

Historic Preservation Commission Agenda

Tuesday, January 21, 2025 at 2:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. HP Meeting Minutes 01/08/25
4. **Voucher Approvals**
5. **HP Programs and Revolving Loan Program**
 - a. HP Revolving Loan Requests
 - Sean & Tiffany Byrne - 20 Denver - Loan Extension
 - Robert & Cynthia Bailey - 51 Highland - Loan Request Approval
 - Heath Wolfe - 35 Jackson - Loan Request Approval
 - b. Historic Preservation Program Application
 - Bob & Cindy Bailey - 51 Highland Avenue - Foundation Program
6. **Old or General Business**
 - a. Permission to enter into contract Donald Toms as an independent contractor to index and transcribe Lawrence County Tax Records at a cost not to exceed \$8,000.00 (To be paid from HP Archives budget).
 - b. Permission to contract with Rene Boen for NAGPRA consultation and professional services for archaeological collections in the amount not to exceed \$5,000.00. (To be paid from HP Public Education)
 - c. Permission to contract with Bob Bozell from Omaha, NE for faunal analysis and final report for the Four-Points Archaeological Collection in the amount of \$2,500.00. (To be paid from HP Public Education line item)
 - d. Recommend hiring the Branding Iron Bistro in Pierre, SD to cater the legislative lunch at the capitol on January 24, 2025 in an amount not to exceed \$3,500. (To be paid from HP Public Education)
 - e. Approve change order for foundation repair at 85 Charles Street for unforeseen work at a cost not to exceed \$12,800.00.
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. PA 250004 - Pat Mollman - 171 Charles Street - Construct Lean-to on right side of structure

[b.](#) PA 250005 - Iver & Monica Gibbs - 850 Main - Replacing decking on screened-in porch

[c.](#) PA 250006 - Lee Harstad - 388 Main Street - Install egress window in basement

[d.](#) PA 250007 - Bob & Cindy Bailey - 51 Highland - Repair Foundation

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.](#) Fassbender Newsletter - 4th Quarter 2024

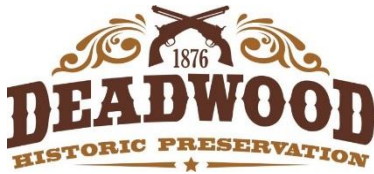
[b.](#) 2024 Annual Report from City Archives & Archaeology

11. **Committee Reports**

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

12. **Adjournment**

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



Historic Preservation Commission Minutes

Wednesday, January 08, 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 January 8, 2025, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede
 HP Commission Vice Chair Vicki Dar
 HP Commissioner Molly Brown
 HP Commissioner Jesse Allen
 HP Commissioner Anita Knipper
 HP Commissioner Tony Williams

City Commissioner Blake Joseph

ABSENT

HP Commissioner 2nd Vice Chair Trevor Santochi

STAFF PRESENT

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

Susan Trucano, Neighborworks

3. Approval of Minutes

a. HP Meeting Minutes 12/23/24

It was motioned by Commissioner Williams and seconded by Commissioner Brown to approve minutes of the December 23, 2024, meeting. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.

4. Voucher Approvals

a. HP Operating Vouchers 2024

It was motioned by Commissioner Williams and seconded by Commissioner Brown to approve HP Operating Vouchers 2024 in the amount of \$45,960.43. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.

b. HP Operating Vouchers 2025

It was motioned by Commissioner Williams and seconded by Commissioner Brown to approve HP Operating Vouchers 2025 in the

amount of \$25,494.74. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.

- c. HP Grant Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Brown to approve HP Grant Vouchers in the amount of \$14,229.60. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.

- d. HP Revolving Loan Vouchers 2024

It was motioned by Commissioner Williams and seconded by Commissioner Brown to approve HP Revolving Loan Vouchers 2024 in the amount of \$3,313.85. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.

- e. HP Revolving Loan Vouchers 2025

It was motioned by Commissioner Williams and seconded by Commissioner Brown to approve HP Revolving Loan Vouchers 2025 in the amount of \$30.00. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Request

Edwin & Anita Smith - 12 Dakota - Forgive Loan

It was motioned by Commissioner Dar and seconded by Commissioner Brown to approve request for loan forgiveness of 12 Dakota – Edwin & Anita Smith. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.

6. Old or General Business

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

9. Items from Citizens not on Agenda

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

- a. Update on 175 Sherman Street - Landmark Sign project

Mr. Kuchenbecker shared that the owners of 175 Sherman have found photos of the gas station signage that used to be displayed at their building. They are working on purchasing or reproducing one that looks like the Tydol sign that was used in the past.

10. Staff Report

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

- a. The January 22, 2025, Historic Preservation Commission meeting has been moved to Tuesday, January 21, 2025, at 2:00 p.m. due to the South Dakota Governor's Conference on Tourism.

48 Taylor – Fence is up, ready for masonry work.

5 Harrison – Wall complete except masonry.

FEMA Water Street – open to traffic, will have final walk-thru on Monday, January 13.

2025 Retaining Walls – met with engineer and identified RW projects for 2025.

85 Charles – main concrete poured.

Senior Center/Akrop bldg. – gathering architectural ideas for building.

11. Committee Reports

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

Commissioner Dar: Wine, Cheese, and Chocolate Walk coming in February, Dueling Duo in March.

Commissioner Allen: Naming trails in Fuller property, Applying to apps for showcasing new trail system.

Commissioner Williams: Vacation beginning January 19.

12. Adjournment

The HP Commission meeting adjourned at 4:16 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant

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



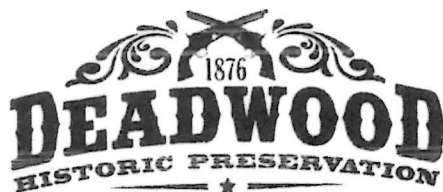
Kevin Kuchenbecker
Planning, Zoning and
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

Date: January 17, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Application

The following Historic Preservation Program application was submitted for approval. The Loan Committee reviewed this request and recommended approval.

- Bob & Cindy Bailey – 51 Highland Avenue – Foundation Program
This property is owner occupied, contributing. The applicant has submitted the required project approval form and quotes for the project. Staff as well as the Loan Committee has determined the proposed project, and the applicant meets the criteria for the Programs. Staff will coordinate with the applicant during the proposed project.



Owner Occupied - See form
 Application Fee Received if owner occupied
 Non-owner Occupied
 Assessed Value of Property 107,030.00
 Verified Lawrence County Dept. of Equalization
 Date: 1/8/25 Initials: BA

Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

51 Highland Ave.
Deadwood, SD 57732

Please attach the legal description of the property.

2. Applicant's name & mailing address:

Bob & Cindy Bailey
2 Rockvale Lane
St. Louis, MO 63131

Telephone: (571) 733-8006

E-mail: brcbailey@me.com

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

N/A

Telephone: () -

E-mail BA

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 X2 Lifetime Preservation
- Retaining Wall Program

5. Contractor

Billy Schlosser (605) 490-5854
Sunken Foundation Solutions
Jared Anderson & Jerry Bryant (605) 348-5212
Action Mechanical
Adam Tydz (605) 464-0017 / Ryan Koib (605) 490-2024
Tycz Electric / Armour Roofing
Tree Wise Men (605) 641-6339

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	\$19,000	See contract description for details. Cost estimate = \$70K.
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home	\$10,000	Foundation stabilization & restoration. See scope in contract description. \$70K
Revolving Loan	\$25,000 \$25,000	Life Safety Loan: Replace & renew complete electrical, HVAC & plumbing. Preservation Loan: Roof replacement (see bid). Foundation bid. Tree removal bid.
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: Robert E. Bailey Jr.

Date submitted: 1 / 7 / 2025

Owner's signature: Robert E. Bailey Jr.

Date submitted: 1 / 7 / 2025

Legal Description Attachment

Lots 3, 4, 5 and 6, Block 5, Highland Park Addition to the City of Deadwood, and Lots 5, 6, 7, 8 and 9, Block 6, Highland Park Addition to the City of Deadwood, Lawrence County, South Dakota, according to Plat recorded in Plat Book 1 page 135, and a part of vacated alley set forth in Resolution recorded as Document No. 2002-01437

Sunken Foundation Solutions

QUOTE

605-490-5854
 1925 Hill St
 Sturgis, SD 57785



Bill To
 Bob Bailey
 571-733-8006
 51 Highland Ave
 Deadwood, SD
 Bncbailey@me.com

Quote # 1335
Quote Date 12/19/2024

DESCRIPTION	AMOUNT
<p>Demo all of the framed walls, floor, windows and ceiling in the basement- while supporting the floor above.</p> <p>The one small window on the north side will be filled in with stone and mortar.</p> <p>Will lift and level the house off the foundation to make room to replace sill plate and rim joist- we will level the house as best as possible.</p> <p>— We will tear down and rebuild the small section of stone on the south side where it's falling apart and leaning outward.</p> <p>Chip out every joint on the stone and re-tuck point with new mortar.</p> <p>From inside the basement, we will coat the entire stone walls with mortar and then spread stucco base coat and carbon fiber mesh to help stabilize the stone foundation and give the wall structural strength- we will also wrap the base and mesh around the insides of each window.</p> <p>Install an I-Beam under the load bearing wall in the basement - we will pour a concrete footing on the ground that will be lined up directly below the new I-Beam.</p> <p>Pour a concrete floor in the basement with rebar in it- the concrete floor we be poured over the concrete footing.</p> <p>Add what jack posts are needed to support the new I-Beam and the weight above it.</p> <p>— Correct the drainage around the house by cutting the soil down on the north side of the house to create a swale to flush water away and on the east and south side we will build up the grade against the concrete stoop to flush water away and the help stabilize the stoop from settling/pulling away from the house anymore.</p> <p>— Will replace each window header with steel and the laying stone in above it.</p> <p>Note: Customer to figure up what size/style I-Beam is needed- This quote will not include paying for I-Beam, Only the installation.</p>	68,000.00

Subtotal	68,000.00
Excise Tax 2.0%	1,360.00
TOTAL	\$69,360.00

Terms & Conditions

50% deposit due 1 week prior to start date- \$34,680.00
Remaining 50% due upon the day of completion- \$34,680.00



Date: 12/19/2024
 Submitted To:
 Job Name: Bob Bailey
 Location: 51 Highland ave Deadwood SD 57754
 Contact Number: 571-733-8006

Scope of Work (Base Bid)- material & labor

To install a new American Standard 60,000 btu 96% furnace and a 2.5 ton a/c with ductwork. This includes installation of new placed in the new mechanical room in the basement. new indoor coil placed on top of the new furnace to connect to a new outdoor unit placed on a pad on the west side of the house with a new lineset. new supply air return air trunklines ran through the basement with new supply air and return air runs branched off to feed the house. pvc venting to be ran outside for the furnace. T10 wifi thermostat. condensate pump with vinyl register and grilles venting for the two bathroom exhaust fans, dryer and range. linchide and linesets for customer provided mini split. sealant. startup and all labor to complete.

*this does not include electrical, plumbing, exhaust fans or permit

*this equipment has a 10yr parts warranty and Action Mechanical covers the first yr of labor

EXCLUSIONS: PAINTING, PATCHING, ROOFING, ELECTRICAL, GAS PIPING AND SHEET ROCK REMOVAL

BASE BID 533,765.00 Terms: 50% Down and 50% upon completion

***ALL INVOICES 31 DAYS PAST COMPLETION WILL BE TURNED OVER TO COLLECTIONS AND SUBJECT TO A 35% FINANCE CHARGE**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, wind damage and other necessary insurance. Our workers are fully covered by workman's compensation insurance.

Action Mechanical, Inc.


 Jared Anderson
 Cc: File

This proposal is valid for 30 days from date listed above.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are Authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

605.348.5212 | 1856 Lombardy Drive Rapid City, SD 57701 | **ActionMec.com**



12/23/2024

bncbailey@me.com

bob bailey
51 highland ave
571-733-8006

Scope of Work (Base Bid)- material & labor

estimate to add waste,water ,venting and gas for house remodel. Customer to provide faucets,fixtures and appliances
set trim when ready

EXCLUSIONS: PAINTING, PATCHING, ROOFING, ELECTRICAL

BASE BID \$12,550.00

Terms: 50% Down and 50% upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any Alterations or deviations from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, wind damage and other necessary insurance. Our workers are fully covered by workman's compensation insurance.

Action Mechanical, Inc.

JERRY BRYANT
Cc: File

This proposal is valid for 30 days from date listed above.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are Authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

605.348.5212 1856 Lombardy Drive **ActionMec.com**
Rapid City, SD 57701



Electrical Estimate

Submitted To:

Date: 01/05/2025

Name: Bob Bailey - Residence

Phone: (571) 733-8006

Email: bncbailey@me.com

Street: 51 Highland Avenue

City: Deadwood

State: SD

Zip: 57732

This proposal subject to review in 30 days from above date. We hereby submit specifications and estimates for:

- Installation of a Square D 200A meter main on the exterior of the home with a Square D 200A 40 circuit main lug panel to be installed in the mechanical room/basement(20' of 4/0 SER cable between meter main and panel location), wiring of finished areas and code required devices in unfinished areas.
- Electrical connections, by us, to standard equipment provided by others is included in price.
- Electric appliances(i.e. furnace, stove, WH, etc.) and a 50A Air Conditioner or Split-System circuit is assumed in the estimate.
- Cat5e/Coax cable for TV locations run to the mechanical room included in price.
- Temporary panel for construction use is included in price and will be arranged to be energized once down payment is received.
- Under cabinet LED lighting in kitchen/kitchenette is included in the price(up to 30' & 2 drivers).

Estimate is based on a 3 bedroom/2.5 bath layout w/1 full kitchen on main and 1 kitchenette in basement.

**This estimate does not include any of the following:

- Excavation, material or labor for bringing electrical service to the structure.
- Any light fixtures with the exception of recessed can lights, closet motion lights and keyless light bases unless noted otherwise.
- Venting of bathroom exhaust fans.
- Any patching/painting of drywall, concrete/pavement, etc. or rental equipment if needed to complete the project.
- Any applicable taxes and permit fees to be calculated at the time of billing (i.e. Excise Tax).

TOTAL PRICE: \$ 14,918.40

We hereby propose to furnish labor and material for the sum of: \$ 14,918.40

All work to be completed in a workmanlike manner according to specifications/owner direction. Any alteration or deviation from the above scope of work involving extra costs, will be executed only upon written change orders, and will become an extra charge over and above the above quote. All applicable taxes and inspections are included unless noted otherwise. Payment and material bond not included unless specifically stated.

Authorized Signature Adam Tycz

Digitally signed by Adam Tycz
DN: cn=L.S. Bynozinski, o=Tycz Electric LLC,
ou=General, email=tycz@tyczelectric.com,
c=US, 2025.01.05 13:22:23 -0700

ACCEPTANCE OF PROPOSAL By: _____

Payment to be made as follows: 50% to be paid before work commences, additional 30% due upon completion of rough-in inspection, remainder of balance to be paid net 30 upon completion of final inspection.

The above prices, specifications, terms and conditions are satisfactory and agreed to, and are hereby accepted. Tycz Electric is hereby authorized to do the work as specified. Payment will be made as outlined above.

Accepted By: _____ Date: _____
Signature

Tycz Electric
Sturgis, SD 57785
(605) 464-0017
tyczelectric@gmail.com

From: Ryan Kolb roofingarmour01@gmail.com
Subject: Class 4 Contract
Date: Dec 18, 2024 at 12:31:50 PM
To: bncbailey@me.com

Bob,

I have attached the Class 4 Shingle Contract for your review. I have also attached our Proof of Insurance. Please reach out if you have any questions.

Have a great day,
Stephanie Edwards

--

Ryan Kolb
Armour Roofing & Construction, LLC

(605) 490-2034 Office
(605) 941-9292 Cell
www.armourroofingsd.com



Armour Roofing & Construction
521 32nd St Suite #1
Spearfish, SD 57783



Office: 605.490.2034
Cell: 605.941.9292
Email: roofingarmour01@gmail.com

This agreement is subject to insurance company approval of payment and will be null and void if claim is denied.

Date 12-18-24 Insurance Company _____
Property Owner Bob Bailey Phone # _____
511-11

Street 51 Highland Adjuster Name _____
 City Deadwood State SD Zip _____ Phone # _____
 Home # _____ Work # _____ Claim # _____
 Cell # 571-733-8006 Fax # _____ Supplement: YES NO X
 Email bncbailey@me.com Armour Roofing & Construction, LLC Specialist _____

Phases of work to be completed:	Payment Schedule
<input checked="" type="checkbox"/> Roof: Layer # <u>2</u> Squares <u>14</u> Shingle <u>GAF Class 4</u> Color <u>Charcoal</u> DripEdge (LF) <u>60</u> Color <u>Black</u> Gutter Apron (LF) <u>70</u> Color <u>Black</u> <input type="checkbox"/> Gutters: (LF) _____ Downs (LF) _____ Color _____ Size _____ <input type="checkbox"/> Siding: Squares _____ Color _____ <input type="checkbox"/> Windows/Doors: Qty _____ <input type="checkbox"/> Soffit/Fascia: (LF) _____ Color _____ <input type="checkbox"/> Door Wraps: (LF) _____ Color _____	TOTAL PROJECT AMOUNT \$ <u>10,150.00</u> AMOUNT 1ST CHECK \$ <u>5,075.00</u> AMOUNT FINAL CHECK \$ <u>\$279.42</u> EXCISE TAX \$ <u>204.42</u> TOTAL REPLACEMENT \$ <u>10,354.42</u>

SPECIAL INSTRUCTIONS: R+R Roof Shingles + Redeek.
Replace with GAF Timberline ASTL Class 4 Shingle.

TERMS

This agreement DOES NOT OBLIGATE THE PROPERTY OWNER OR ARMOUR ROOFING & CONSTRUCTION IN ANY WAY UNLESS PAYMENT FOR PROPERTY DAMAGE IS APPROVED BY THE INSURANCE COMPANY AND ACCEPTED BY ARMOUR ROOFING & CONSTRUCTION. IF PROPERTY OWNERS INSURANCE DISALLOWS CLAIM, THEN THIS CONTRACT IS NULL AND VOID. By signing this agreement the property owner authorizes ARMOUR ROOFING & CONSTRUCTION to pursue property owner's interest for restoration of damage at a "Price Agreeable" to ARMOUR ROOFING & CONSTRUCTION. When "Price Agreeable" above is determined it shall become the final contract price. ARMOUR ROOFING & CONSTRUCTION will invest its time and expertise in assisting the property owners with claim. **PROPERTY OWNER AUTHORIZES THE INSURANCE COMPANY TO MAKE A DIRECT PAYMENT TO ARMOUR ROOFING & CONSTRUCTION FOR THE WORK PURSUANT TO THE CLAIM, INCLUDING ALL SUPPLEMENTS AND RECOVERABLE DEPRECIATION.** (Total negotiated insurance proceeds include deductible, actual cash value, replacement cost value, recoverable depreciation, supplements, and all other monies paid by the insurance company.)

Date of Contract Acceptance _____

Customer Signature _____ Armour Roofing & Construction Representative _____

Printed Name _____ Printed Name _____

Acceptance Date _____ Acceptance Date _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
 07/25/24 9:15AM

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to

the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Gaslamp Insurance Services, LLC Brent Nelson 2244 Faraday Avenue #125 Carlsbad, CA 92008	CONTACT NAME: Customer Service Department PHONE (A/C, No, Ext): (800) 920-4125 FAX (A/C, No): (800) 920-4107 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: Sulton Specialty Insurance Company 16848 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
---	---

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD. WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
X	COMMERCIAL GENERAL LIABILITY		ISCP04000036486	07/25/2024	07/25/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$1,000,000
A	CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					
	GENL AGGREGATE LIMIT APPLIES PER:					
X	POLICY PROJECT LOC					
	OTHER:					
	AUTOMOBILE LIABILITY					
	ANY AUTO					COMBINED SINGLE LIMIT (Ea accident) \$
	ALL OWNED AUTOS	SCHEDULED AUTOS				BODILY INJURY (Per person) \$
	HIRED AUTOS	NON-OWNED AUTOS				BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB	OCCUR				EACH OCCURRENCE
	EXCESS LIAB	CLAIMS MADE				AGGREGATE
	DED	RETENTION \$				\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY					
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N				PER STATUTE
	If yes, describe under DESCRIPTION OF OPERATIONS below	N / A				OTH-ER
						E.L. EACH ACCIDENT \$
						E.L. DISEASE - EA EMPLOYEE \$
						E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Verification of Coverage
 Subject to all policy terms, exclusions and conditions

CERTIFICATE HOLDER Verification of Coverage	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Bruce Carlile <i>Bruce L. Carlile</i>
---	---



P.O. Box 861 | Spearfish, South Dakota 57783
 6056416339 | bhtreewise@gmail.com | www.bhtreewise.com

RECIPIENT:

Bob Bailey
 51 Highland Avenue
 Deadwood, South Dakota 57732

Quote #1563	
Sent on	Jan 07, 2025
Total	\$3,026.70

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	Takedown of large pine tree next to structure, haul away all material	1	\$1,800.00	\$1,800.00
Tree Removal	Takedown of smaller pine, haul away material	1	\$800.00	\$800.00
Stump Removal	Grind stump of larger pine tree next to house.	1	\$250.00	\$250.00

This quote is valid for the next 30 days, after which values may be subject to change.

Subtotal	\$2,850.00
Deadwood Sales Tax (2.0%)	\$57.00
State Sales Tax (4.2%)	\$119.70
Total	\$3,026.70

CERTIFICATION OF OWNER-OCCUPIED DWELLING APPLICATION SDCL 10-13-39; 10-13-39.3

Completed forms must be submitted to your **county director of equalization by March 15.**

Eligible owner-occupied properties include any house, condominium, townhouse, duplex, triplex, fourplex, manufactured, or mobile home. This includes an attached or unattached garage and the parcel of land on which the structure is situated. Contact your local County Director of Equalization if you have questions about completing this form.

APPLICANT INFORMATION

PROPERTY OWNER FIRST NAME <i>Robert E. & Cynthia L.</i>	LAST NAME <i>Bailey</i>	EMAIL <i>bncbailey@me.com</i>	
MAILING ADDRESS <i>2 Roclare Lane</i>	CITY <i>St. Louis</i>	STATE <i>MO</i>	ZIP CODE <i>63131</i>
PROPERTY ADDRESS <i>51 Highland Ave. Deadwood, SD 57732</i>	COUNTY <i>Lawrence</i>	PHONE NUMBER <i>571-733-8006</i>	

I owned/purchased this property on this date: *11/27/24*. It will be my principal residence on this date: *6/1/25*

My parent(s) live(s) at this property. YES () NO

My adult child with a disability lives at this property. YES () NO

I own another residential property in South Dakota. YES () NO . If yes, list county: _____

Is any part of the property used as anything other than a single-family dwelling? YES () NO

If yes, state the purpose: (ex. rental, commercial, etc.) *N/A* Percentage used for purpose: _____%

I hereby state that the above information is correct to the best of my knowledge. Furthermore, I acknowledge that this is the only single-family, owner-occupied dwelling for which I am requesting certification. I further understand that submission of falsified information on this form is perjury and constitutes a class 5 felony punishable by five years in jail and/or a \$5,000 fine.

PROPERTY OWNER OR LEGAL REPRESENTATIVE SIGNATURE <i>Robert E. Bailey</i>	DATE <i>12/17/24</i>
---	-------------------------

DIRECTOR OF EQUALIZATION OFFICE USE ONLY

LEGAL DESCRIPTION OF PROPERTY
PARCEL NUMBER(S)

THE REQUEST FOR PROPERTY TO BE CLASSIFIED AS OWNER OCCUPIED IS:
() APPROVED () DENIED () ACKNOWLEDGE RECEIPT: Your request will be reviewed _____

NOTES/REASON FOR DENIAL

DIRECTOR OF EQUALIZATION OFFICE SIGNATURE <i>Brett Runge</i>	DATE <i>12/17/24</i>
---	-------------------------

cannot not owner occupied for this year but they will be app



MEMORANDUM

Date: January 14, 2025
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **2025 City of Deadwood Ledger Indexing Project**

The City Archives is requesting permission to enter into a contract with Donald Toms of Lead, South Dakota to index the Lawrence County Tax Records (1913 – 1920) as part of the 2025 ledger indexing project. In 2025, the Deadwood Historic Preservation Commission allocated \$8,000.00 from the City Archives budget to index the next installment of the Lawrence County ledgers that have been microfilmed and digitized in 2022.

These tax ledgers provide a tremendous amount of insight into the families that once lived in Deadwood and Lawrence County. If approved, the City Attorney will develop a contract for this project.

RECOMMENDATION:

Allow the City Archives to enter a contract with Donald Toms, independent contractor, to index the Lawrence County Tax Records (1913 – 1920) as part of the 2025 ledger indexing project. The cost for this project will not exceed the amount of \$8,000.00. This is a 2025 City Archives budgeted project.

CONTRACT BETWEEN CITY OF DEADWOOD
AND
INDEPENDENT CONTRACTOR

This Agreement, dated the ____ day of January, 2024, is between the CITY OF DEADWOOD - ARCHIVES, a department within the City of Deadwood, with its business offices at 108 Sherman Street, Deadwood, South Dakota 57732, hereinafter referred to as “ARCHIVES” or “CITY,” and Donald Toms of Lead, South Dakota hereinafter referred to as “INDEPENDENT CONTRACTOR” or “IC.”

The purpose of this Contract is to set forth the terms and conditions of the agreement between ARCHIVES and IC for services related to the preparation of an indexed database and the transcription of Lawrence County Tax Records as related to the history of Deadwood/Lawrence County, South Dakota.

WITNESSETH

WHEREAS, the parties hereto desire to enter into an agreement whereby IC agrees to create and provide to the City of Deadwood Archives an indexed database consisting of Lawrence County Tax Record ledgers,

WHEREAS, IC has the experience and expertise to create and prepare the indexed database and meet the other requirements and obligations of this contract.

Based on the covenants, representations and mutual understanding and agreement of the parties, ARCHIVES and IC, agree as follows:

1. The parties agree that it is the IC’S responsibility to provide his own office space and equipment and pay all necessary taxes and

2

insurance including Social Security and workmen's compensation insurance.

2. IC shall create and provide CITY with one (1) digital copy of the transcribed materials along with the original files in good working order.
3. IC shall submit one (1) voucher for each completed indexed ledger for payment to the ARCHIVES. All materials and vouchers shall become the property of the City of Deadwood.
4. CITY shall select all materials and topics.
5. ARCHIVES shall pay the IC at the rate of Six-Hundred (\$600.00) Dollars per completed ledger. IC shall complete ledgers by December 31, 2025 for a total not to exceed Eight Thousand (\$8,000) Dollars.
6. IC may not subcontract any portion of this contract or any portion of the work.
7. ARCHIVES may terminate this contract upon giving IC five (5) days' written notice of its intent to terminate. IC may terminate this contract for any reason upon thirty (30) days' written notice.
8. In performance of the work hereunder, IC understands and agrees it is an independent contractor and this contract shall not be construed as creating any type of relationship including but not limited to, principal and agent or employer and employee between CITY and IC. The IC shall not have authority to hire any person on behalf of ARCHIVES.
9. IC hereby agrees to indemnify, defend and hold harmless CITY, its employees and authorized representatives from and against any and all suits, claims, actions, legal and administrative proceedings, demands, damages, liabilities, costs and expense including attorney's fees arising out of or in connection with any conduct or work of the IC or anyone acting under the IC'S direction, control or on IC'S behalf in connection with or incident to the work or otherwise.
10. This agreement and the rights and obligations of the parties hereunder shall be interpreted, construed and enforced in accordance with the laws of the State of South Dakota.

11. This Agreement constitutes the entire agreement of the parties on its subject. There are no other terms, conditions or understandings of any kind or nature expressed or implied.

IN WITNESS WHEREOF, the Deadwood City Commission and the Deadwood Historic Preservation Commission, having duly approved this Contract, have caused this Contract to be executed in their behalf; thereunto duly authorized, attested thereto by the finance officer and have hereto attached the official seal this ___ day of January, 2025.

CITY OF DEADWOOD - ARCHIVES

Dated this ___ day of _____, 2025.

CITY OF DEADWOOD

By: _____
David R. Ruth, Jr., Mayor

ATTEST:

Jessica McKeown
City Finance Officer

Dated this ___ day of _____, 2025.

Donald Toms, Independent Contractor

State of South Dakota _____)



MEMORANDUM

Date: January 16, 2025
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **2025 Contract for Professional Services, Renee Boen**

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

As part of this agreement, Ms. Boen will review and make recommendations concerning the City's Native American collections at the Days of 76 Museum. She would also review and make recommendations on the archaeological storage facility, aide and assist in the development of policies and procedures for the archaeological storage facility and its holdings and provide technical assistance in the long-term storage of archeological collections at City Hall. Funding for this retainer would come from the 2025 HPC Archaeology budget.

RECOMMENDATION:

Allow the City Archives to enter into a contract with Renee Boen of Rapid City, South Dakota for professional services as related to the City's Native American and archaeological collections. This retainer will not exceed \$5,000.00 and will come from the 2025 HPC Archaeology budget.



MEMORANDUM

Date: January 14, 2025
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: RE: 2025 FourPoints Hotel Faunal Analysis Project

The City Archives is requesting permission to hire independent contractor John R. Bozell of Omaha, Nebraska to complete and submit the final report for the 2019-2020 FourPoints Hotel archaeological faunal assemblage.

In 2024, Bozell was hired by the Deadwood Historic Preservation Commission to review and identify the nine (9) boxes of bone from the above-mentioned assemblage. As of December 31, 2024, Mr. Bozell completed the inventory of bone and submitted a preliminary report and Excel spreadsheet of work.

Under this new agreement, Mr. Bozell will accomplish the following items to finish this project:

1. Develop and include statistical tables, graphs and narrative for final report
2. Provide a finalized Excel spread sheet
3. Photograph portions of the assemblage
4. Separate out swine mandibles for future micro-botanical analysis by other consultants
5. Submit the final report by April 1, 2025
6. Deliver the nine boxes to Sioux Falls, SD on April 24-25, 2025

If approved the funding for this project will come out of the 2025 HP Archaeological line item.

RECOMMENDATION:

Enter a contract with John R. Bozell of Omaha, Nebraska to finish the faunal report. The cost for this project will not exceed the amount of \$1,000.00 and will come out of the 2025 HP Archaeological budget.

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: January 17, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Re: Funding Request for Legislative Deadwood Day Meal Cost

The City of Deadwood and the Historic Preservation Commission sponsor will be sponsoring a lunch during the South Dakota Legislative session. This year's event will be on Friday, January 24, 2025. The Branding Iron Bistro, Pierre, SD, is catering the meals for this event.

Staff is requesting the Historic Preservation Commission recommend to the City Commission to hiring the Branding Iron Bistro to provide lunch for a cost of \$2,931.25 during Deadwood Day at the capital.

Recommended Motion: *Recommend to the City Commission to \$2,931.25 in expenditures associated with Deadwood Day at the Capitol including hiring the Branding Iron Bistro to provide lunch on January 24 2025, to be paid out of Visitor Management Advocate line item (215) 4572-235.*

Bonny Anfinson

From: Pamela Metzinger <brandingironbistro@icloud.com>
Sent: Wednesday, January 8, 2025 1:25 PM
To: Bonny Anfinson
Subject: Re: Labels

Sent from my iPad

On Jan 8, 2025, at 10:06 AM, Bonny Anfinson <Bonny@cityofdeadwood.com> wrote:

Hi Bonnie! The sack lunches will be \$15.75 per person and that will include trayed desserts for them to pick individually from - we will provide mini cheesecakes (4 assorted flavors) and bars (Ultimate brownie bar, Blondie bar, strawberry swirl cheesecake bar, and lemon lover's bar) we will plan for 1.5 servings per person for the desserts since they will be helping themselves and they are a petite serving. Also included in the sacks will be napkins and condiments.

Add'l service charge for delivery and set up. \$175.00

Total quote for 175 ppl = \$2,931.25 (tax exempt)

Please let me know if you have any questions. Thank you for once again choosing the Branding Iron Bistro for your event.

Respectfully,

Pamela Metzinger
Branding iron Bistro

Please let

We will be doing lunch on Friday, January 24, 2025, in the Presidents and Speakers Lobbies. Assorted sandwiches with regular chips, dessert, coffee, tea and lemonade. You will need to be set up before 11:00 a.m. Let me know what desserts you have come up with.

Please send me a quote so I can get an official approval.

Thank you.

Bonny

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: January 16, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Re: 85 Charles Additional Costs for Foundation Repair

Temple Construction was contracted to do the foundation repair at 85 Charles Street in August of 2024. During the project issues were discovered that were outside the original scope of work. The contractor has submitted a quote for the additional repairs which are as follows:

- Excavating, prepping and pouring 26 feet of unplanned footing
- Additional 6.5 feet of foundation wall, including an interior 90 degree corner
- Creating a new continuous connection between existing floor and walls
- Sistering rotted wall studs
- Additional Foundation waterproofing

Staff has reviewed these additions with Albertson Engineering. The total cost of these repairs will not exceed \$12,800.00 making the total cost of the project \$94,451.00.

RECOMMENDED MOTION:

Move to recommend to the City Commission to approve the additional repairs to the foundation at 85 Charles street for a cost not to exceed \$12,800.00 to be paid out of HP Capital Assets line item.

Temple Construction
745 N 8th st
Spearfish, SD
57783

Quote for additional work 85 Charles

Section 6 Item e.

:
Deadwood Historic Preservation

Date: Jan 15, 2025

: **\$12,800.00**

Item	Quantity	Rate	Amount
Quote for work done on 85 Charles street outside of original scope of plans	1	\$12,800.00	\$12,800.00

Quote total: \$12,800.00

(0%): \$0.00

Total: \$12,800.00

Notes:

Quote includes:

- Excavating, prepping and pouring 26 feet of unplanned footing
- Additional 6.5 feet of foundation wall, including an interior 90 degree corner
- Creating a a new continuous connection between existing floor and walls
- Sistering rotted wall studs
- Additional foundation waterproofing

Date: January 14, 2025

Case No. 250004
Address: 171 Charles St.

Staff Report

The applicant has submitted an application for Project Approval for work at 171 Charles St., a noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Pat Mollman
Owner: SOUTHSIDE SERVICE INC0
Constructed: 1977

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:

Because this structure is less than 50 years old, it cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to add a 30x22 lean-to on the existing right side of the shop. It will have a 26-gauge steel roof and open on all three sides.

Attachments: Yes

Plans: Yes

Photos:

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.

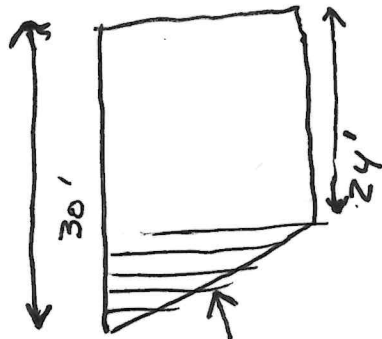
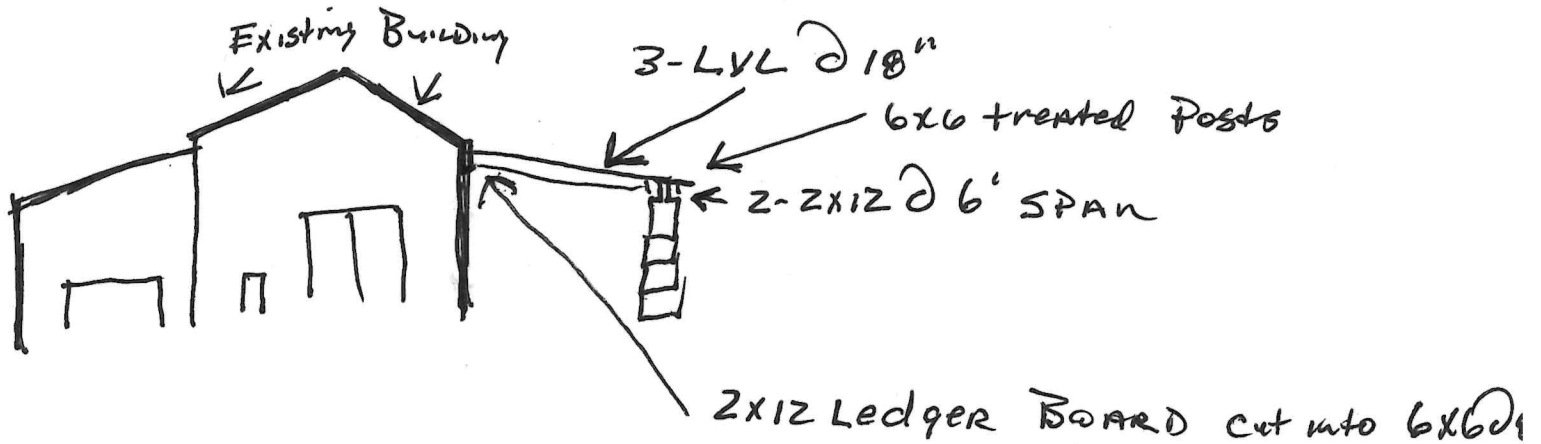
OR

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.

Pat Mollman
171 Charles St
Deadwood, SD

\$ 10,000⁰⁰ Value

Section 8 Item a.



31 - 2 1/2 x 11 7/8 I Joist @ 12"

Bearing Plate (see Attached)

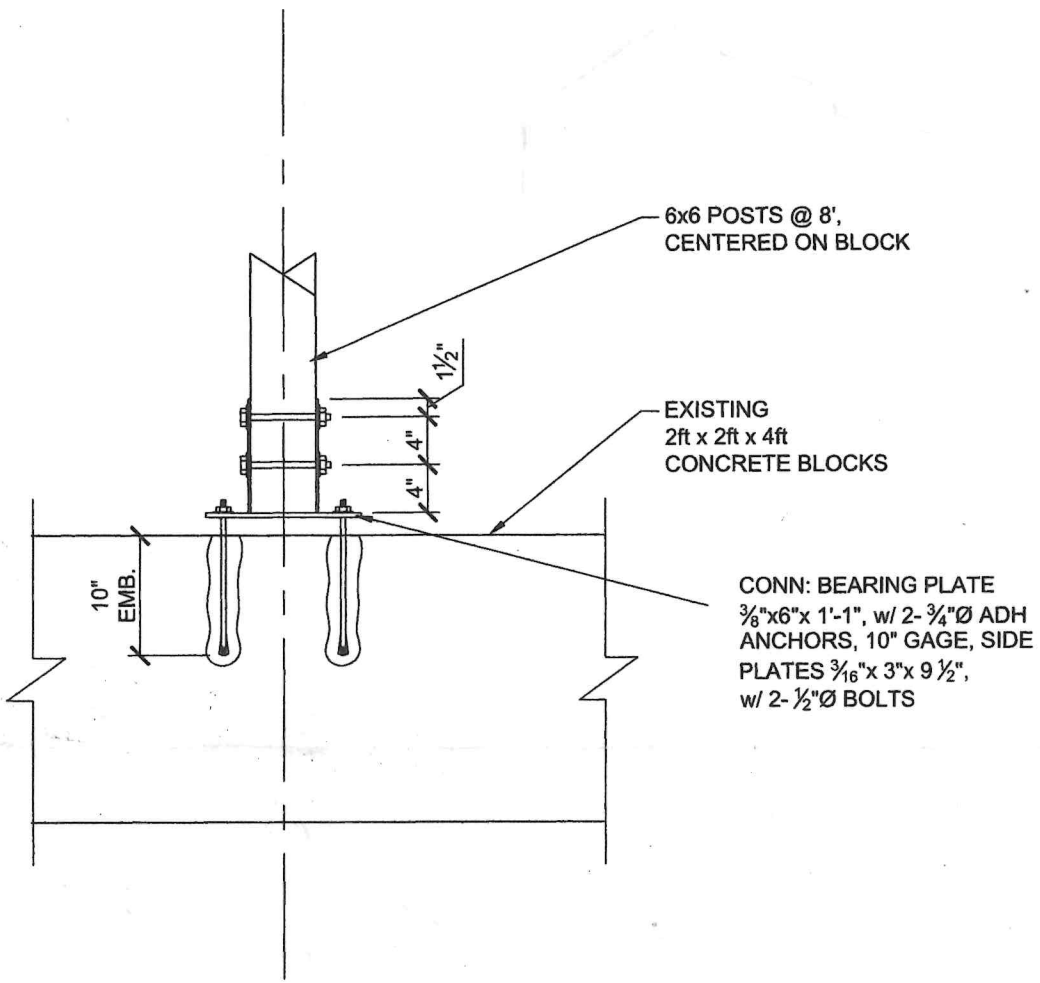
3 LVL @ 18" x 24' 1/2 x 4 x 8 Plywood over I Joist

Contractor:

Roofing Plus Construction

605 920 8372

RoofingPlusConstructionLLC@gmail.com



THIS DETAIL IS FOR PAT MOLLMAN
TO FASTEN EXISTING RETAINING WALL
BLOCKS / POST BEARING TO THE NEW
COVERED OVERHANG CONNECTED
TO HIS GARAGE.

Drawn By LLR
 Checked By LLR
 Date 10/14/22
 LE # MOLLMAN
 Cad File TWOOD

PAT MOLLMAN
 171 ST. CHARLES ST
 DEADWOOD, SD 57754

LANCE ENGINEERING
 LANCE ENGINEERING 605-642-3680
 19751 ST. ONGE RD. ST. ONGE, SD 57783

SHEET#
S201

PRODUCT

GLOBAL LVL 1.9E-2850Fb

ALLOWABLE STRESS DESIGN (ASD)

molin an

FLOOR (C_p=1.0) - BEAM SPAN TABLES (feet)

Loads (psf)	Tributary width A/2 (feet)	5 1/2"		7 1/2"		9 1/2"		11 1/2"		13 1/2"		14"		16"		18"		20"		22"		24"			
		2 ply	3 ply	2 ply	3 ply	2 ply	3 ply	2 ply	3 ply	2 ply	3 ply	2 ply	3 ply	2 ply	3 ply	2 ply	3 ply	2 ply	3 ply	2 ply	3 ply	2 ply	3 ply		
LL=10 DL=30	8	8.15	9.37	10.75	12.35	13.71	15.76	14.08	16.19	16.68	19.17	17.61	20.23	20.76	23.86	23.73	27.26	26.69	30.67	29.65	34.07	32.63	37.48	35.59	40.89
	10	7.55	8.68	9.95	11.44	12.70	14.60	13.04	15.00	15.44	17.76	16.30	18.74	19.22	22.10	21.97	25.26	24.71	28.41	27.46	31.57	30.21	34.73	32.96	37.88
	12	7.09	8.15	9.34	10.75	11.92	13.71	12.24	14.08	14.50	16.68	15.31	17.61	18.04	20.76	20.62	23.73	23.20	26.69	25.78	29.65	28.36	32.62	30.94	35.58
	14	6.72	7.73	8.85	10.19	11.30	13.01	11.60	13.36	13.74	15.82	14.50	16.70	17.11	19.68	19.54	22.50	21.99	25.31	24.43	28.12	26.88	30.93	29.32	33.74
	16	6.41	7.38	8.45	9.73	10.78	12.42	11.07	12.75	13.11	15.10	13.84	15.94	16.32	18.80	18.65	21.48	20.99	24.17	23.31	26.85	25.65	29.54	27.99	32.22
	18	6.15	7.09	8.11	9.34	10.34	11.92	10.62	12.24	12.58	14.50	13.28	15.31	15.66	18.04	17.90	20.62	20.14	23.20	22.37	25.78	24.61	28.35	26.85	30.93
20	5.92	6.83	7.81	9.01	9.97	11.49	10.24	11.80	12.12	13.98	12.80	14.75	15.09	17.40	17.25	19.88	19.40	22.37	21.55	24.85	23.72	27.33	25.87	29.82	
LL=15 DL=30	8	8.15	9.37	10.75	12.35	13.71	15.76	14.08	16.19	16.68	19.16	17.61	20.23	20.76	23.85	23.73	27.26	26.69	30.67	29.65	34.07	32.63	37.48	35.59	40.89
	10	7.55	8.68	9.95	11.44	12.70	14.60	13.04	15.00	15.44	17.76	16.30	18.74	19.22	22.10	21.97	25.26	24.71	28.41	27.46	31.57	30.21	34.73	32.96	37.88
	12	7.09	8.15	9.34	10.75	11.92	13.71	12.24	14.08	14.50	16.68	15.31	17.61	18.04	20.76	20.62	23.73	23.20	26.69	25.78	29.65	28.36	32.62	30.94	35.58
	14	6.72	7.73	8.85	10.19	11.30	13.01	11.60	13.36	13.74	15.82	14.50	16.70	17.11	19.68	19.54	22.50	21.99	25.31	24.43	28.12	26.88	30.93	29.19	33.74
	16	6.41	7.38	8.45	9.73	10.78	12.42	11.07	12.75	13.11	15.10	13.84	15.94	16.32	18.80	18.65	21.48	20.99	24.17	23.27	26.85	25.30	29.54	27.30	32.22
	18	6.15	7.09	8.11	9.34	10.34	11.92	10.62	12.24	12.58	14.50	13.28	15.31	15.66	18.04	17.90	20.62	20.01	23.20	21.94	25.78	23.85	28.35	26.74	30.93
20	5.92	6.83	7.81	9.01	9.97	11.49	10.24	11.80	12.12	13.98	12.80	14.75	15.09	17.40	17.12	19.88	19.40	22.37	20.82	24.85	22.63	27.33	24.42	29.82	
LL=10 DL=40	8	7.38	8.49	9.73	11.19	12.42	14.28	12.75	14.66	15.10	17.37	15.94	18.33	18.80	21.62	21.48	24.71	24.17	27.79	26.85	30.88	29.54	33.97	32.23	37.05
	10	6.83	7.86	9.01	10.36	11.49	13.23	11.80	13.58	13.98	16.08	14.75	16.98	17.40	20.02	19.88	22.88	22.36	25.74	24.85	28.60	27.34	31.46	29.83	34.32
	12	6.41	7.38	8.45	9.73	10.78	12.42	11.07	12.75	13.11	15.10	13.84	15.94	16.32	18.80	18.65	21.48	20.99	24.17	23.31	26.85	25.65	29.54	27.99	32.22
	14	6.07	7.00	8.00	9.23	10.21	11.77	10.49	12.09	12.42	14.32	13.11	15.11	15.46	17.82	17.67	20.36	19.88	22.91	22.09	25.45	24.30	28.00	26.51	30.54
	16	5.79	6.68	7.64	8.81	9.74	11.24	10.01	11.54	11.85	13.67	12.51	14.42	14.75	17.01	16.86	19.44	18.96	21.87	21.05	24.29	23.18	26.72	25.29	29.15
	18	5.55	6.41	7.32	8.45	9.34	10.78	9.60	11.07	11.37	13.11	12.00	13.84	14.14	16.32	16.17	18.65	18.10	20.99	20.21	23.31	22.23	25.65	24.25	27.98
20	5.35	6.18	7.05	8.14	9.00	10.39	9.25	10.67	10.95	12.64	11.65	13.34	13.62	15.73	15.57	17.98	17.52	20.22	19.46	22.47	21.41	24.71	23.16	26.96	
LL=15 DL=40	8	7.38	8.49	9.73	11.19	12.42	14.28	12.75	14.66	15.10	17.37	15.94	18.33	18.80	21.62	21.48	24.71	24.17	27.79	26.85	30.88	29.54	33.97	32.23	37.05
	10	6.83	7.86	9.01	10.36	11.49	13.23	11.80	13.58	13.98	16.08	14.75	16.98	17.40	20.02	19.88	22.88	22.36	25.74	24.85	28.60	27.34	31.46	29.83	34.32
	12	6.41	7.38	8.45	9.73	10.78	12.42	11.07	12.75	13.11	15.10	13.84	15.94	16.32	18.80	18.65	21.48	20.99	24.17	23.31	26.85	25.65	29.54	27.99	32.22
	14	6.07	7.00	8.00	9.23	10.21	11.77	10.49	12.09	12.42	14.32	13.11	15.11	15.46	17.82	17.67	20.36	19.88	22.91	22.09	25.45	24.30	28.00	26.40	30.54
	16	5.79	6.68	7.64	8.81	9.74	11.24	10.01	11.54	11.85	13.67	12.61	14.42	14.75	17.01	16.86	19.44	18.96	21.87	21.05	24.29	23.18	26.72	24.69	29.15
	18	5.55	6.41	7.32	8.45	9.34	10.78	9.60	11.07	11.37	13.11	12.00	13.84	14.14	16.32	16.17	18.65	18.10	20.99	19.85	23.31	21.57	25.65	23.28	27.98
20	5.35	6.18	7.05	8.14	9.00	10.39	9.25	10.67	10.95	12.64	11.65	13.34	13.62	15.73	15.49	17.98	17.17	20.22	18.83	22.47	20.47	24.71	22.09	26.96	

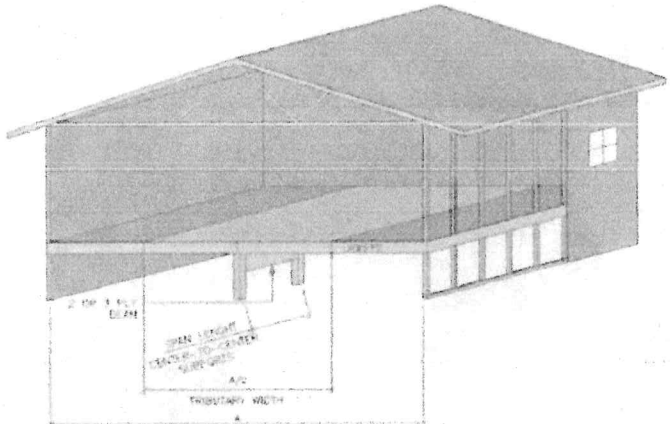
MINIMUM BEARING REQUIREMENTS:
3" BEARING AT BOTH ENDS AND 7 1/2" AT INTERMEDIATE

SHADED AREAS:
4 1/2" BEARING AT BOTH ENDS AND 11 1/2" BEARING AT INTERMEDIATE
6" BEARING AT BOTH ENDS AND 15" BEARING AT INTERMEDIATE
7 1/2" BEARING AT BOTH ENDS AND 18 1/2" BEARING AT INTERMEDIATE

NOTES

- TABLE ASSUME UNIFORM LOADS AND SINGLE FLOOR JOIST SPANS. WHEN THE FLOOR JOISTS ARE CONTINUOUS OVER THE BEAM, MULTIPLY TRIBUTARY WIDTH BY 1.25 AND ALWAYS SELECT THE NEXT HIGHER TRIBUTARY WIDTH:

EXAMPLE: TRIBUTARY WIDTH OF 12' MULTIPLIED BY 1.25 = 15'.
IN TABLES, USE 16' FOR TRIBUTARY WIDTH;
- LATERAL RESTRAINT IS REQUIRED ALONG COMPRESSION EDGE OF BEAM AT INTERVALS OF 24" OR CLOSER;
- LATERAL SUPPORT IS REQUIRED AT BEARING POINT TO PREVENT ROTATION OR LATERAL DISPLACEMENT;
- MAXIMUM SPANS SHOWN ARE MEASURED CENTRE-TO-CENTRE BETWEEN SUPPORTS;
- DEFLECTION LIMITATIONS: L/360 FOR LIVE LOAD AND L/240 FOR TOTAL LOAD;
- CONTACT LVL GLOBAL INC. TECHNICAL DEPARTMENT FOR OTHER APPLICATIONS AND SIZES.



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



FOR OFFICE	Section 8 Item a.
Case No. <u>250004</u>	
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received <u>1/16/25</u>	
Date of Hearing <u>1/21/25</u>	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>171 Charles St</u>
Historic Name of Property (if known):

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

Owner's Name: <u>FAT MULLMAN</u>
Address: <u>171 Charles St</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605 587-1857</u> Fax: _____
E-mail: _____

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

Contractor's Name: <u>ROOFING PLUS CONST</u>
Address: <u>3116 VANOCKER DR</u>
City: <u>Sturgis</u> State: <u>SD</u> Zip: <u>57785</u>
Telephone: <u>605 631-9657</u> Fax: _____
E-mail: <u>RoofingPlusConstLLC@gmail.com</u>

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

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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: _____ Project Completion Date (anticipated): _____

ALTERATION Front Side(s) Rear

ADDITION Front Side(s) Rear

NEW CONSTRUCTION Residential Other _____

ROOF New Re-roofing Material
 Front Side(s) Rear Alteration to roof

GARAGE New Rehabilitation
 Front Side(s) Rear

FENCE/GATE New Replacement
 Front Side(s) Rear
 Material _____ Style/type _____ Dimensions _____

WINDOWS STORM WINDOWS DOORS STORM DOORS
 Restoration Replacement New
 Front Side(s) Rear
 Material _____ Style/type _____

PORCH/DECK Restoration Replacement New
 Front Side(s) Rear
 Note: Please provide detailed plans/drawings

SIGN/AWNING New Restoration Replacement
 Material _____ Style/type _____ Dimensions _____

OTHER – Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

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

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

Adding 30x22 Lean-to on Existing Shop

2x12 Ledger Board / 12" I Joists / 3- LVL

2-2x12 ~~boards~~ & LVL Notched into 6"x6" which are 6' apart

26 gauge steel for roof

Open on all (3) sides


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.

 1/6/25

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

Date: January 14, 2025

Case No. 250005
Address: 850 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 850 Main St., a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Iver & Monica Gibbs
Owner: GIBBS, IVER JGIBBS, MONICA M
Constructed: c 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

The house is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the main floor of the screened-in porch as it is sagging and failing. They have been placing plywood under some of the furniture because the legs have gone through the floor due to rotting wood. The floor will need to be reinforced and decking replaced. This porch encompasses the only two entrances into our home making it unsafe when you walk on it. It is rotted in almost every area on the outer portions of the porch connected to the exterior wall. Plans are to replace the decking with Trex decking.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

The proposed material is satisfactory in staff's opinion. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



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.

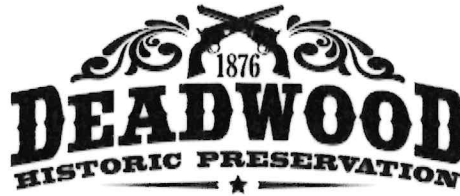
OR

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: 850 Main Street
Historic Name of Property (if known): _____

APPLICANT INFORMATION
Applicant is: owner contractor architect consultant other _____

Owner's Name: Iver and Monica Gibbs
Address: 850 Main St.
City: Deadwood State: SD Zip: 57732
Telephone: _____ Fax: _____
E-mail: _____

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

Contractor's Name: Stephen Hayes
Address: _____
City: _____ State: _____ Zip: _____
Telephone: 605-801-0117 Fax: _____
E-mail: skiscoot@hotmail.com

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 checked="" type="checkbox"/> Porch/Deck
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

FOR OFFICE USE ONLY
Case No. _____

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

Hello, our main floor screened in porch is sagging and failing. We have had to place plywood under some of the furniture because the legs have gone through the floor due to rotting wood. It will need to be reinforced under the floor and replace the decking. This porch encompasses the only two entrances into our home making it unsafe when you walk on it. It's rotted in almost every area on the outer portions of the porch connected to the exterior wall. We are hoping to replace this with a trex "porch floor" decking that look almost exactly the same as our porch floor now. Thanks!

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.







Date: January 14, 2025

Case No. 250006
Address: 388 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 388 Main St., a Contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Lee Harstad
Owner: MORRIS, WAYNE
Constructed: c1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to install an egress window on the side, basement level, of the structure. The window will be cut into the concrete wall. This will be a 2 lite slider, ProVia Endure 600 Series, vinyl window. This window will be below grade so a vinyl window will withstand moisture.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Staff conducted a site visit of the proposed area for the window installation. It is on the side of the resource on the newer addition below grade. As such, it is staff's opinion, the proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



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.

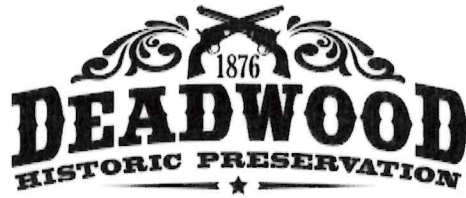
OR

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. 250006
 Project Approval
 Certificate of Appropriateness
Date Received 1/12/25
Date of Hearing 1/21/25

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: 388 Main Street
Historic Name of Property (if known): First Deadwood Cottage

APPLICANT INFORMATION
Applicant is: owner contractor architect consultant other _____

Owner's Name: Lee Harstad
Address: 388 Main St
City: Deadwood State: SD Zip: 57732
Telephone: 6059200537 Fax: _____
E-mail: lee.harstad@yahoo.com

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

Contractor's Name: JM Construction
Address: 607 Stealth Lane
City: Box Elder State: SD Zip: _____
Telephone: 6055692394 Fax: _____
E-mail: jmconstruction605@gmail.com

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

TYPE OF IMPROVEMENT

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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>4/1/25</u>		Project Completion Date (anticipated): <u>5/1/25 (weather depen</u>		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input checked="" 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 checked="" type="checkbox"/> New
<input type="checkbox"/> Front		<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type <u>Egress</u>				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement	
	<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 will be installing an egress window on the side of 388 Main Street (Poker Alice Cottage at First

Deadwood Cottages.

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.

Lee Harstad 1/10/25
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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







Bonny Anfinson

From: Lee Harstad <lee.harstad@yahoo.com>
Sent: Friday, January 10, 2025 3:27 PM
To: Bonny Anfinson
Subject: Re: 388 Main St. Window

It is a basement window, correct, below grade egress window, with access on the side of the building.

On Friday, January 10, 2025 at 03:21:49 PM MST, Bonny Anfinson <bonny@cityofdeadwood.com> wrote:

Lee,

In my initial conversation with the contractor, he stated he was replacing a basement window. Based on your application you are installing a window on the side of the structure. Can you please clarify.

From: Kevin Kuchenbecker <kevin@cityofdeadwood.com>
Sent: Friday, January 10, 2025 3:03 PM
To: Lee Harstad <lee.harstad@yahoo.com>; Bonny Anfinson <Bonny@cityofdeadwood.com>
Cc: Trent Mohr <trent@cityofdeadwood.com>; Rhonda McGrath <rmcgrath@cityofdeadwood.com>; Leah Blue-Jones <leah@cityofdeadwood.com>
Subject: Re: 388 Main St. Window

We will need the material, size, etc. of the proposed window as part of the application please.

Kevin Kuchenbecker

Planning, Zoning and

Historic Preservation Officer

605-578-2082

From: Lee Harstad <lee.harstad@yahoo.com>

Sent: Friday, January 10, 2025 2:55 PM

To: Bonny Anfinson <Bonny@cityofdeadwood.com>

Cc: Kevin Kuchenbecker <kevin@cityofdeadwood.com>; Trent Mohr <trent@cityofdeadwood.com>; Rhonda McGrath <rmcgrath@cityofdeadwood.com>; Leah Blue-Jones <leah@cityofdeadwood.com>

Subject: Re: 388 Main St. Window

Hi Bonny:

Here is the completed application as well as images of where the window will be placed. It will be below grade between the air conditioning unit and the window.

Thanks,
Lee

On Wednesday, January 8, 2025 at 01:10:39 PM MST, Bonny Anfinson <bonny@cityofdeadwood.com> wrote:

Lee,

The proposed window at 388 Main will need to go before the Historic Preservation Commission for project approval. I have attached a copy of the form. Do contact me with any questions. Thank you.

Bonny Anfinson

Historic Preservation Coordinator

City of Deadwood Historic Preservation Office

108 Sherman Street

Deadwood, SD 57732

(605) 578-2082

Bonny Anfinson

From: Lee Harstad <lee.harstad@yahoo.com>
Sent: Friday, January 10, 2025 3:26 PM
To: Bonny Anfinson; Kevin Kuchenbecker
Cc: Trent Mohr; Rhonda McGrath; Leah Blue-Jones
Subject: Re: 388 Main St. Window

Does this work? 2 Lite Slider - ProVia™ -Aspect™ WIDTH-48" HEIGHT-36" FRAME SIZE-YES INSERT OR FLANGE-FLANGE COLOR, INTERIOR-BEIGE COLOR, EXTERIOR-BEIGE COLOR OF HARDWARE-BEIGE

On Friday, January 10, 2025 at 03:02:50 PM MST, Kevin Kuchenbecker <kevin@cityofdeadwood.com> wrote:

We will need the material, size, etc. of the proposed window as part of the application please.

[Kevin Kuchenbecker](#)

[Planning, Zoning and](#)

[Historic Preservation Officer](#)

605-578-2082

From: Lee Harstad <lee.harstad@yahoo.com>
Sent: Friday, January 10, 2025 2:55 PM
To: Bonny Anfinson <Bonny@cityofdeadwood.com>
Cc: Kevin Kuchenbecker <kevin@cityofdeadwood.com>; Trent Mohr <trent@cityofdeadwood.com>; Rhonda McGrath <rmcgrath@cityofdeadwood.com>; Leah Blue-Jones <leah@cityofdeadwood.com>
Subject: Re: 388 Main St. Window

Hi Bonny:

Here is the completed application as well as images of where the window will be placed. It will be below grade between the air conditioning unit and the window.

Thanks,
 Lee

On Wednesday, January 8, 2025 at 01:10:39 PM MST, Bonny Anfinson <bonny@cityofdeadwood.com> wrote:

Lee,

The proposed window at 388 Main will need to go before the Historic Preservation Commission for project approval. I have attached a copy of the form. Do contact me with any questions. Thank you.

Date: January 15, 2025

Case No. 250007 Address:
51 Highland Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 51 Highland Ave., a contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Bob & Cathy Bailey
Owner: PAGE, HEATH & CRYSTAL
Constructed: c 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic Association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to repair a small section of the stone foundation on the south side where it's falling apart and leaning outward. The front porch, side stairs, railing and back deck will need to be temporarily detached from their connection points to gain full access and make the necessary repairs to the exterior foundation. During this temporary phase, the affected areas will have restricted access and marked for hazards. The porch, stairs, railing and deck will be replaced to its original condition once the foundation work is completed.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Staff met with the applicants to review the proposed foundation repairs. 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.

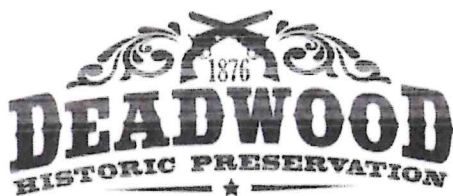
OR

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. 250007
 Project Approval
 Certificate of Appropriateness
 Date Received 1/14/25
 Date of Hearing 1/21/25

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>51 Highland Avenue</u>
Historic Name of Property (if known): <u>51 Dakota Street</u>

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

Owner's Name: <u>Bob Bailey</u>
Address: <u>2 Roclare Lane</u>
City: <u>St Louis</u> State: <u>MO</u> Zip: <u>63131</u>
Telephone: <u>(571) 733-8006</u> Fax: _____
E-mail: <u>bncbailey@me.com</u>

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

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

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

TYPE OF IMPROVEMENT			
<input 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 Repair</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

Updated October 9, 2019

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: 4/1/25 Project Completion Date (anticipated): 8/1/25

ALTERATION Front Side(s) Rear

ADDITION Front Side(s) Rear

NEW CONSTRUCTION Residential Other _____

ROOF New Re-roofing Material
 Front Side(s) Rear Alteration to roof

GARAGE New Rehabilitation
 Front Side(s) Rear

FENCE/GATE New Replacement
 Front Side(s) Rear
Material _____ Style/type _____ Dimensions _____

WINDOWS STORM WINDOWS DOORS STORM DOORS
 Restoration Replacement New
 Front Side(s) Rear
Material _____ Style/type _____

PORCH/DECK Restoration Replacement New
 Front Side(s) Rear
Note: Please provide detailed plans/drawings

SIGN/AWNING New Restoration Replacement
Material _____ Style/type _____ Dimensions _____

OTHER – Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

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

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

Please see attached bid proposal from Sunken Foundation Solutions for details regarding the scope of work to be completed. As part of the work, the front porch, side stairs, railing, & back deck will need to be temporarily detached from their connection points to gain full access & make the necessary repairs to the exterior foundation. During this temporary phase, the affected areas will have restricted access and marked for hazards. The porch, stairs, railing and deck will be replaced to its original condition once the foundation work is completed.

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.

Robert Bailey 1/13/25
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

Cynthia Bailey 1/13/25
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

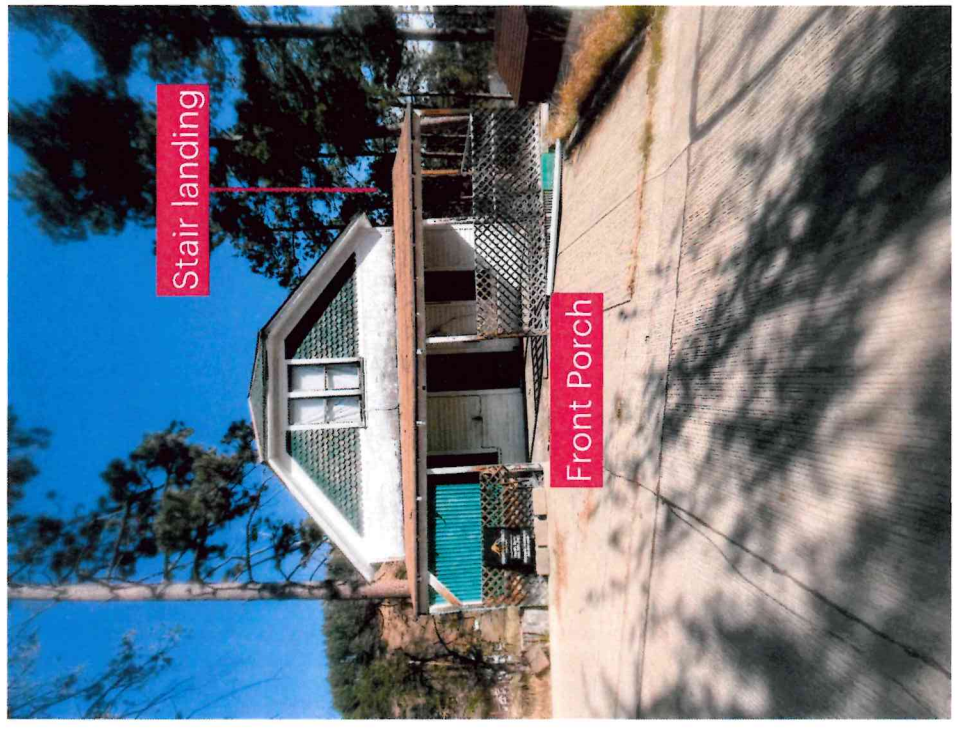
PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

51 Highland: Foundation Restoration Project



Stair landing

Front Porch



Stair landing

Bob Bailey Jan 10, 2025

51 Highland: Foundation Restoration Project

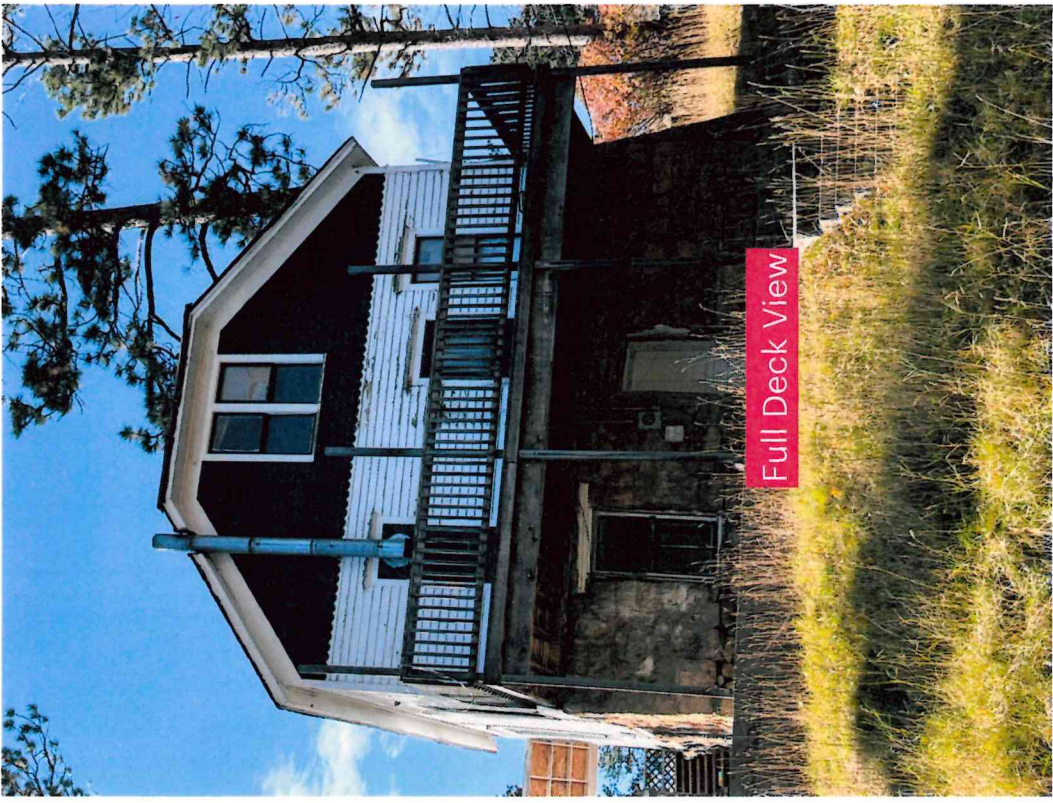


Sideview of Stairs & Railing



Deck

Bob Bailey Jan 10, 2025





Sunken Foundation Solutions

QUOTE

605-490-5854
 1925 Hill St
 Sturgis, SD 57785



Bill To
 Bob Bailey
 571-733-8006
 51 Highland Ave
 Deadwood, SD
 Bncbailey@me.com

Quote # 1335
Quote Date 12/19/2024

DESCRIPTION	AMOUNT
<p>Demo all of the framed walls, floor, windows and ceiling in the basement- while supporting the floor above.</p> <p>The one small window on the north side will be filled in with stone and mortar.</p> <p>Will lift and level the house off the foundation to make room to replace sill plate and rim joist- we will level the house as best as possible.</p> <p>— We will tear down and rebuild the small section of stone on the south side where it's falling apart and leaning outward.</p> <p>Chip out every joint on the stone and re-tuck point with new mortar.</p> <p>From inside the basement, we will coat the entire stone walls with mortar and then spread stucco base coat and carbon fiber mesh to help stabilize the stone foundation and give the wall structural strength- we will also wrap the base and mesh around the insides of each window.</p> <p>Install an I-Beam under the load bearing wall in the basement - we will pour a concrete footing on the ground that will be lined up directly below the new I-Beam.</p> <p>Pour a concrete floor in the basement with rebar in it- the concrete floor we be poured over the concrete footing.</p> <p>Add what jack posts are needed to support the new I-Beam and the weight above it.</p> <p>— Correct the drainage around the house by cutting the soil down on the north side of the house to create a swale to flush water away and on the east and south side we will build up the grade against the concrete stoop to flush water away and the help stabilize the stoop from settling/pulling away from the house anymore.</p> <p>— Will replace each window header with steel and the laying stone in above it.</p> <p>Note: Customer to figure up what size/style I-Beam is needed- This quote will not include paying for I-Beam, Only the installation.</p>	68,000.00

Subtotal	68,000.00
Excise Tax 2.0%	1,360.00
TOTAL	\$69,360.00

Terms & Conditions

50% deposit due 1 week prior to start date- \$34,680.00
Remaining 50% due upon the day of completion- \$34,680.00

HISTORIC BLACK HILLS STUDIOS

HOME OF THE FASSBENDER PHOTOGRAPHIC COLLECTION

Road Show

Be on the lookout for the Fassbender Road Show this spring. The road show is an opportunity for you to help us identify photos in the collection. In addition, you can inquire about volunteering to help with the ongoing cataloguing of the photos and items in the collection.



We had a successful event at the Snappers Club (Spearfish) in April of 2024 and looking forward to another event to engage volunteers. Keep an eye on social media and at blackhillshistory.org for details.



Photography Quote:

“We are not interested in the unusual, but in the usual seen unusually.”

— **Beaumont Newhall**



Collection on the Move

More than 80 boxes of sorted items from the Fassbender Photographic Collection were moved from Lead City Hall to the Homestake Adams Research & Cultural Center in November. Space in Lead City Hall has served as an ‘overflow’ for the collection for several years. In turn, more than 60 boxes of unsorted items from the collection were moved from cold storage in Deadwood to Lead city hall to re-occupy the shelves. Moving items from cold storage puts them in an improved climate for preservation. In addition, the space is more accessible for beginning evaluation and cataloguing.

Many other items are still in the city of Deadwood cold storage unit. Most of the items are studio, darkroom and miscellaneous retail photography items.



Above: Boxes from the collection are staged in an adjacent space to be moved out of Lead City Hall.

Left: Ro Lucero joined several volunteers to help move boxes to an enclosed trailer to be transported to Deadwood.

(Cont. on pg. 2)

Recently Catalogued

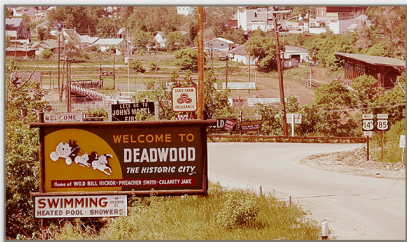
Various promotional images from Deadwood circa 1970.



Broken Boot Gold Mine



76 Cafe Motel and Gift Shop



Welcome to Deadwood sign near junction of U.S. Highways 14A and 85.

2025 Conferences

May 7-9, 2025

South Dakota State Historical Society state conference in Deadwood.

The 2025 Annual History Conference will be in Deadwood on May 8th and 9th. The theme is "Historical Mysteries: In Search of the Buried Past."

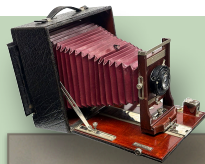
October 1-3, 2025

West River History Conference in Deadwood.

The theme for 2025 is "Historic 1876 Deadwood: LIVING the PAST!"

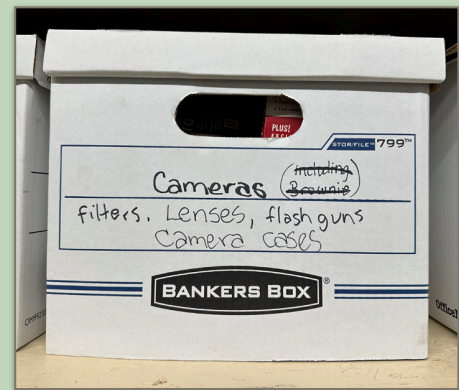
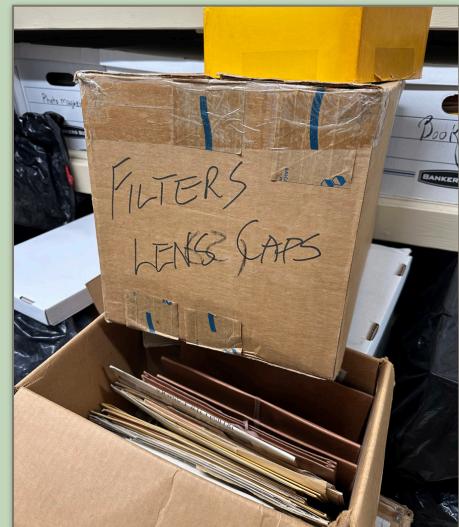
(www.westriverhistoryconference.org)

Collection Move (cont.)



Above: Boxes from cold storage in Deadwood relocated to Lead city hall.

At right and below: Lens caps, filters, bulbs, lenses, cameras and flash guns were among the artifacts moved to Lead.



2024 City Archives & Archaeology End of Year Report

2024 was yet another productive year for the City of Deadwood Archives/Archaeology, a sub department of the Deadwood Historic Preservation office. The following report highlights various activities, accomplishments and projects performed throughout the 2024 year.

RESEARCH REQUESTS

As of December 31, 2024, the City Archives received and answered an estimated ninety-seven (97) research requests. These requests took the form of emails, city employee and department head requests, and researcher requests. Typically, response to these types of inquiries take between a half hour to half day or more to answer depending on topic, availability of staff and whether items need to be digitized.

VOLUNTEERS & HOURS

In 2024 the City Archives received the help of three volunteers (Beverly Posey, Trevor Santochi and Charles “Doug” Eagleson) and one light duty city employee (Andrew Nelson). The volunteers combined chalked up 174.75 hours throughout the year and the light duty city employee amassed 243 hours throughout the year. These hours combined aided in the cataloging, scanning and organization of city owned collections.

STUDENT INTERNSHIP PROGRAM

The student internship program provides high school and undergraduate students with an opportunity to work beside trained professionals in the fields of archives, archaeology, and collections management. The City Archives utilized the help of two student interns: Samantha Hamann (summer) and Holden Owens (fall/winter 2025).

SOCIAL MEDIA / MEDIA & CITYWIDE NEWSLETTERS

The City Archives continued to have a social media presence through postings on Facebook and articles that periodically appeared in the local newspapers. On Deadwood: Historic Preservation page, (<https://www.facebook.com/deadwoodhistoricpreservation/>), archival staff posted fifty-three times focusing on a wide range of objects, collections and exhibits. Several articles appeared in the *Black Hills Pioneer* newspaper covering the Black Hills Trust & Savings Bank collection (1998.01) and John McClintock acquisition (2024.17). A total of 24 articles and photographs from the archives appeared in the 2024 citywide newsletters.

PUBLIC PRESENTATIONS

In 2024, the City Archivist delivered four different presentations to the following groups and organizations: February 15, 2024 Preservation Thursday on the history of the Deadwood Chinese; March 18, 2024 Lead Kiwanis on City Archives; April 5, 2024 South Dakota Historical Society annual conference on City Archives digitization projects; and October 29, 2024 Historic Preservation Realtor Workshop on conducting historic research on a property and archaeology guidelines.

EXHIBIT DESIGN

City Archives continued to develop the exhibits in the basement of Deadwood City Hall as per of the Deadwood Historic Preservation Experience Tours. In January Rakow Construction built and installed a large wood cabinet. As time permitted, archival staff developed an exhibit that showcases transportation objects found in the archaeological collections. In April, archival staff installed an exhibit interpreting the destruction of the Gem Theater in 1899 and the 2005 rediscovery of the Gem Theater.

As time permitted, staff continued to add and update various portions of the exhibit space in the city hall basement.

In 2024, the City Archives was approached by staff at Deadwood History, Inc. to develop an exhibit at the Adams Memorial Museum. This new exhibit would replace the “Americana” exhibit on the main level. Beginning in September, one of my volunteers and I began developing this new exhibit showcasing the efforts of Historic Preservation on the Deadwood community. Our goal is to have the exhibit completed and installed by May of 2025.

CITY HALL TOURS OF ARCHIVES & ARCHAEOLOGY

As part of the Historic Preservation Experience Tours, archival staff led twenty-five (25) tours of the exhibition area in the basement of City Hall. These tours included a couple from Sarthe, France, American Chinese Culture Association, Deadwood History, Inc. summer camp, L/D Elementary School, and South Dakota Leadership. These tours promote public education in Deadwood and serve as an outreach program to visitors.

DONATIONS / ACQUISITIONS

The City of Deadwood Archives received twenty new donations/acquisitions in 2024. As part of archives protocol, a donation form is generated upon receiving the items and/or collection. This form is then mailed to the donor in a self-addressed envelope. Upon receiving the signed form, the items within the donation are then cataloged into PastPerfect Collections Management software. The following provides a brief description of the donation and contents:

- **2024.01 Black Hills Mining Museum** - (4) line drawing postcards of various Black Hills attractions; (1) photographic postcard of Deadwood, circa 1951.
- **2024.02 - City of Deadwood** - (1) 5.0 x 7.0" memorial card for Oscar M. Ruth, Deadwood, South Dakota, World War I memorial card.
- **2024.03 - Steven Knight** - (2) 4.0 x 6.0" photographic postcards of Deadwood, Centennial City - overview of Deadwood downtown core district taken from McGovern Hill and National Historic City - overview of Deadwood Gulch and First Ward area - rodeo grounds and gateway sign
- **2024.04 Lawrence County Emergency Management** – (2) Deadwood Police jackets, circa 1950s.
- **2024.05 Linda Geyer** - (3) sets of 8.5 x 11.0" black and white prints of Terry, DT; Central City flood; Teepees in Centennial Valley and (2) 4 x 5" black and white negatives of Teepees in Centennial Valley
- **2024.06 Bob Spomer** - (135) 35mm Kodachrome Slides from the Cleo Wells Family, 1950-1960s. Images capture: Days of 76; Days of 76 parade along Sherman Street; 1965 Whitewood Flood; Terry Peak Ski Resort; and Custer Beauty Pageant
- **2024.07 Gayle Schuster** - Letters, envelopes and receipts from Deadwood, Spearfish, and Central City, Dakota Territory.
- **2024.08 Patrick Eastman / J&P Towing** - (1) motorman hat from the Deadwood Trolley system, 1990 - 2000.
- **2024.09 Fall River / Oglala Lakota County Emergency Management / Frank Maynard** - Deadwood Police Department shoulder patch; (2) 1950s era Deadwood Police Jacket; digital copy of 1960s era Deadwood Police Department photograph – See 2024.04.
- **2024.10 Oyster Bay Fairmont Hotel Corporation / Ron Russo** – (1) Wood door with peep hole from the Fairmont Hotel, 628 Main Street and other assorted ephemera from Hotel.
- **2024.11 Susan McClure** - (1) 16 x 23" double sided newspaper. Article titled, "Calamity Jane Proved Herself a Tender Mother of Men"

- **2024.12 William Glover, Jr.** - (4) Independent Order of Odd Fellows (IOOF) fraternal ribbons from Lead, South Dakota.
- **2024.13 Mike Madler** - (1) 39 x 45" map titled, "Black Hills National Forest South Dakota and Wyoming Sixth Principal Meridian and Black Hills Meridian"
- **2024.14 Donovan Renner** (1) 8.0 x 10.0" color photographic print of the construction of the Grizzly Gulch Dam, located up Grizzly Gulch and Yellow Creek. Circa 1970s.
- **2024.15 Ken Allen** (1) 1930 Adams Memorial Museum program, signed by W.E. Adams addressed to Harry Allen; (1) envelope with deeds for Rhodenhaus Lots 1 and (3) abstract of title for Lot "A" in Block 21.
- **2024.16 Dr. Roger Knutson (acquisition)** - (2) interior photographs of the Deadwood Auditorium; (3) panoramic views of Days of 76 grandstand and Art Russ Madison picnic; (1) US Post Office ledger - Deadwood, D.T.; and 1905 certification for Theodore Roosevelt's inaugural ride.
- **2024.17 Main Street Antiques & Décor (acquisition)** - (1) 13.0 x 8.0 x 2.0" ledger labeled "1890" from Deadwood, SD resident John S. McClintock and associated paperwork
- **2024.18 Trevor Santochi** - (1) paperback book titled, North American Indian Artifacts by Lars Horthem
- **2024.19 Eric Jacobsen** - (3) Deadwood High School yearbooks, 8mm motion picture from the Houlette family
- **2024.20 City of Deadwood** - Recordation photographs of the Homestake Slime Plant Press Building, interior and exteriors taken between October 3, 2002 to February 25, 2008. Donor unknown

ARCHIVAL LOANS

In 2024, the City Archives under the approval of the Deadwood Historic Preservation Commission, entered into nine loans with the following individuals and agencies: **2024.01 Deadwood History, Inc.** for fifteen objects from City Archives; **2024.02 Movette Film Transfer** for 8mm film transfer; **2024.03 Touch of Glass** for the repair of two stained glass windows; **2024.04 South Dakota Archaeological Research Center** for artifacts from FEMA Task #2 Corral Street Monitor; **2024.05 Sowers Dry Cleaning** for cleaning and pressing of Deadwood 1950s era police jacket; **2024.06 Robert Bozell** for nine boxes of faunal materials from 2019 FourPoints Archaeological Collection; **2024.07 DocuTek Scanning, Inc.** for the digitization of ledgers from 1998.01 Black Hills Trust & Savings Bank collection; **2024.08 Mary Dunn-Larson** for "Miners Night Out" poster; and **2024.09 Lead/Deadwood Elementary School District** for lockable display case and contents of Deadwood High School.

COLLECTIONS MANAGEMENT / PROJECTS

The list below provides a brief description of several of the larger and more involved projects archival staff and volunteers worked on during the 2024 year.

- **Outdoor Interpretive Signs.** Five new outdoor interpretive signs were developed and installed in 2024. Archival staff also reviewed the signs during the summer and ordered and replaced twelve signs that were failing.
- **1998.01 Black Hills Trust & Savings Bank** –In March, archival staff began organizing, compiling, cataloging and digitizing portions of the Black Hills Trust & Savings Bank archival collection. In June, the City Archives / Deadwood Historic Preservation Commission was awarded a \$4000.00 grant through the Daughters of the American Revolution for the partial digitization of records from this assemblage.
- **Deadwood Veterans Cemetery Project** – Archival staff worked with members of VFW Post 5969 to research and locate veteran graves within Mount Moriah, St. Ambrose and Oak Ridge

cemeteries. On Memorial Day weekend, Archival staff partnered with the Spearfish, SD Lookout Mountain Composite Squadron of Civil Air Patrol to mark the graves of the veterans.

- **2005.05 Gem Theater Archaeological Assemblage** – Archival staff and volunteers inventoried and sorted 11,000 objects unearthed from the 2005 Mineral Palace / Gem Theater Steakhouse expansion. An exhibit showcasing these items was developed and installed in the basement of the Deadwood City Hall.
- **Pedestrian Trail System & Archaeological Monitoring** – Archival staff aided and assisted archaeologists from the South Dakota Archaeological Research Center on surveying and researching portions of the pedestrian trails. This also included researching how to pleat an archaeological site.
- **2025 Deadwood Neighborhood Block Club Calendar** – In August, the Neighborhood Block Club met and began discussions for the 2025 community wide calendar. Photographs and captions for the images were generated by the City Archives. The 2025 calendar was based on a 1892 promotional publication created by the Deadwood Board of Trade.
- **Deadwood Elementary School 100th Anniversary Celebration** - In September archival staff began helping the Deadwood Elementary School plan for its 100th anniversary. As part of the project, archival staff scanned and printed large format photographs that were hung throughout the building. City Archives also loaned a display case containing donated objects from the City Archives and created a small exhibit during the school open house in November.
- **2025.01 Deadwood Granite & Marble Works Collection** – In December the City Archives began inventorying the contents of the Deadwood Granite & Marble Works building, located at 142 Sherman Street.

On behalf of the City Archives and Archaeology, I would like to thank you for your help and support this past year and look forward to working with all of you again.

Respectfully submitted,

Mike Runge
City Archivist / Collections Manager
City of Deadwood