of Deadwood Grant requests in the amount of \$50,000.00.

2025 RD 2 Outside of Deadwood Grant Requests

Organization Name	City	Project Budget	Matching Funds	Amount Requested	Suggested Approval
Laura Ingalls Wilder Memorial - Item A	DeSmet	\$43,200.00	\$22,000.00	\$21,000.00	\$ -
Lawrence County Hist. Society - Item B	Deadwood	\$4,156.00	\$2,078.00	\$2,078.00	\$ -
Plankinton Preservation Society - Item C	Plankinton	\$50,000.00	\$40,000.00	\$10,000.00	\$ -
SD Parks & Wildlife Foundation - Item D	Pierre	\$31,590.00	\$21,590.00	\$10,000.00	\$ -
SD Historical Society Foundation Item E	Pierre	\$22,928.01	\$12,773.64	\$10,154.37	\$ -
St. Francis Mission - Item F	St. Francis	\$20,000.00	\$10,000.00	\$10,000.00	\$ -
St. Luke's Episcopal Church -- Item G	Hot Springs	\$91,620.00	\$81,620.00	\$10,000.00	\$ -
Sully County Courthouse - Item H	Onida	\$39,953.00	\$29,253.00	\$10,000.00	\$ -
TOTAL GRANT REQUESTS		\$303,447.01	\$219,314.64	\$83,232.37	\$ -

ITEM A

LAURA INGALLS WILDER MEMORIAL SOCIETY – PRESERVATION OF THE INGALLS HOME

Budget: \$43,200.00 Request: \$21,000.00

Scope of Work to be Performed:

Restoration and Preservation of 'The Ingalls Home'. To include; Window and trim repair and restoration of both storm and interior windows. Clean, deglaze, repair wood frame, or mullins, (wood epoxy), repair wood paint and apply UV Film. Door and trim repair and restoration of both storm and interior doors. Clean, reglaze, repair wood jams, sills, and casement trim. Repair wood paint and apply UV Film. Because of the cost of this project it is being split into two phases. This grant request is for phase I.

Relationship of this Project to History of Deadwood:

This project, while not directly related to the town of Deadwood, is aligned with your goal of preserving South Dakota historical buildings. The Ingalls home is a significant building that bridges the early years of South Dakota before statehood. It's preservation serves to keep the South Dakota author, Laura Ingalls Wilder and her legacy alive.

Staff Comment:

None for this project.



Laura Ingalls Wilder Memorial Society
Incorporated

Organization Summary

Laura Ingalls Wilder Memorial Society Incorporated

PO Box 426
105 Olivet Avenue Southeast
DE SMET, SD 57231

Mary Jo Wertz
director@discoverlaura.org
O: 605-854-3383

Organization Request Summary

Requests: 1 **Requests Granted:** 0 **Total Granted:** \$ 0.00 **Total Paid:** \$ 0.00

Decided	Process Name	Project Name	Status	Granted	Paid
	Outside of Deadwood Grants	2025 RD 2 Outside of Deadwood Grant Ingalls Home	ApplicationDraft		

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ITEM B

LAWRENCE COUNTY HISTORIC SOCIETY – SIGNS FOR HISTORIC CARBONATE CEMETERY

Budget: \$4156.00 Request: \$2,078.00

Scope of Work to be Performed:

Requesting funds to assist in the cost of a sign describing a brief history of carbonate along with a map of the gravesites and those interred in the cemetery.

Relationship of this Project to History of Deadwood:

While no trace of the town of Carbonate exists, six headstones survive from the reported 24 town occupants buried there between 1887 and 1901. A descendant of one of the original occupants, Nicole Schiffrar, has worked with Dakota Gold to both clean and protect the cemetery grounds. This includes erecting a fence around the perimeter and providing reasonable access to the cemetery. Joseph Ritter, a Civil War veteran who received full military honors, is among the interred. His gravesite is one of six remaining markers.

Staff Comment:

I believe the work will be completed before the grant process because of the July 7, 2025 dedication.

Organization Summary

Lawrence County Histortical Society

150 Sherman Street
Deadwood, SD 57732

Organization Request Summary

Requests: 4 Requests Granted: 2 Total Granted: \$23,700.00 Total Paid: \$23,457.34

Decided	Process Name	Project Name	Status	Granted	Paid
	Outside of Deadwood Grants	2025 RD2 Outside of Deadwood Grant Carbonate Cemetery Sign	ApplicationComplete		
02/22/2023	Outside of Deadwood Grants	2023 RD1 The Mayors, Marshals and Sheriffs of Lawrence County	DenialDraft		
07/05/2017	Outside of Deadwood Grants	2017 RD2 Publish "Some History of Lawrence County" Volume II	Closed	\$11,200.00	\$11,200.00
02/10/2010	Outside of Deadwood Grants	2010 RD1 Fassbender Collection	Closed	\$12,500.00	\$12,257.34

ITEM C

PLANKINTON PRESERVATION SOCIETY – SWEEP/VANDYKE HOTEL

Budget: \$50,000.00 Request: \$10,000.00

Scope of Work to be Performed:

The entire 5,980 square feet of exterior will be hand scraped, damaged wood will be removed and replaced, gaps and openings will be caulked for moisture prevention. Painting will include applying one coat of oil-based primer, followed with two coats of oil based primer.

Relationship of the Project to History of Deadwood:

The hotel is significant to the transportation history of the state. Very few railroad related buildings remain in their original location. Of these, depots are the most common but cannot alone tell the railroad history of our state. Railroads were critical to the development of Deadwood. Rail lines in eastern Dakota Territory, Nebraska, and Territory carried vital mining material to terminal points where it was then shipped overland by oxen and stage lines to Deadwood and the northern hills. Pioneers heading to the Black Hills utilized railroad hotels, warehouses, and depots to facilitate the rapid peopling of the region in the 1870s and 1880s. Without this valuable transportation infrastructure, the development of Deadwood may have been much different. Today, most of these structures are gone or relocated and repurposed to other uses. Deadwood's depot and the roundhouse in Lead can tell some of this story, but not all of it. The story of Deadwood's legendary transformation also be told in the handful of other railroad - related structures preserved across the state, including the Sweep/VanDyke Hotel.

Staff Comment:

None



Plankinton Preservation Society, Inc.

*Organization Summary***Plankinton Preservation Society, Inc.**

302 Main Street
P.O. Box 367
Plankinton, SD 57368

sdmail@siouxvalley.net
O: 605-942-7770

Organization Request Summary

Requests: 2 Requests Granted: 1 Total Granted: \$4,300.00 Total Paid: \$4,300.00

Decided	Process Name	Project Name	Status	Granted	Paid
	Outside of Deadwood Grants	2025 RD2 Outside of Deadwood Grant Sweep/VanDyke Hotel	ApplicationComplete		
11/07/2022	Outside of Deadwood Grants	2022 Emergency Grant Outside of Deadwood Grant	Approved	\$4,300.00	\$4,300.00

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Printed On: 23 June 2025

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ITEM D

SOUTH DAKOTA PARKS & WILDLIFE FOUNDATION – MICKELSON TRAIL INTERPRETIVE SIGNAGE

Budget: \$31,590.00 Request: \$10,000.00

Scope of Work to be Performed:

The George Mickelson Trail's interpretive signage is in need of revitalization to enhance the visitor experience. With approximately 25 existing signs that have become outdated in both appearance and storytelling, the proposed project aims to replace them with modern, visually appealing signs that feature updated stories, images, and information. These new signs will align with the recently updated trailhead maps, providing a cohesive and engaging experience for trail users. This update will not only give the trail a fresh, contemporary look but also offer an opportunity to better showcase the trail's history, natural features, and cultural significance.

Work of design, procurement and installation will be managed by SD Game, Fish & Parks staff to ensure that costs are kept to a minimum. The work schedule is contingent upon funds raised. Design work will begin February 2026 with procurement and installation taking place spring 2026. Labor costs for the project constitute the majority of match funds to complete the project. The SD Parks & Wildlife Foundation has submitted additional funding requests to the Black Hills Energy Foundation for \$10,000 and a Friends of the Mickelson Trail fundraiser is planned at both the summer and fall 2025 Trail Trek fundraisers to complete this signage project.

Signage design work will be performed by graphic design professionals that work within the SD Game, Fish & Parks Department. Installation of signage along trail will be performed by a crew of 4 staff laborers over the course of approximately 5 work shifts. The project will be managed by SD Game, Fish & Parks staff. The SD Parks & Wildlife Foundation will oversee expenditures and reporting if awarded funds for this proposal.

Relationship of this Project to History of Deadwood:

The George S. Mickelson Trail, a scenic 109-mile path through the Black Hills of South Dakota, holds deep historical significance—especially in relation to the storied town of Deadwood.

Originally constructed in the late 19th century, the trail follows the path of the Chicago, Burlington and Quincy Railroad (CB&Q). This railroad facilitated the transportation of goods and people, contributing to the growth of Deadwood and other Black Hills towns. It was built to service the booming mining operations in and around Deadwood during the Black Hills Gold Rush. The railroad reached Deadwood in 1891, connecting the isolated town to the rest of the country and fueling its rapid growth. The CB&Q's branch line, spanning 114 miles between Edgemont and Deadwood, was completed in 1891 and became known as the "High Line" due to its scenic route through the mountains.

Prior to the railroad, transporting supplies and gold required treacherous travel by stagecoach or wagon. The rail line made it dramatically easier to move people, equipment, timber, and ore in and out of the Black Hills. The arrival of the train contributed to Deadwood's evolution from a lawless mining camp to a more stable and economically integrated community.

Over time, cargo and passenger traffic dwindled, leading to the abandonment of the CB&Q line from Custer to Deadwood in 1983 and from Edgemont to Custer in 1986. In the early 1990s, thanks to a statewide effort championed by Governor George S. Mickelson, the rail corridor was converted into South Dakota's first rails-to-trails project. The Mickelson Trail officially opened in 1998. This trail now showcases the scenic beauty of the Black Hills while preserving a piece of the region's railroad history.

The trail traverses varied landscapes, including forests, prairies, mountain canyons, and pristine creeks, offering stunning views. It is generally considered easy to moderate in difficulty, making it accessible to a wide range of ages and abilities.

It's a hub for various outdoor activities, from biking and hiking to horseback riding and even cross-country skiing. Notable annual events hosted on the trail are the fall and summer Mickelson Trail Treks and the Deadwood Mickelson Trail Marathon, attracting even more visitors. Combined, these events bring nearly 5,000 visitors to town each year.

Thousands of people use the trail annually, and its popularity has only grown since its opening in 1998. SD Game, Fish & Parks employs the workforce to maintain the Trail including a Park Manager devoted specifically and solely to the Trail. More than 20,000 people purchase annual passes, and many more buy daily passes, with officials estimating over 70,000 users throughout the year.

Staff Comment:

None

Organization Summary

SD Parks & Wildlife Foundation

523 E Capitol Avenue
Pierre, SD 57501

Kristina Coby
assistance@parkswildlifefoundation.org
O: 605-295-5797

Organization Request Summary

Requests: 1 Requests Granted: 0 Total Granted: \$ 0.00 Total Paid: \$ 0.00

Decided	Process Name	Project Name	Status	Granted	Paid
	Outside of Deadwood Grants	2025 RD2 Outside of Deadwood Grant Mickelson Trail Interpretive Signage	ApplicationComplete		

ITEM E

SOUTH DAKOTA STATE HISTORICAL SOCIETY FOUNDATION – ARCHIVE CAROLE HILLARD COLLECTION

Budget: \$22,928.01 Request: \$10,154.37

Scope of Work to be Performed:

The South Dakota Historical Society Foundation seeks funding to preserve and share the remarkable legacy of Deadwood, South Dakota native daughter Lt. Governor Carole Hillard, by digitizing the Carole Hillard Collection in the State Archives. The collection includes a rich array of correspondence, letters, notes, graduation diplomas, magazines, and bound materials. Notably, it also features oversize items such as posters, framed photographs, photograph albums, and speeches, all chronicling the vibrant life and career of Carole Hillard from 1986 to 2006. Digitization ensures Carole's profound impact on history, politics, and society is accessible for free to students, educators, historians, aspiring politicians, and policy makers everywhere via the <https://histds.access.preservica.com/portal>. The two grant/donation-funded digitization project employees who will be completing the digitization, cataloging, and indexing of the records are completely funded by donations. The funding requested in the grant will pay for their salaries for the term of the grant. The collection consists of 4.0 cubic feet of records at a total cost of \$39,000 to digitize. If the project is funded at the full amount requested of \$10,154.37, we will complete 25% of the project. If the project is funded at less than the requested \$10,154.37 we will complete as much of the collection as funding allows, with one (1) cubic feet digitized per \$9,750 of funding, which includes all labor and equipment to process the collection, and to upload and host the collection on the South Dakota digital archives. Every contribution, no matter the size, brings us closer to unlocking the secrets held within these historical documents. Some of the correspondence pages are single pages, while others are double sided, and the pages are not uniform within the folders. The photographs vary in size from 3x5 to 8x10 and are both color and black and white. Most of the photographs are identified which will ease the cataloging process and aid the researcher in finding the correct image faster. The remaining staff involved in the grant will provide administrative support and digital preservation roles and their time will be match to the grant. See project budget detail below. INACCESSIBLE HISTORY IS LOST HISTORY. Your support to begin digitizing the Carole Hillard Collection, will help preserve and share a legacy that continues to inspire generations, and ensure her story is told for years to come.

Relationship of the Project to History of Deadwood: Carole Hillard's legacy began in the vibrant community of Deadwood, where she was born on August 14, 1936 and graduated from Deadwood High School in 1954. This Deadwood daughter carved her name in history as the

state's first and only female lieutenant governor, but her trailblazing political career and journey began at the grassroots level where she was a force for change. She served on the Rapid City Common Council and helped to establish the Rapid City women's shelter and the Cornerstone Rescue Mission. Her commitment to aiding and uplifting those in need extended to her work as a certified Red Cross disaster damage assessment team leader. Carole's contributions created lasting support structures for those in crisis. Her influence expanded as she served two terms in the South Dakota House of Representatives, before her exceptional leadership and vision led her to serve as South Dakota's lieutenant governor from 1995 to 2003 under Governor Bill Janklow. After her tenure as lieutenant governor, she continued to break barriers as an international consultant for the U.S. State Department and other organizations. Her passion for democracy took her to more than 60 countries, where she contributed to 72 democracy-building projects in developing nations. Her efforts focused on promoting and training leaders in democratic fundamentals, monitoring elections, and championing the role of women as pivotal changemakers in emerging democratic nations. Her dedication to these causes serves as a shining example of patriotism and commitment to global progress. Carole was the vanguard, leading the way in developing policies and democratic principles in South Dakota and beyond our borders. Her life serves as a blueprint for those aspiring to make a similar impact, demonstrating the power of devotion, compassion, and determination. Carole Hillard's life and work have left an indelible mark on Deadwood and on South Dakota history, earning her a posthumous induction into the Lead-Deadwood High School Hall of Fame. Her daughter, Sue Hauff, fondly remembers her mother's deep connection to her roots, stating, "This community was a great place for her to grow up. She was always a Deadwood girl in her heart." Describing her fearless spirit, her son Todd said, "She understood the risks of traveling to some remote regions. She was not afraid of dying. She was afraid of not living." Her life was a testament to her dedication to democracy, public service, and the profound impact one individual can have on their community and the world, and her history is a treasure that should be accessible to all.

By digitizing her collection, we can ensure her story continues to inspire others. Your support will make this invaluable resource freely available online, providing access for students, educators, researchers, historians, aspiring politicians, and policymakers worldwide. [Staff Comments:](#)

No staff comment

PHOTOGRAPHS AND SAMPLE ITEMS FROM THE COLLECTION

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Sunday, January 26, 1986 the Rapid City Journal

Local

Hillard meets with Reagan at commission meeting

Bill Harlan
Staff Writer

More than a year ago Carole Hillard got a mysterious call from the FBI. Last week at the White House, the story had a happy ending.

Hillard spent a half hour with President Ronald Reagan and 15 of her fellow members of the President's Child Safety Partnership. She was appointed to the new commission on the recommendation of Sens. Larry Pressler and Jim Abdnor. (The FBI was conducting a background check. At the time, she didn't know why they were calling.)

Partnership members met with Reagan in the cabinet room on Jan. 16, the day before the president entered the hospital for minor surgery. "He looked great," she said. "Probably better than he did the next day."

In addition to the partnership members, three Cabinet officers, two senators, a member of the House of Representatives and a deputy assistant to the president were present.

"When he entered, we stood and clapped," Hillard said. "He's extremely impressive, commanding. But he has a warm smile. When he talks to you his attention is totally focused. And he's convinced of the



Carole Hillard meets President Reagan

importance of this issue, that young lives are at stake."

According to a commission document "putting an end to the rape and ruin of children requires tapping every possible resource." The purpose of the partnership is "to encourage private sector involvement in child safety efforts."

Hillard said the president is "appalled by the rising rate of child

abuse, kidnappings, drug abuse, sexual abuse and child pornography."

Although the president rarely forms commissions or partnerships himself, Hillard said this one was created "totally at his initiative."

Among other commission members are H.B. Atwater, president of General Mills; William Bricker, national director of Boys Clubs of America; Mary P. Whyte, vice president of the National Crime

Prevention Council; and Joseph Vittoria, president and chief executive officer of Avis Inc.

Hillard is a member and past president of the South Dakota Board of Charities and Corrections and is also involved with the Children's Home Society and Women Against Violence. She also taught emotionally disturbed children. She represents Ward Three on the Rapid City Common Council.

"They were looking for people of diverse backgrounds, and people who could get things done at a grassroots level," Hillard said.

In the meeting with the president, Reagan asked each member to talk briefly about the problem. Hillard talked about the cycle of family violence and abuse. "Of those serving time for child abuse, 86 percent were abused themselves," she said.

Hillard has spent many hours with prisoners at the South Dakota State Penitentiary, both as a member of the Board of Charities and Corrections and while she was working on her master's degree in public administration. "I practically lived down there for a month."

"It's far easier to rehabilitate a family than an individual," Hillard told the president.

"That's all the more reason to go to

war right now," he said.

Hillard said Attorney General Edwin Meese will work closely with the commission and provide support staff. (The commission has no budget other than travel expenses for members.) Secretary of Education William J. Bennett and Secretary of Health and Human Services Otis R. Bowen will also advise the commission. Both were present at the meeting with the president.

The commission will meet and hold hearings once every two months for 18 months. In a year they will report to Reagan.

Hillard said the commission has been directed not to expect federal funds. The point, she said, is to get business, industry and local communities to find their own ways to protect children and to find ways to coordinate those efforts.

To do that, Hillard has been assigned a four-state region. She will contact the attorneys general and the Supreme Court justices in those states in the next month to find out what is being done and what needs to be done. Then she will start knocking on corporate doors.

At their next meeting in March the partnership will write a plan.



South Dakota State Historical Society
Foundation

Organization Summary

South Dakota State Historical Society Foundation

900 Governors Drive
Pierre, SD 57501

O: 605-773-3458

Organization Request Summary

Requests: 13 **Requests Granted:** 10 **Total Granted:** \$186,950.00 **Total Paid:** \$186,950.00

Decided	Process Name	Project Name	Status	Granted	Paid
	Outside of Deadwood Grants	2025 RD2 State Archives Carole Hillard Collection	Manual		
07/25/2024	Outside of Deadwood Grants	2024 RD2 Outside of Deadwood Grant Cataloging of Records	Approved	\$5,000.00	\$5,000.00
01/24/2024	Outside of Deadwood Grants	2023 RD2 Outside of Deadwood Grant Request	Closed	\$10,000.00	\$10,000.00
01/18/2019	Outside of Deadwood Grants	2019 RD2 Digitization of Maps	Closed	\$8,000.00	\$8,000.00
07/03/2018	Outside of Deadwood Grants	2018 RD2 Digitize Early Dakota Territory Maps	Closed	\$15,000.00	\$15,000.00
02/21/2018	Outside of Deadwood Grants	2018 RD1 Photo Digital Imaging Project	Denied		
07/05/2017	Outside of Deadwood Grants	2017 RD2 Badger Clark Poetry Book	Denied		
01/26/2017	Outside of Deadwood Grants	2017 RD1 Photo Digital Imaging	Closed	\$24,800.00	\$24,800.00
02/04/2016	Outside of Deadwood Grants	2016 RD1 Photo Digitization	Closed	\$20,000.00	\$20,000.00
02/25/2015	Outside of Deadwood Grants	2015 RD1 Archival Development	Closed	\$20,000.00	\$20,000.00
02/21/2014	Outside of Deadwood Grants	2014 RD1 Photo Digital Imaging	Closed	\$19,150.00	\$19,150.00
07/24/2013	Outside of Deadwood Grants	2013 RD2 The First Lady Gowns Exhibit	Closed	\$15,000.00	\$15,000.00
12/13/2003	Outside of Deadwood Grants	2004 Taking South Dakota History on the Road Program	Closed	\$50,000.00	\$50,000.00

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Printed On: 23 June 2025

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ITEM F

ST. FRANCIS MISSION – INSTALL GRAVE MARKERS AND DIRECTIONAL POSTS

Budget: \$20,000.00 Request: \$10,000.00

Scope of Work to be Performed:

St. Francis Mission intends to use grant funds for two purposes: 1) purchase and install grave markers on 110 graves that no longer have visible identification; and 2) purchase and install 30 section posts for directional purposes. The cemetery, with a history spanning over 100 years and containing graves from the earliest days of the reservation, continues to function actively today. It is not uncommon for several burials to take place each week. As a result, there are over 4,000 graves. The cemetery is a living history monument, not one with a beginning and end date.

While new graves tend to be marked, oftentimes at the burial itself with a cross having the deceased's name, birth and death dates. Also, it's not uncommon to have recent graves with cement headstones of various sizes. However, there are over 2,000 grave sites with no markers. This is due to age, deterioration of previous markers, ground settlement and weather. The mission intends to begin identifying these resting places as listed in the cemetery census and marking them so that relatives can more easily locate their loved one's grave. A secondary benefit is that marked graves help maintain the tribal history from the information they contain. This history includes graves of Indian Scouts, military service veterans, entire families buried together, the age and era of the descendants, and the Jesuit priests and brothers and Franciscan sisters who died while in service on the Rosebud from the earliest mission days. The grave marker serves to recognize individuals whose stories and histories may have been overlooked, ensuring their memory is preserved.

The mission has kept meticulous records, and the cemetery census includes over 80 pages with each page having 50 entries containing the descendants name, section and row where a grave is located. Due to the scale of the cemetery grounds that now covers 7.6 acres and expands as more rows are added, section and row markers are needed. The mission has begun installing section posts to provide direction to the rows contained within the particular area. There are over 30 sections, so this grant would provide for most of the needed section posts.

This is a new project as the number of new graves and their locations have dictated a need for an organizational and directional map that includes roads and footpaths so that maintenance and upkeep is manageable. This project will assist relatives in locating the graves of their loved ones more efficiently.

Note that the attached architectural diagram is from 2012 so doesn't include all of the graves added since then but does have the acreage included. The Google Earth view is recent and shows the extent of the cemetery in relation to other buildings, where it is in relation to the church and mission offices. If zoomed in, the view can show the recent east side extension with the rows of graves.

The SFM Maintenance Department services the cemetery weekly. John Swift, Maintenance Department Director, and the maintenance crew will install the grave markers and section posts. Harold Compton, the Chief Operations Officer, oversees maintenance and will monitor the project through completion. Rodney Bordeaux, SFM President, has final authority over the project and any change order that may arise. Business Manager, Don Gasdia, will provide the required financial reports. Advancement Director Caroline DeCory will ensure grant oversight.

Relationship of the Project to History of Deadwood:

St. Francis Mission (SFM) is a Catholic Mission, located on the Rosebud Sioux Reservation in south-central South Dakota in the town of St. Francis. The mission was established when the first Jesuit priests arrived in 1886, a response to an invitation Sicangu Lakota Chief Spotted Tail gave to missionary/explorer Fr. Pierre DeSmet. The Reservation covers 1,900 square miles and is the home of 30,000 Sicangu Lakota, or Rosebud Sioux, a tribal group of the western Teton Dakota, also known as the Brule. There are 20 tribal communities situated in the Rosebud's five-county area, settled by Chief Spotted Tail in 1877.

The mission is listed as an historical district with the South Dakota Historical Society. The district included numerous structures and properties within the mission's grounds. One of the properties is the cemetery known as St. Charles Cemetery, associated with the main church and parish of St. Charles Borromeo. The cemetery's founding is also dated 1886. There are over 4,000 persons buried here as the cemetery was initially the only formal and enclosed burial site at the beginning of the reservation period, and it remains the primary burial site selected by most families for the final resting place of their relatives. The mission intends to use grant funds to install grave markers where time and weather have destroyed them, and also to install section posts in the ever-expanding cemetery so that locating graves is easier, particularly in the cemetery's older areas.

St. Francis' relationship with Deadwood is two-fold: 1) on the City of Deadwood homepage, Timeline of Deadwood, the first item listed is the Treaty of Fort Laramie (1868) that established the Great Sioux Reservation which included the Black Hills. The Sicangu were one of the treaty tribes, with Chief Spotted Tail being a signer on behalf of the tribe; 2) In 1881, Crow Dog, a Sicangu subchief, killed Spotted Tail. Although Crow Dog made restitution according to tribal law directives mandated by the tribal council, the reservation's government agent recommended he be charged federally. Crow Dog was taken to Deadwood, the seat of the federal court, to stand trial. He was found guilty and sentenced to be hanged in Deadwood. Due to Crow Dog's arrest, trial, and eventual release, as a result of a habeas corpus filing that went

before the US Supreme Court, Ex Parte Crow Dog (1883) decreed that Crow Dog had already faced trial in tribal court and could not be tried again. The ruling became a landmark decision that eventually resulted in the Major Crimes Act of 1885. This Act still affects all American Indian tribal members today living on reservations. From the earliest reservation days through South Dakota statehood up until federal courts were established in Rapid City and Pierre, all Sicangu tribal members charged with federal crimes according to the Major Crimes Act were sent to the federal court in Deadwood. Incidentally, relatives of Spotted Tail and Crow Dog are buried in St. Charles Cemetery.

Staff Comments:

No staff comments.

St. Francis Mission

Organization Summary

St. Francis Mission

350 S. Oak St
PO Box 499
St. Francis, SD 57572

Rodney Bordeaux
O: 605-747-2361

Organization Request Summary

Requests: 1 Requests Granted: 0 Total Granted: \$ 0.00 Total Paid: \$ 0.00

Decided	Process Name	Project Name	Status	Granted	Paid
	Outside of Deadwood Grants	2025 RD 2 Outside of Deadwood Grant St. Francis Mission	ApplicationComplete		

ITEM G

ST. LUKES EPISCOPAL CHURCH – REPAIR STAIN GLASS WINDOWS

Budget: \$100,000.00 Request: \$91,620.00

Scope of Work to be Performed:

St. Luke's Episcopal Church has 13 stained glass windows that are over 100 years old and need to be preserved. The past few years we have had to move our worship services to our Parish Hall during the winter due to the condition of our windows. This is due to the windows leaking too much cold air which in turn leads to high heating costs. In the summer months, our leaky windows create excessive heat during worship services as we have no air conditioning.

The outside casing of our windows have Lexan panels. The panels were installed to protect the stained glass from the elements such as hail and vandalism. The Lexan panels have aged so much that they are so clouded that our beautiful windows are difficult to view from the outside. The wooden window frames are also in need of repair.

Relationship of the Project to History of Deadwood:

Fred and Theresa Evans owned and operated a freighting business from Sioux City into the Black Hills via the old Fort Pierre trail around 1876. In the early 1880's, the Evans family moved from Sioux City to Hot Springs. Evans maintained his office in Deadwood as well as his transportation enterprises in Hot Springs. Evans owned a sandstone quarry in the southern Black Hills which supplied the sandstone for many of the buildings in the northern and central Black Hills.

The Evans were members of the Methodist Episcopal Church. The Methodist Episcopal Church did not have a church building and met in homes during the 1880s. Members of the congregation purchased land on Minnekahta Avenue in anticipation of building a church. Meanwhile, Evans built the Minnekatha Hotel in 1886 which later burned. The Minnekahta Hotel was replaced by the Evans Hotel in 1892.

While planning the Evans Hotel, the Evan's family did a land swap with the Methodist Episcopal congregation. In exchange for the land on Minnekahta Avenue, Fred Evans agreed to finance the total construction of a sandstone church on a small plateau above Kidney Springs.

It is not surprising that the sandstone buildings in Deadwood have many of the same design features as the sandstone buildings the Evans family constructed in Hot Springs, now listed in the National Register of Historic Places.

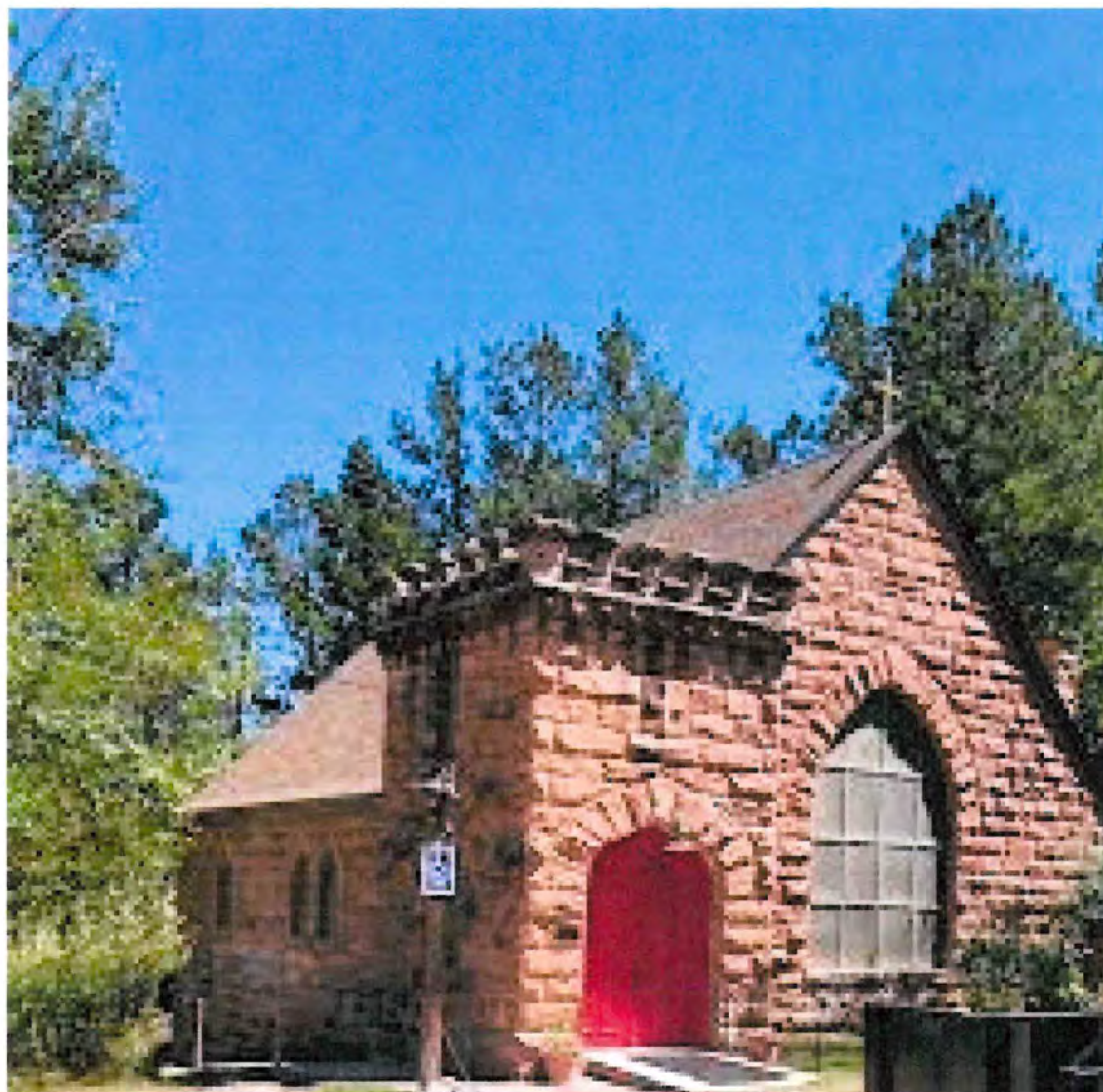
Built in 1880, St. Johns the Baptist Episcopal Church, often referred to as the Mother Church of the Black Hills can be found in Deadwood. St. Luke's Episcopal Church is found in Hot Springs, known as the "Southern Gateway" to the Black Hills. In 1902 Bishop Hobart Hare, the first Episcopal Bishop of South Dakota consecrated St. Luke's and the venerable Archdeacon Ware of Deadwood read the litany. Fred T. Evans died in 1902. Ella Evans Clark and her husband Harry are found on the original Deed of Record. Today, St. Luke's is a mission church serving a congregation and visitors in a tradition starting with the Missionary District of Niobrara in 1873.a stone...")

Staff Comments:

No staff Comments







Organization Summary

St.Luke's Episcopal Church

501 Hammond Ave
1915 Washington Ave
Hot Springs, SD 57747

Mary Ellen Gonsor
churchstlukesepiscopal@gmail.com
O: 605-228-2284
M: 605-228-2284

Organization Request Summary

Requests: 1Requests Granted: 0Total Granted: \$ 0.00Total Paid: \$ 0.00

Decided	Process Name	Project Name	Status	Granted	Paid
	Outside of Deadwood Grants	2025 RD2 Outside of Deadwood Grant - Stained Glass	ApplicationComplete		

ITEM H

SULLY COUNTY COURTHOUSE

Budget: \$20,000.00

Request: \$10,000.00

Scope of Work to be Performed:

On the front of the courthouse all masonry surfaces will be washed with pressurized water, stains removed, surfaced cleaned with a chemical agent & the entire front will be rinsed. All mortar joints will be inspected, repaired & cleaned. All defective joints will be filled & tightly packed with type "O" masonry pointing mortar which will be colored & tooled to match the adjacent joints. All skyward facing head joints will be cleaned & resealed with a bond breaker installed in the bottom of the joint to ensure complete four-sided adhesion. Areas of spalled, deteriorated or fractured stone will be repaired or removed to create a sound surface & then patched with restoration mortar, carved & finished to match the original profile as closely as possible.

Relationship of the Project to History of Deadwood:

Architect W.M. Rich of the Black Hills Company of Deadwood designed the Sully County Courthouse, which was built in 1911-1913 at a cost of \$65,173. His company was located in Deadwood prior to dissolving due to funding issues. Despite the company's short history, Rich and his associates designed several courthouses as well as homes, churches and various businesses throughout South Dakota, Colorado and Nebraska.

Staff Comments:

No staff comment

Photo on next page



Organization Summary

Sully County

700 Ash Avenue
PO Box 265
Onida, SD 57564

Organization Request Summary

Requests: 3 Requests Granted: 2 Total Granted: \$17,500.00 Total Paid: \$17,500.00

Decided	Process Name	Project Name	Status	Granted	Paid
	Outside of Deadwood Grants	2025 RD2 Outside of Deadwood Grant Sully County Courthouse	ApplicationComplete		
08/06/2024	Outside of Deadwood Grants	2024 RD2 Outside of Deadwood Grant Sully Co Courthouse	Approved	\$10,000.00	\$10,000.00
07/05/2017	Outside of Deadwood Grants	2017 RD2 Sully County Court House - Judge's Chambers	Closed	\$7,500.00	\$7,500.00

Date: July 07, 2025

Case No. 250114

Address: 37 SHERMAN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 37 SHERMAN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Pineview Group LLC
Owner: PINEVIEW GROUP LLC
Constructed: 1905

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

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

Armour Company began operation in Deadwood in 1899. By 1912 business required construction of a facility (cost of \$15,000); 3,000 people attended opening of this building. Constructed in Deadwood's warehouse-wholesale district, this building is a good example of an early 1900s warehouse: it housed company offices and served as a cold storage meat plant. August 1915 Sanborn map shows building and indicates Amour Company occupied building. There are no clear references to building until 1964 when it appears in Polk's Deadwood city Directory. Apparently Black Hills mercantile used the building until the 1960s. The building continued to serve as cold storage throughout most of its life, despite a brief stint as a Chinese restaurant in the mid-1970s. Most recently it is used as a warehouse, groceries and a metallurgic lab.

2. Architectural design of the resource and proposed alterations:

The Applicant is requesting permission to tuck point and do brick work for general maintenance and weather proofing.

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

Staff finds the proposed work and change is congruous with the historical, architectural, archaeological, or cultural aspects of the district and DOES 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 Local, State and National Register Historic Districts or the Deadwood National Landmark District.



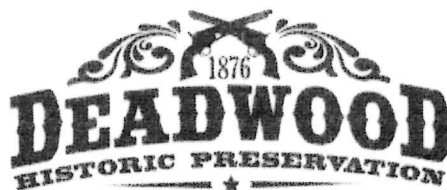
Motions available for commission action:

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

OR

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

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

**FOR OFFICE USE ONLY**

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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

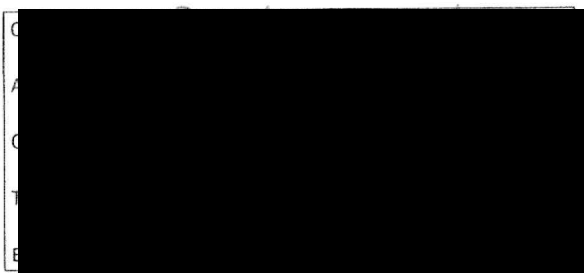
FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address: 37 Sherman St Deadwood SD 57732
 Historic Name of Property (if known): Twin City Fruit / Branch House

APPLICANT INFORMATION

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



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

Contractor's Name: TBD
 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 checked="" type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

Paint Tuck & Brick repair

Updated October 9, 2019

FOR OFFICE USE ONLY

Case No. _____

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

Point Tuck and brick work for general
Maintenance and weather proofing.

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.

Date: July 07, 2025

Case No. 250115
Address: 125 Williams

Staff Report

The applicant has submitted an application for Project Approval for work at 125 Williams, a Non-Contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Ryan & Londa Youngstrom
Owner: YOUNGSTROM, RYAN & LONDA
Constructed: 1966

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 ranch-style house was built in 1966. Because it was less than 50 years old and outside the period of significance for the historic districts, it cannot contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The Applicant is requesting permission to replace the siding due to hail damage, and plan to use LP Smart Siding in the color Dark Gray.

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 USE ONLY**

Case No. _____

☐ Project Approval☐ Certificate of Appropriateness

Date Received ____/____/____

Date of Hearing ____/____/____

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 125 Williams Street

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: _____

Contractor's Name: Full Curl Roofing Co

Address: 745 Main Street

City: Deadwood State: SD Zip: 57732

Telephone: 605-920-8457 Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☒ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)					
Project Start Date: <u>7/21/2025</u>		Project Completion Date (anticipated): <u>7/31/2025</u>			
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear		
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____				
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof	
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation			
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement			
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
Material _____ Style/type _____ Dimensions _____					
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS		
		<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
		<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____					
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement		<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
Note: Please provide detailed plans/drawings					
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement		
Material _____ Style/type _____ Dimensions _____					
<input type="checkbox"/> OTHER – Describe in detail below or use attachments					

DESCRIPTION OF ACTIVITY

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

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

We plan to replace the home siding due to hail damage. We plan to use LP SmartSide siding in the
color of dark gray.

FOR OFFICE USE ONLY

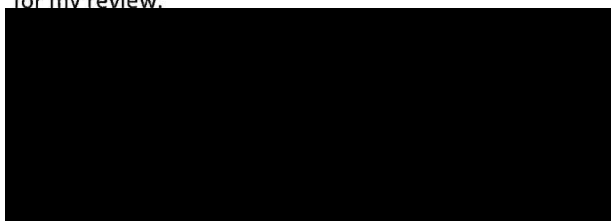
Case No. _____

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 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

Date: July 07, 2025

Case No. 250120
Address: 31 Sampson

Staff Report

The applicant has submitted an application for Project Approval for work at 31 Sampson, a Non-contributing structure located in the Spruce Gulch Planning Unit in the City of Deadwood.

Applicant: Greg Schnatzel
Owner: MCKENZIE, PATRICIA A0
Constructed: Circa 1980s

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:

The resource is outside the period of significance and cannot contribute to the National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The Applicant is requesting permission to replace siding with 7" Shiplap. The North side has already been replaced due to hail damage and leaks through the wall furthering into the house. Currently, there's a cheap metal siding that's approximately 20 years old. This is consistent with the neighborhood which has log homes, stucco, various sidings, etc. Additionally, plan to remodel the interior but won't be seen from the exterior.

Attachments: No

Plans: No

Photos: No

Staff Opinion:

Staff have determined the proposed work and changes does not encroach upon, damage, or destroy a historic resource nor do they have an adverse effect on the historic character of the buildings listed as a contributing resource(s) in 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.

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



FOR OFFICE USE ONLY

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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 31 Sampson Street

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: _____

Contractor's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☒ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☒ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>6/25/25</u>		Project Completion Date (anticipated): <u>7/15/25</u>		
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

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

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

Replace siding with 7" shiplap. The north side has already been replaced due to hail damage and leaks
through the wall and into the house. Currently there is cheap metal siding that is approximately 20 years
old. This is consistent with the neighborhood which has log homes, stucco, various sidings, etc...
Additionally, going to remodel the interior but none will be seen from the exterior.

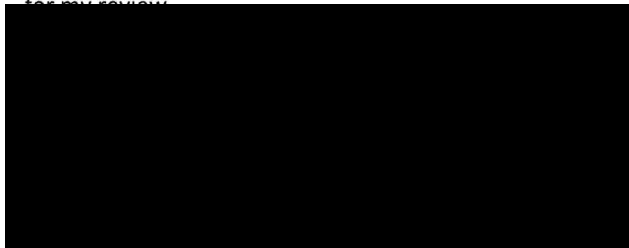
FOR OFFICE USE ONLY
Case No. _____

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 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

Date: July 07, 2025

Case No. 250118
Address: 14 Harrison

Staff Report

The applicant has submitted an application for Project Approval for work at 14 Harrison, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Guilbert Family Trust
Owner: GUILBERT FAMILY TRUST0
Constructed: circa 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. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood -as elsewhere in the United States - residential remodels commonly borrowed from the, then, popular Craftsman Style. Other remodels copy traditional forms seen in the "picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations:

The Applicant is requesting permission to replace the foundation for the carriage house with timber, cement support, Smart Jack 350, and a supplemental beam.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Based on staff review of the quote from Blackburn, the proposed work and changes does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

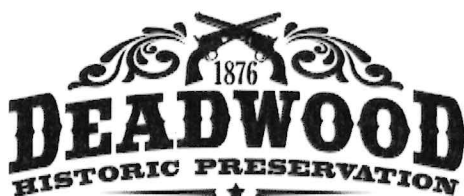
OR

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

OR

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

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



FOR OFFICE USE ONLY

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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 14 Harrison

Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

Applicant's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Contractor's Name: Blackburn Foundation Repair

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 type="checkbox"/> Windows | <input type="checkbox"/> Porch/Deck |
| <input checked="" type="checkbox"/> Other <u>Foundation</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

FOR OFFICE USE ONLY
Case No. _____

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

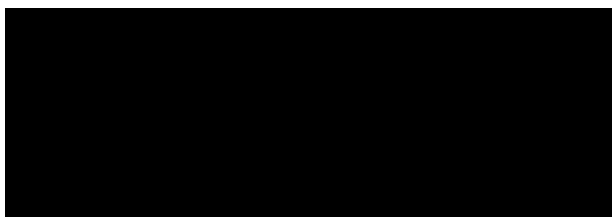
Case No. _____

SIGNATURES

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DATE

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SIGNATURE OF OWNER(S)

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

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- ☐ 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.



Proposal

Quote: PR124493
Project 1
Date Issued: 06/06/2025

Blackburn Foundation Repair
: 1039-4697-ET
26071 Brower Cir.
Hartford, SD 57033

www.blackburnbasementrepair.com
TF (800) 392-3389

Prepared for:
Michael Guilbert
msguilbert@outlook.com
M (605) 591-9614

Job Location:
14 Harrison St
Deadwood, SD 57732

Prepared by:
Ryan Clark
Assistant Sales Manager
W (605) 858-2062

BLACKBURN™
FOUNDATION REPAIR

Project Overview

Proposal Summary

Total Investment	\$15,050.00
Taxes	\$307.17
Total Contract Price	\$15,357.17
Deposit Required	\$3,839.29
Amount Due Upon Installation	\$15,357.17

Authorized Signature

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. Customer shall grant contractor a 60 day right to remedy any problem after reported. Final location of product(s) may be subject or altered due to existing field conditions. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature



Date

6/6/2025

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

Customer Signature

Date

ALL DEPOSITS ARE NON-REFUNDABLE

Initial

FINAL PAYMENT IS DUE UPON PROJECT COMPLETION

Initial

I understand that Blackburn Foundation Repair has recommended a comprehensive solution for my [Foundation/Basement/Concrete/Radon] issues. By choosing to install a partial system, I acknowledge that this may not fully resolve all identified concerns, and further work may be necessary in the future. Initial

My Project

Qty	Product Name	
Floors: Permanently Stabilize Floors		
60	Supplemental Beam	
	Install a supplemental beam as indicated on job drawing.	
15	SmartJack 350	
	SmartJack 350 with Baseplate	
Floors: Custom		
1	Regrading Dirt	
	Regrading Dirt	
Total Investment		\$15,050.00
Taxes		\$307.17
Total Contract Price		\$15,357.17

Product Specifications

Supplemental Beam

Install a supplemental beam as indicated on job drawing.

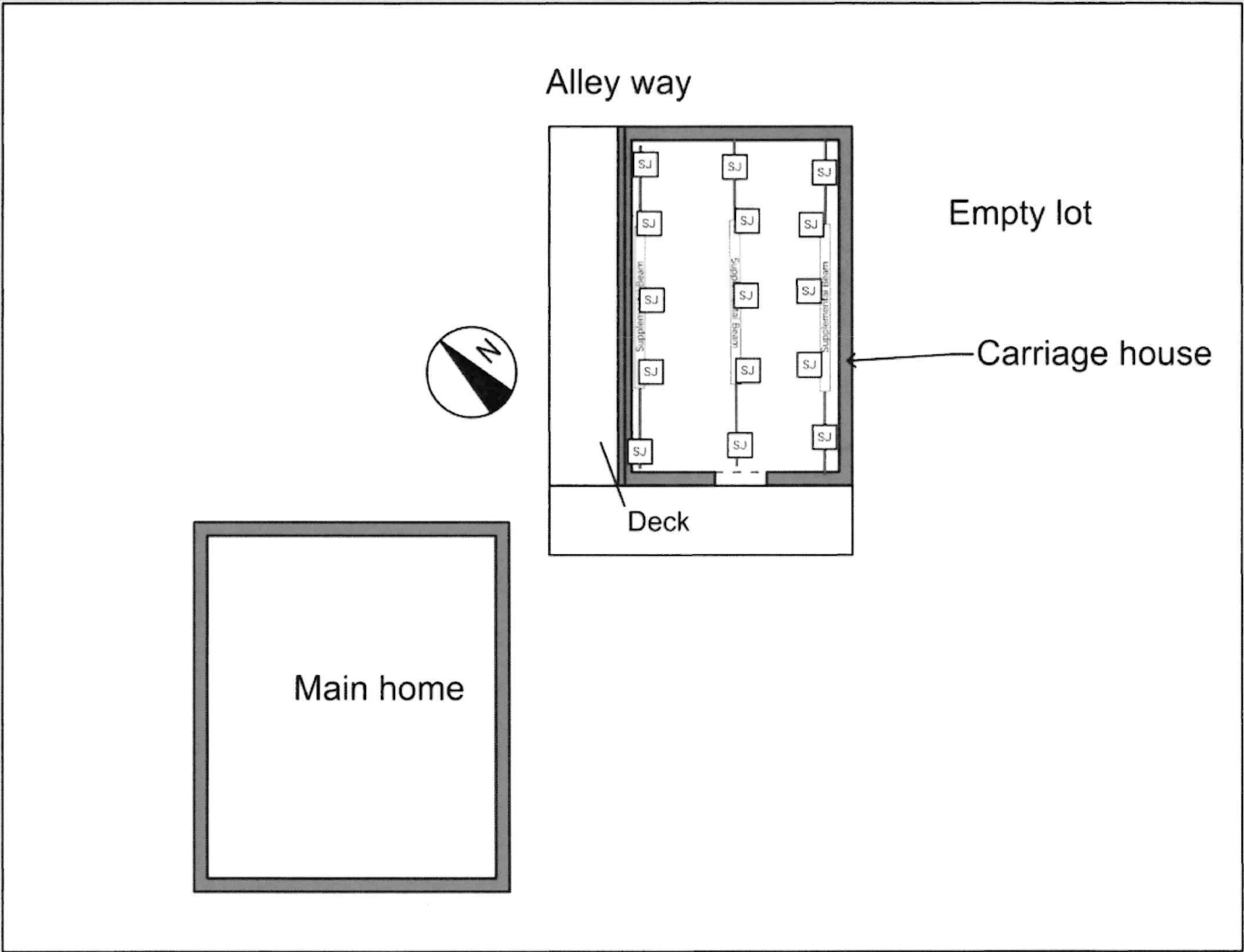
SmartJack 350

SmartJack 350 with Baseplate

Regrading Dirt

Regrading Dirt

Drawing



Job Details

Contractor Will

1. Remove and haul away any landscaping in the work area. Not responsible for replacement.
2. Attempt to lift the foundation and or floors, but is not responsible for cosmetic damage that may result. (Achieving lift is not guaranteed)
3. Remove or cut finished walls as necessary. Not responsible for replacement.
4. Not warrant dirt crawl space for any ground water seepage if a waterproofing system or sump pump is not installed by Blackburn Foundation Repair.
5. Will not be responsible for putting fences back together if they need to be altered or taken down in order to get construction equipment onto the homeowner's property.

Customer Will

1. Move items at least 8 feet away from the work area for any interior work. If Blackburn Foundation Repair crews have to move personal items upon arrival to install the project a fee of \$625 per hour will be added to the final invoice, unless otherwise agreed to in writing. Blackburn is not responsible for any damages to homeowners belongings. Please discuss details with your Design Specialist. Also Customer MUST BE PRESENT for final project walk through to sign off, approving work completed. If customer is not there for final walk through and Blackburn has to return to address any issues a fee of \$625 an hour will be added to final invoice.
2. Mark any private lines that may be hidden underground, and assumes all liability if damage should occur to such lines. This includes Electrical, Propane lines, or any sewer and waterlines not marked by the utility companies.
3. Remove shower prior to installation or contractor will go around the shower if possible. Customer understands that there is no warranty behind shower or bathtub if not moved. Customer also understands that Blackburn is not responsible for damage to shower or tub in not moved.

Customer wants to restore/stabilize carriage house to be used as safe living space.

Project Blackburn will grade crawlspace to install smart jack system. Customer understands that the grading is to NOT achieve flat surface but to grade for smart jack system. Blackburn will install supplemental beam down the sides and center of the length of structure as indicated on drawing. Blackburn will install joist assist brackets on floor joists. Blackburn will install 15 smart jacks onto the supplemental beams. 5 jacks for each beam.

Customer understands that the smart jack solution will not close gap between retaining wall and carriage house at the rear/alley way side of the structure. Gap and deck repairs will need to be done by another contractor at customer's expense.

Limited Warranty

SmartJacks

SmartJacks – Contractor warrants that the SmartJacks will stabilize the affected area(s) against further settlement for life from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks. Additionally, the manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for life from the date of installation (see manufacturer's warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer. Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard.

Exclusions From This Warranty

Exclusions From This Warranty - This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior| waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration which includes penetrating the watertight system in any way with fasteners or for any other reason. To finish walls after WaterGuard System is installed it is required to use construction adhesive; 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) heave or any damages caused by it, and 10) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments 11) If full Cleanspace wall is not installed with WaterGuard Blackbun Foundation Repair cannot warrant against wall seepage. The only way to guarantee a leak free basement is the installation of the Cleanspace wall system with the Water Guard system.

ERV

ERV(s). Each ERV system comes with a 5 year parts replacement warranty, and a 10 year core replacement/repair warranty.

Dehumidifiers

Dehumidifiers. Contractor warrants that dehumidifiers will be free from Defects for 5 years from the original date of installation or Contractor will repair or replace the defective dehumidifier(s). For purposes of this Dehumidifier Limited Warranty, "Defect" means the failure of a dehumidifier to operate under normal use and service.

Sump Pumps

Sump Pumps. Contractor warrants that sump pumps will be free from Defects for 3 years from the original date of installation or Contractor will replace or repair the defective sump pump(s). For purposes of this Sump Pump Limited Warranty, "Defect" means the failure of a sump pump to operate under normal use and service. Contractor makes no warranty that the number and type of sump pumps installed are sufficient to handle the volume of water on the Property, and this Limited Warranty does not cover the cost of any additional sump pumps and sump pits determined to be necessary to handle such volume.

Warranty Effective

Warranty is in effect when job is completed and paid in full.

Water Control

If water from the floor wall joint passes through the perimeter water control system and onto the basement floor we will provide the additional labor and materials to fix the leak at no additional charge to the homeowner. This warranty applies to WaterGuard systems, along the specific areas where the system is installed. Said warranty will be in effect for the lifetime of the structure. This warranty may be transferred to future homeowners provided we are notified within 30 days of the real estate transfer. The water control system shall not rust, rot or corrode for as long as you own the home. If the entire perimeter of the basement was not treated, then additional work at additional charge could be necessary to extend the system or treat other areas or other problems not addressed by this work. In addition, a pump or power failure is possible, therefore this warranty is not a guarantee of a dry basement, as the scope of this work cannot guarantee that in all circumstances. This warranty shall not apply to: condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the walls over the system, window well flooding, plumbing leaks, surface water flooding, leaks from chimneys or garages, or efflorescence (white powder) on concrete. Contractor cannot be responsible for peeling paint, water once pumped from the house, dust created from installation, damage to hidden fuel lines or plumbing, or frozen discharge lines. Floor cracks are warranted against leakage with full perimeter WaterGuard systems. Primary AC operated sump pumps and DC back-up pumps are covered under a separate manufacturer's warranty which is 36 months from date of installation. Failure of any pump for any reason is outside the scope of this warranty. Back-up pumps that run off a battery, if not maintained, or that are called on to run beyond the current life of the battery, can fail. These systems are very much recommended, but cannot be relied upon to work in every situation. Annual maintenance is recommended, to find potential problems, but not required for this warranty to be in effect. Electrical work is not included in the contract and problems from electrical connections or lack thereof are disclaimed. Systems that drain to daylight cannot be warranted by the contractor if such drain: does not drain enough water, does not drain water from under the floor, clogs or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron gel or iron bacteria from the soil are rare, the contractor cannot be responsible for these situations, and that system will require cleaning, flushing or other service as necessary to keep it functioning for that particular situation. Wall cracks repaired with FlexiSpan are warranted against leakage for life. A CleanSpace, crawl space encapsulation system will isolate the home from the earth. The humidity level in the air will be lowered, reducing moisture needed for mold growth, however the encapsulation system does not claim to be a mold mitigation system. Wet crawl spaces require a drainage system, and a SmartSump system to remedy the problem with water below the CleanSpace liner. CleanSpace has a transferable lifetime warranty – there will be no charge for service calls on any tears or holes in the CleanSpace liner, in the unlikely event

Limited Warranty (Continued)

this occurs. Sump pumps are covered under a separate manufacturer warranty. Installation of the system does not include extending discharge lines, or electrical work unless specified. Contractor is not responsible for frozen discharge lines without an IceGuard, water once pumped from house, or condensation. THIS WARRANTY DOES NOT COVER, AND THE CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR WATER DAMAGE TO FLOOR COVERINGS, FURNITURE, STORED ITEMS, FINISHED WALLS AND OTHER OBJECTS INSIDE THE FOUNDATION. Contractor will not be responsible for any damages caused by mold, to include but not be limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects. Homeowner agrees to keep area dry and report all other obligations on contractor's part. There are no other warranties verbal or written.

System Installed

This warranty applies only to areas where the system was installed.

Items For Which Customer Is Responsible

Items For Which Customer Is Responsible – Customer is responsible for: 1) making full payment to the crew leader upon completion of the work; 2) preparing the work area for installation; 3) any finish carpentry, trim work, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc.; 5) maintaining positive drainage away from the repaired wall(s); 6) keeping gutters clean and in good working order; 7) directing downspouts a sufficient distance away from the repaired wall(s); 8) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

General Terms

General Terms – For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. THIS WARRANTY IS IN EFFECT IF THE JOB SPECIFIED IN THIS CONTRACT IS COMPLETED AND PAID IN FULL AND, ALTERNATIVELY, IS NULL AND VOID IF FULL PAYMENT IS NOT RECEIVED. CONTRACTOR DOES NOT WARRANT PRODUCTS NOT MENTIONED BELOW, BUT SOME OF SUCH PRODUCTS MAY BE COVERED BY A MANUFACTURER'S WARRANTY. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor's workers are fully covered by Workers' Compensation insurance.

Standard Exclusions Permitted By State Law

Standard Exclusions Permitted By State Law – This Foundation Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Some states do not allow the exclusion or limitation of certain warranties, so some of the above exclusions and limitations may not apply to Customer.

Multi-Family Radon Mitigation System

Multi-Family Radon Mitigation System

Unless otherwise noted in this Contract, the Radon Mitigation System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation. Additionally, Contractor warrants that upon installation of the System, the radon levels in the livable areas of the structure in which the System is installed will measure below 4 pCi/L: 1) for five (5) years from the date of installation for a System installed WITHOUT fan moisture guard; or 2) for ten (10) years from the date of installation for a System installed WITH fan moisture guard.

Should a radon test measure levels at or above 4 pCi/L in that timeframe, Contractor will, at no further cost to Customer, take whatever actions it deems necessary to reduce the levels to below 4 pCi/L or, at Contractor's discretion, may refund to Customer the price that Customer paid to The contractor for the System.

If noted on this Contract, the above warranty language is not applicable and the Contractor does NOT warrant that after completion of the work that the radon levels in the livable areas of the structure in which the System is installed will measure below 4 pCi/L. Should a radon test measure levels at or above 4 pCi/L after the completion of the work, Contractor can, at Customer's request, attempt further mitigation measures at an additional cost to Customer to reduce the levels to below 4 pCi/L although such reduction may not be possible.

Multi-Family Radon Mitigation System

Unless otherwise noted in this Contract, the Radon Mitigation System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation. Additionally, Contractor warrants that upon installation of the System, the radon levels in the livable areas of the structure in which the System is installed will measure below 4 pCi/L: 1) for five (5) years from the date of installation for a System installed WITHOUT fan moisture guard; or 2) for ten (10) years from the date of installation for a System installed WITH fan moisture guard.

Should a radon test measure levels at or above 4 pCi/L in that timeframe, Contractor will, at no further cost to Customer, take whatever actions it deems necessary to reduce the levels to below 4 pCi/L or, at Contractor's discretion, may refund to Customer the price that Customer paid to The contractor for the System.

If noted on this Contract, the above warranty language is not applicable and the Contractor does NOT warrant that after completion of the work that the radon levels in the livable areas of the structure in which the System is installed will measure below 4 pCi/L. Should a radon test measure levels at or above 4

Limited Warranty (Continued)

pCi/L after the completion of the work, Contractor can, at Customer's request, attempt further mitigation measures at an additional cost to Customer to reduce the levels to below 4 pCi/L although such reduction may not be possible.

Radon Resistant New Construction Depressurization System

Radon Resistant New Construction Depressurization System

Unless otherwise noted in this Contract, the Radon Resistant New Construction (RRNC) System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation.

The Radon Resistant New Construction Radon Mitigation System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation. Additionally, for an Active system (extraction fans installed) the Contractor warrants that after completion of the Work, the radon levels in the livable areas of the Structure will measure below 4 pCi/L for ten (10) years from the day the Work is installed. Should a radon test measure levels at or above 4 pCi/L after the completion of the Work and prior to the end of the ten (10) year period, Contractor will, at no further cost to Customer, take whatever actions it deems necessary to reduce the levels to below 4 pCi/L or, at contractor's discretion, may refund to Customer the price that Customer paid to Contractor for the System.

Soil Vapor Intrusion Mitigation

Soil Vapor Intrusion Mitigation

Unless otherwise noted in this Contract, the Soil Vapor Mitigation System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation.

The above warranty language is not applicable and the Contractor does NOT warrant that after completion of the work the airborne soil vapor contaminants of the structure in which the System is installed will measure below any specific level. Should airborne soil vapor contaminants measure at a level that is not at a low enough level, the Contractor can, at Customer's request, attempt further mitigation measures at an additional cost to the Customer to reduce the levels.

Operation, Maintenance, and Monitoring (OM&M) Procedures for post-installation of Soil Vapor Intrusion Mitigation System via Sub-Slab Depressurization and/or Sub-Membrane Depressurization. It is recommended that the Contractor will perform both a visual and performance inspection of each installed fan system, to ensure their continued and proper operation. This inspection will be performed by Contractor for a maintenance fee schedule charge in addition to this proposal.

A visual inspection will include assurance the ducting, connections, attachments and other installation related hardware remain securely fastened. A performance inspection will also be conducted, which will include a visual inspection of the extraction fan(s) and its housing but will also include confirmation of their proper operation by viewing the installed Pressure Differential Gauge (manometer) attached to the system at the time of installation.

These inspections will be performed on an annual basis within 30 days of the anniversary date of the initial installation.

Soil Vapor Sampling measurements or any other air sampling measurements are not included in this proposal.

Radon System

If a Radon System is installed; the Radon Mitigation System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation. Additionally, Contractor warrants that after completion of the Work, the radon levels in the livable areas of the structure will measure below 4 pCi/L for ten (10) years from the day the System is installed. Should a radon test measure levels at or above 4 pCi/L after the completion of the Work and prior to the end of the ten (10) year period, Contractor will, at no further cost to the Customer, take whatever actions it deems necessary to reduce the levels to below 4 pCi/L or, at the Contractor's discretion, may refund the Customer the price that Customer paid to Contractor for the System.

Unless otherwise noted in this Contract, the Radon Mitigation System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation. Additionally, Contractor warrants that upon installation of the System, the radon levels in the livable areas of the structure in which the System is installed will measure below 4 pCi/L: Contractor will, at no further cost to Customer, take whatever actions it deems necessary to reduce the levels to below 4 pCi/L or, at Contractor's discretion, may refund to Customer the price that Customer paid to Contractor for the System.

Notice of Right to Cancel

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:

1. The date of the transaction, which is: _____ or
2. The date you received this notice of cancellation.

How to Cancel

If you decide to cancel this transaction, you may do so by notifying us in writing at:

Blackburn Foundation Repair

www.blackburnbasementrepair.com
 26071 Brower Cir.
 Hartford SD 57033

You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

I Wish to Cancel

Owner's Signature

Date

Owner's Signature

Date

The undersigned acknowledges receipt of the two copies of the Notice of Right to Cancel.

Owner's Signature

Date

Owner's Signature

Date

Project Recommendations

Project 2

Qty	Product Name
-----	--------------

Floors: Permanently Stabilize Floors

60	Supplemental Beam Install a supplemental beam as indicated on job drawing.
----	---

15	SmartJack 350 SmartJack 350 with Baseplate
----	---

Floors: Custom

1	Regrading Dirt Regrading Dirt
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Total Investment	\$15,050.00
Taxes	\$307.17
Total Contract Price	\$15,357.17

Date: July 07, 2025

Case No. 250119
Address: 825 Main

Staff Report

The applicant has submitted an application for Project Approval for work at 825 Main , a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Grace Lutheran Church
Owner: GRACE LUTHERAN CHURCH
Constructed: c 1920

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 contributing resource to the National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the garage doors with metal doors, same design.

Attachments: No

Plans: No

Photos: No

Staff Opinion:

The proposed work and changes does 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. 950119☐ Project Approval☐ Certificate of AppropriatenessDate 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: 325 Main

Historic Name of Property (if known): Grace Lutheran Church

APPLICANT INFORMATION

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

Owner's Name: Grace Lutheran Church

Address: [REDACTED]

City: D _____

Telephone: _____ Fax: _____

E-mail: _____

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: High Plains Remodel

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

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

Paint Garage and replace existing garage doors with metal door, same design

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

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) 722-0786



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

MEMORANDUM

Date: July 2, 2025
To: Deadwood City Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Re: 85 Charles Street – Doors and Windows

The Deadwood Historic Preservation Office solicited several quotes for the exterior work at 85 Charles Street. Our office received two quotes (attached) from HGH Construction, Inc. and Stone Shield Construction for supplying and installing new windows and doors in preparation for siding and porch construction.

The apparent low quote for Sierra Pacific windows and doors along with the installation is HGH Construction in the amount \$76,153.28.

Staff has reviewed these quotes and recommends their approval.

RECOMMENDED MOTION:

Move to approve hiring HGH Construction, LLC to supply and install new windows and doors at 85 Charles street for a cost not to exceed \$76,153.28 to be paid out of HP Capital Assets line item.

85 Charles Street Remove and Replace Windows and Doors



HGH Construction, llc

PO Box 1213

Spearfish, SD 57783

Contact: Quentin Geddes

Phone: 605-641-5808

Fax:

Quote To: City Of Deadwood

Job Name: 85 Charles Street

Phone:

Date of Plans:

Fax:

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	General Conditions	1.00	LS	12,149.54	12,149.54
2	Remove and Replace Windows and Doors	1.00	LS	64,003.74	64,003.74
GRAND TOTAL					\$76,153.28

NOTES:

Proposal is for

- Removal of existing Windows and Doors
- Supply and install new Sierra Pacific windows and doors per plans
- Dumpsters for construction
- Temp Toltit

Excludes

- At this time quote excludes any exterior grading/landscaping/concrete sidewalk. City of deadwood to determine if retaining wall will be needed.(can Provide quote at later date)
- city to supply compaction test before concrete piers are poured. (during site visit it was determined that soil was not compacted around the house from foundation work)
- patching of foundation that needs completed (can provide quote at later date)
- Roofing (can provide quote at later date)
- Any work in the interior of building

Notes

- If any sheathing or framing is determined to have rot on the exterior once existing siding is removed it will be addressed with a change order to the City.
- 6- 8 week lead time on windows, doors and siding

Stone Shield Construction

709 Crook City Rd
Whitewood, SD 57793**Estimate**

Date	Estimate #
6/19/2025	85 Charles

Name / Address
City of Deadwood Historic Preservation Office 108 Sherman Street Deadwood SD 57732

			Project
			Windows/Doors
Description	Qty	Rate	Total
Framing/Windows/Doors/Material		80,899.96	80,899.96
Miscellaneous framing labor/window alteration		5,000.00	5,000.00
Estimated Excise Tax		1,753.23	1,753.23
Total			\$87,653.19