

Historic Preservation Commission Meeting Agenda

Wednesday, August 12, 2026 at 4:00 PM

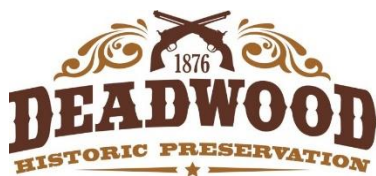
City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - [a.](#) HP Meeting Minutes July 22, 2026
4. **Voucher Approvals**
5. **HP Programs and Revolving Loan Program**
 - a. Revolving Loan Request
 - Mark Thompson, 56 Lincoln, Retaining Wall Loan
 - b. Neighborworks Updates
 - [c.](#) Accept Beverly & Jim Posey at 45 Taylor Ave. into Elderly Resident Program
6. **Old or General Business**
 - [a.](#) South Dakota State Historic Preservation Office update and agreement - Garry Guan, SHPO
 - [b.](#) Recommendation to State Historic Preservation Office to approve State Register Amendment (to view the amendment documents please contact the Historic Preservation Office)
 - [c.](#) Discussion on Historic Preservation funding for the development of an Archaeological Investigation Assistance Program to support appropriate residential construction within the National Historic Landmark District.
 - [d.](#) Consider request from South Dakota Parks & Wildlife Foundation for a 90 day extension for the Outside of Deadwood Grant due to supplier issues
 - [e.](#) Consider request from Czech Heritage Preservation Society Inc. to transfer projects for Outside of Deadwood Grant
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - [a.](#) PA 260144 - 136 Charles Street - Roland & Joyce Barkley - Construct handicap access to front entry
 - [b.](#) PA 260166 - 24 McKinley - James Lee - Replace Windows
 - [c.](#) PA 260170 - 111 Forest Ave. - Austin Waisanen - Construct deck and small addition onto the structure

- [d.](#) PA 260167 - 45 Taylor Ave. - Bev & Jim Posey - Replace sidewalk and concrete steps
- [e.](#) PA 260169 - 330 Williams - Travis & Jenny Starks - Replace garage doors
- [f.](#) PA 260163 - 27 Lincoln - Dennis Castanie - Permission to remove historic garage

- 9. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
- 10. **Staff Report**
(Items considered but no action will be taken at this time.)
- 11. **Committee Reports**
(Items considered but no action will be taken at this time.)
- 12. **Adjournment**

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



Historic Preservation Commission Meeting Minutes

Wednesday, July 22, 2026, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commissioner Chair Knipper called the Deadwood Historic Preservation Commission meeting to order on July 22, 2026, at 4:00 p.m., at City Hall.

2. Roll Call

PRESENT

HP Commissioner Chair Anita Knipper
 HP Commissioner Vice Chair Jesse Allen
 HP Commissioner 2nd Vice Chair Beverly Posey
 HP Commissioner Bobby Rock
 HP Commissioner Alexandra Lux
 HP Commissioner Diana Williams

ABSENT

HP Commissioner Molly Brown

City Commissioner Charles Eagleson

STAFF PRESENT

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

Susan Trucano, Neighborworks

3. Approval of Minutes

- a. HPC Meeting Minutes July 8, 2026

It was motioned by Commissioner Rock and seconded by Commissioner Lux to approve minutes of the July 8, 2026, meeting. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers July 22, 2026

It was motioned by Commissioner Posey and seconded by Commissioner Lux to approve the operating vouchers in the amount of \$75,246.16. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Williams.

- b. HP Revolving Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Lux to approve Revolving Loan Vouchers in the amount of \$215.00. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Williams.

5. HP Programs and Revolving Loan Program

a. HP Revolving Loan Requests

Tyler Peterson, 49 Terrace, Windows/Doors/Siding Loans
 Danika McFarland, 37 Lincoln, Loan Extension
 Tracy and Melvin Owens, 23 Centennial, Loan Extension

It was motioned by Commissioner Lux and seconded by Commissioner Posey to accept Tyler Peterson, 49 Terrace into the Windows/Doors/Siding Loans, to accept Danika McFarland, 37 Lincoln, a six (6) month loan extension for the Windows/Doors/Siding loan, and to accept Tracy and Melvin Owens, 23 Centennial, a one (1) year extension for the preservation and life safety loans.

b. Neighborworks Updates

Mrs. Trucano stated we provided a delinquency list and financial report through the month of June 30, 2026. There are a total of 161 Historic Preservation loans at a total of \$3,373,535.84.

6. Old or General Business

a. Permission for Historic Preservation to apply to become a Certified Local Government (CLG) through the State Historic Preservation Office

Mr. Kuchenbecker stated the packet contains information regarding the Certified Local Government program and the handbook for CLGs. There are currently 21 CLG in South Dakota. The previous Deadwood Historic Preservation chose to withdraw from CLG program. Several surrounding communities have applied for CLG status such as Lead, Spearfish, Belle Fourche, Rapid City and Hot Springs. Staff believes it is time to officially become a Certified Local Government again even though the state has treated as such. The last twenty years we have participated in the CLG conferences and workshops. The five requirements to become a CLG are easily met by what we do in Deadwood. We met with staff from SHPO on Monday and they are excited to have us become a CLG once again. The additional work for staff would be to combine minutes into a report at the end of the year and highlight projects that we do.

Commissioner Rock asked how the state will look at us from that level once fulfilled.

Mr. Kuchenbecker stated there will be no change. It will open historic preservation up to grant funding. Ten percent of all federal funds through Historic Preservation Fund, derived from offshore oil reserve leases, are released sent out to different states for preservation programs and certified local governments. Ten percent coming from the HPF to the state is required to be granted back out to CLGs which is about eighty to ninety thousand dollars a year. CLGs automatically qualify for up to \$2,000.00 and then can choose to compete for grants. The SHPO does not always have CLGs that apply for this funding. It is staff's opinion that almost every

project that we do or have done would qualify for funding; however, it is competitive and not automatically given to the CLGs.

It was moved by Commissioner Lux and seconded by Commissioner Allen to recommend to the City Commission to approve Historic Preservation applying to become a Certified Local Government through the State Historic Preservation Office. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Williams.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 260147 - 57, 59, 61 Sherman St. - Gerard Keating - Rear Garage Doors and Masonry Repair

Mr. Kuchenbecker stated this is a contributing structure in the Original Town Deadwood, circa 1903 to 1909 and 1915 to 1923. The applicant is requesting permission to repair the masonry of the parapets, install new metal coping, paint and replace the garage doors that were there at one time on the back side of the structures. The Historic Preservation Commission reviewed this façade restoration at the March 11, 2026, meeting and approved contingent upon review of all four of the openings be like garage doors at the rear of the resource. Their design plan is being submitted for review. The plans say wood construction but in conversation with the applicant they will be metal doors. A copy of the March staff report and application have been provided for review. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Commissioner Allen asked did we want them to be wood, is that correct?

Mr. Kuchenbecker stated we had talked about wood, but with the three panels going up and down and being at the rear of the structure, metal would be acceptable.

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

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.)

10. Staff Report

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

Mr. Kuchenbecker stated Days of '76 Rodeo started last night and had a very good turnout. Rodeo continues from 7:00 pm tonight until Saturday evening. The Historic Preservation Chuckwagon will participate on Friday and Saturday in the historic parade.

Mr. Kuchenbecker stated 85 Charles sidewalk is nearly complete, and wall will be poured on Monday with a rock veneer installed. Topsoil will be placed and prepared for putting the house on the market.

Mr. Kuchenbecker stated we did real estate interviews today and a recommendation will go before City Commission. Plans are to retain the services of a real estate broker for representing the City of Deadwood in transactions which would include putting 85 Charles for sale this fall.

Retaining wall projects are in progress. We have also completed the geotechnical investigations for the Fremont retaining wall. The geotechnical, civil and structural engineers are working on final designs which will likely include installation of helical piers down into bedrock to hold the wall up.

Mr. Kuchenbecker stated Crescent Street footings were poured last week. The walls will be formed this week and poured next week. They will start working on the bed of the road as the storm sewer has been installed and utilities have been roughed in. We will start meetings to finish Crescent to the DOT shop. There is an easement through the Days of '76 property. A portion of this area is used by the city for a snow dump as well as dry camping for the RV park. We will be negotiating a cost-share for the entities utilizing this portion of the project.

Mr. Kuchenbecker stated the NEPA study for the trail that would connect the Lodge to Mount Roosevelt and then to Broken Boot is in the final reporting stage.

Mr. Kuchenbecker stated this week with the Rodeo going on, we are hosting a variety of dignitaries in the Mayor's box at the Rodeo grounds.

Mr. Kuchenbecker stated Bonny will be retiring on September 18, 2026, and Leah Blue-Jones will be taking over her position.

Mr. Kuchenbecker stated the lead engineer on Crescent Street is also the construction and administration on the Optima project, aka the moving of the houses. There will be biweekly progress meeting with the first one held today. The future property lines have been marked and staking inspection tomorrow. The Archaeologists will be there for monitoring and have completed a report. We know there are foundations from the three houses that were there, so monitoring will be key for the project. We have the financial security for the project in place as well. We will start seeing earth being moved as soon as tomorrow.

Mr. Kuchenbecker stated the Chuckwagon and Volksmarch event tickets are both available and for sale now. Anyone can go onto Eventbrite.com and purchase their tickets or come into City Hall and pay for tickets at the finance office. September 11 is the community picnic and the twenty-fifth anniversary of 9-11, so the Fire Department will be holding a motorcycle raffle and presence at the picnic and September 12 is a full day with the Volksmarch and Chuckwagon Dinner and Cowboy Show and trolleys will be running. On Friday September 11 we will have chuckwagons set up, cowboy music and poetry, dinner and please bring a side dish if you wish, with your own beverage.

11. Committee Reports

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

Commissioner Allen stated we held an MSI meeting last week.

Commissioner Allen stated Deadwood Alive Board meeting happened today.

Commissioner Allen stated this week and weekend is Days of '76 Rodeo.

Commissioner Allen stated August 2nd we will start having Motorcycle Rally parking availability.

Commissioner Allen stated the parade for Days of '76 is on Friday and Saturday at 1:30 pm both days and traffic will be stopped for the parade starting at 1:00 pm until 3:00 pm.

Commissioner Knipper asked if there is at any point in time the parade would get cancelled due to the extreme heat and livestock?

Commissioner Allen stated more than likely the parade will still go on.

Commissioner Rock stated the Youth Native American program will take place on Friday and Saturday at Outlaw Square at 9:30 am both days. This program is for ages three years old to twelve years old. After the parade at 3:00 pm, the Northern Hills band will play at 3:00 pm. Tonight Dakota Country is playing at Outlaw Square and at 6:15 pm tonight there is a gentleman by the name of Brenden that came to the US from South Africa that will play African-Country music as a little fifteen-minute introduction for Dakota Country.

Commissioner Rock stated the Brule' concert was filled with people. We had surrounding streets filled with people. We hired a videographer for this concert and it will be really cool to have recorded footage and photos.

Mr. Kuchenbecker stated he and his wife went to Cheyenne for Frontier Days last weekend and attended the dedication of the new Native American village which was very impressive.

Commissioner Charles Eagleson stated no farmers market this Friday. It will start back up on July 31.

12. Adjournment

The HP Commission meeting adjourned at 4:26 p.m.

ATTEST:

Chair, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

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



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

MEMORANDUM

Date: August 6, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

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

Beverly & Jim Posey – 45 Taylor Ave. -- Elderly Resident Grant Program

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



For Office Use Only:

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

Date: __/__/__ Initials: _____

Application for Historic Preservation Programs Residential Properties

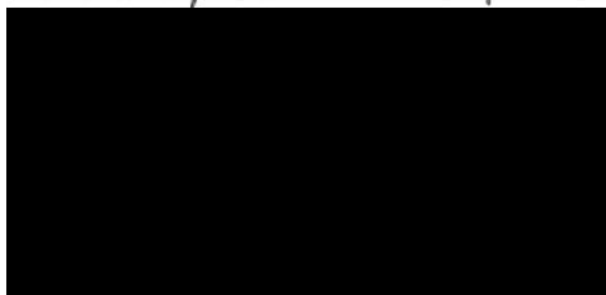
Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.
Application fee may apply to this submittal.

1. Address of Property:

45 Taylor Ave
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Beverly & Jim Posey



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

Telephone: (____) _____

E-mail _____

4. Historic Preservation Programs – Please check all that apply

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

5. Contractor

Ancestor Masonry
Vance Heidegger
Belle Fourch



E-mail: _____

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

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

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

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

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

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident	\$8,500	Replacement 2 slabs of concrete that are cracked & sinking, resurface concrete St.
Vacant Home		
Revolving Loan		
Retaining Wall		

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

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

9. Application Submittal

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

10. Required Supporting Documents

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

11. Acknowledgement

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

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

Applicant's signature

Date submitted: 4/17/26

Owner's signature

Date submitted: / /

Ancestor Concrete & Masonry LLC

Van

PROPOSAL AND ACCEPTANCE

3580

PROPOSAL SUBMITTED TO

Bev Doss

PHONE

DATE

7-17-27

JOB NAME

JOB LOCATION

Deadwood

JOB PHONE

We hereby submit specifications and estimates for:

Concrete Replacement

AT Rd Approach 10'x6' Tear out Dispose of Concrete
 Repour new Concrete w/ #4 Rebar Broom Finish
 4,000.⁰⁰

Opti Overlay Exterior Staircase 12 Treads 2 Landings
 Color to be determined, 4,500.⁰⁰

We propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

dollars (\$ 8,500.⁰⁰)

Due upon completion net 10

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from 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, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized
Signature

withdraw

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 July 17, 2020

Sign

Sign

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



Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082

MEMORANDUM

Date: August 6, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: South Dakota State Historical Society Agreement

The City of Deadwood, the Deadwood Historic Preservation Commission, the South Dakota State Historical Society (SDSHS) Board of Trustees and the State Historic Preservation Office (SHPO) are in a current agreement to provide services for the preservation and protection of Deadwood's historic resources. A close working relationship between Deadwood and the state is critical and this agreement has assisted in this relationship.

Under SDCL 19-19A-11.1, the State Historic Preservation Office would have 30 days to comment on any action taken by the City of Deadwood and Deadwood Historic Preservation Commission. This agreement brings the review timeframe into a much more manageable operation for projects and activities within the city limits of Deadwood. This agreement guarantees a five-day turn-around instead of 30 days.

The current agreement expired on June 30 of 2026, and the State is requesting the Deadwood Historic Preservation Commission enter into another five agreement from July 1, 2026 to June 30, 2031. The proposed agreement is for \$80,000 per year. The agreement which just expired (2023 – 2026) was for \$70,000 per year.

Staff is very supportive of our relationship with the SDSHS and SHPO; however, we are not able to determine what funding will be available for the proposed increase until we complete the 2027 budget process. Staff is recommending continuing this request until after the Historic Preservation Commission's budget meeting scheduled for later this month. At that time, we can adopt the proposal or recommend a stepped increase as we have also done with our agreements with SHPO.

MOTION: *Move to continue this item until the Historic Preservation Commission has time to establish the 2027 budget.*

AGREEMENT
 BETWEEN
 THE DEADWOOD HISTORIC PRESERVATION COMMISSION,
 THE CITY OF DEADWOOD,
 THE SOUTH DAKOTA STATE HISTORICAL SOCIETY BOARD OF TRUSTEES, AND
 THE STATE HISTORIC PRESERVATION OFFICE

This Agreement is made and entered into on this 1st day of September 2026, by and between the City of Deadwood and the Deadwood Historic Preservation Commission, hereinafter referred to as “DEADWOOD”, and the South Dakota State Historical Society Board of Trustees and the State Historic Preservation Office, hereinafter referred to as “STATE”.

The parties to this Agreement acknowledge that in order to provide for the preservation and protection of Deadwood’s historic resources, a close working relationship between DEADWOOD and the STATE is necessary. This agreement will serve to allow for careful consideration of projects that could affect the characteristics that make the City of Deadwood significant as a National Historic Landmark while also allowing the city to change and grow as a living community.

NOW THEREFORE, the parties agree as follows:

1. DEADWOOD shall provide annually to the STATE, funding to be used for the purpose of providing a staff person to work with DEADWOOD and the city’s historic preservation needs.
2. It is the intention of the parties that DEADWOOD shall make transfers to the STATE for the purposes stated in this Agreement for each year of the agreement as follows:
 - a. \$80,000 for the state fiscal year beginning July 1, 2026 and ending on June 30, 2027
 - b. \$80,000 for the state fiscal year beginning July 1, 2027 and ending on June 30, 2028
 - c. \$80,000 for the state fiscal year beginning July 1, 2028 and ending on June 30, 2029
 - d. \$80,000 for the state fiscal year beginning July 1, 2029 and ending on June 30, 2030
 - e. \$80,000 for the state fiscal year beginning July 1, 2030 and ending on June 30, 2031
3. DEADWOOD will provide the STATE an opportunity to investigate and comment on any project, which may encroach upon, damage or destroy historic resources and properties in the City of Deadwood pursuant to SDCL Chapter 1-19A. Deadwood will initiate consultation with the STATE upon receiving information regarding any project and will initiate consultation in concert with the preparation of staff reports.
4. The STATE hereby agrees that the following Projects, except as specified in Section 5 of this Agreement, will not encroach upon, damage or destroy Historic Properties, and that DEADWOOD is not required to submit the following Projects to the STATE for review under SDCL 1-19A-11.1:

- a. The issuance of building permits for interior construction within residential Historic Properties, except as provided in Section 5(f) of this Agreement, and provided that, and subject to the requirement that, DEADWOOD makes the Standards, as defined in Section 10 of this agreement, available to the property owners.
- b. The issuance of building permits for construction on Historic Properties, except as provided in Section 5(f) of this Agreement, and only when (i) DEADWOOD has issued a finding, based on the Standards, as defined in Section 10 of this agreement, that the Project will not encroach upon, damage or destroy Historic Property, and (ii) the STATE has concurred with the Commission's finding. DEADWOOD shall notify the State Historic Preservation Office and the Review & Compliance Coordinator for the STATE of its finding by either e-mail, or U.S. mail. The STATE must notify DEADWOOD of its objection to the finding within three business days after receipt of the finding. The STATE's notification of objection, sent by either the State Historic Preservation Officer or another member of the State Historic Preservation Office, may be served on DEADWOOD by telephone (with a follow-up written notification sent via email), e-mail, , or U.S. mail. Failure of the STATE to respond within three business days after its receipt of the finding will mean that the finding will stand. If the STATE timely objects to the finding, the Project must be submitted to the Office for review under SDCL 1-19A-11.1 as outlined in Sections 6 through 9.
- c. The installation, replacement, and repair of, and performance of routine maintenance on, traffic control devices (excluding support buildings necessary for operation of those devices), including but not limited to, stop signs, yield signs, and traffic signals, provided that, and subject to the requirement that, such installation and replacement is required according to the Manual on Uniform Traffic Control Devices.
- d. Routine maintenance or repair of underground utilities, both public and private, within public rights-of-way. The Parties agree that this exemption does not apply to infrequent, large-scale reconstruction projects that are not part of the City's normal maintenance and repair program.
- e. Routine maintenance or repair of above-ground utilities, both public and private, such as curb, gutter, storm sewer and other similar projects, and excluding streetlights and roadways, within public rights-of-way. The Parties agree that this exemption does not apply to infrequent, large-scale reconstruction projects that are not part of the City's normal maintenance and repair program.
- f. Routine maintenance, repair, and re-paving of roadways. The Parties agree that this exemption does not apply to reconstruction of roadways.
- g. Maintenance or repair of city resources that does not result in a loss of historical integrity of the resource, such as the loss of historic features, artifacts, structural support, historical setting, and other elements which qualified the resource, or property in the environs of the resource, as Historic Property. "Maintenance or repair" includes washing, waxing, repainting, replacement of exhausted elements of utilities such as light bulbs, care of lawns and other greenery, and other

activities that do not remove, abrade, alter or destroy the resource or its physical elements.

- h. The operation and maintenance of city parks provided that projects meet the provisions of Section 4(g) of this Agreement.
 - i. The construction or alteration of signs subject to review by the Deadwood Sign Commission.
 - j. Projects for the construction or repair of basement egress windows, not visible from any street, on Historic Properties.
 - k. Paving, maintenance and repair of existing alleys, sidewalks, driveways, and parking areas.
 - l. Foundation repair or reconstruction on Historic Properties, provided that, and subject to the restriction that, the above-ground portion of the foundation does not exceed two feet in height at any point.
 - m. Repair of any roof or roof structure on Historic Property, provided that, and subject to the restriction that, the repair will not change the external appearance of the structure or alter the roofline.
5. The Parties recognize and agree that the Projects listed below will potentially have Adverse Effects on Historic Properties, are not subject to Section 4 of this Agreement, and must be submitted to the Office for review under SDCL 1-19A-11.1, after DEADWOOD has reviewed and commented on the Projects.
- a. The issuance of demolition permits for Projects on Historic Properties.
 - b. The issuance of moving permits for Projects on Historic Properties.
 - c. The issuance of building permits for Projects proposing significant additions to Historic Properties. "Significant additions" are additions that are as large as, or larger than, the existing foot-print of the original building or structure, or that add one or more stories to the original building or structure.
 - d. The issuance of building permits for the construction of dormers and/or skylights, visible from the street, on Historic Properties.
 - e. The issuance of building permits that alter the roofline of Historic Properties.
 - f. The issuance of building permits for Projects on Historic Properties on which a Covenant is held by the STATE.
 - g. Projects for the demolition and/or moving of Non-Contributing Buildings.
6. For projects that are not exempt from review as defined in Section 4 of this agreement and that DEADWOOD has determined may encroach upon damage or destroy historic property, DEADWOOD shall submit a project notification to the STATE for review

- under SDCL 1-19A-11.1. Upon receipt of a project notification from DEADWOOD, the STATE will review the notification and comment within five (5) business days. If the STATE determines an extended period of time is needed to complete the review, the STATE will notify DEADWOOD in writing within the five (5) business days of receipt of the project notification that the STATE'S response may take up to thirty (30) calendar days from receipt of the notification as allowed by state law. Upon completion of the review, the STATE may initiate an investigation or may determine that no further review is required.
7. If the STATE initiates an investigation, the STATE will notify DEADWOOD in writing of the concerns and issues that need to be addressed through a Case Report as defined by ARSD 24:52. The STATE will provide direction as to the course of the investigation and the required elements of the Case Report. DEADWOOD will provide the STATE with requested additional information. The STATE will have twenty (20) business days from the date of receipt of information provided by DEADWOOD to review and comment.
 8. The STATE may request additional information and will have an additional twenty (20) business days from receipt of the requested information for review. Upon completion of the review, the STATE will provide an official determination on the project.
 9. If the STATE makes a final determination that the project will encroach upon damage or destroy historic property, DEADWOOD will make the final decision as to whether to allow the project to proceed. A project can proceed only after DEADWOOD has made a written determination, based upon the consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm to the historic property, resulting from such use, and ten days' notice of the determination has been given, by certified mail, to the STATE. A complete record of factors considered shall be included with such notice.
 10. DEADWOOD and STATE will use the current *Deadwood, South Dakota: Comprehensive Historic Preservation Plan; Downtown Design Guidelines, Deadwood, South Dakota; Deadwood Residential Neighborhood Design Guidelines*; Applicable Deadwood City Ordinances and Building Codes; SDCL Chapter 1-19A; ARSD Article 24:52; and the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* in preparing and reviewing project reports and case reports.
 11. The STATE and DEADWOOD will work closely regarding matters of common interest and historic preservation within the City of Deadwood. The STATE agrees that STATE staff will travel to DEADWOOD regularly and upon request, subject to mutually agreeable schedules.
 12. DEADWOOD appoints its historic preservation officer as the liaison between DEADWOOD and the STATE for purposes of this Agreement and other historic preservation matters involving DEADWOOD and the STATE. The STATE appoints its historic preservation director as its liaison officer for such purposes.
 13. This Agreement contains the entire Agreement between the parties and is subject to and will be construed under the laws of the State of South Dakota and may be amended only in writing signed by both parties.
 14. The Agreement can be terminated upon thirty (30) days written notice by either party.

15. This Agreement depends upon the continued availability of appropriated funds and expenditure authority from the Legislature for this purpose. This Agreement will be terminated by the STATE if the Legislature fails to appropriate funds or grant expenditure authority. Termination for this reason is not a default by the STATE nor does it give rise to a claim against the STATE.

16. This Agreement will continue in full force and effect until June 30, 2030.

DEADWOOD HISTORIC PRESRVATION COMMISSION

Anita Knipper, Chairperson Date

CITY OF DEADWOOD

Alea Struble-Mook, Mayor Date

Attest

Jessica McKeown
Finance Officer

SOUTH DAKOTA STATE HISTORICAL SOCIETY BOARD OF TRUSTEES

Tom Hulbert, President Date

SOUTH DAKOTA STATE HISTORIC PRESERVATION OFFICE

Garry Guan, State Historic Preservation Officer Date

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



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

MEMORANDUM

Date: July 16, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Recommendation to approve State Register Amendment

In 2023 the State Historic Preservation Office (SHPO) conducted a survey in Deadwood to update the 1993 architectural and historical survey of structures within the Deadwood National Historic Landmark District. This survey is used quite often in determining the history of a structure focusing on contributing and non-contributing status.

SHPO has completed the survey and submitted findings to Historic Preservation Staff for review and recommendation. Initially there were 29 contributing structures being moved to non-contributing and 17 structures going from non-contributing to contributing. After a thorough analysis, there were some concerns regarding the resources changing from contributing to non-contributing status. Staff made recommendations on 14 structures keeping them contributing, attached, and SHPO concurred with our findings.

SHPO is seeking a recommendation from the Historic Preservation Commission to approve the proposed amendment to the State Register and direct staff to prepare a letter of recommendation.

Recommended Motion:

Move to approve the proposed amendment to the State Register and direct staff to prepare a letter of recommendation.

Memo: Archaeological Investigation Assistance Program for Residential Construction

To: Deadwood Historic Preservation Commission

From: Historic Preservation Office Staff

Date: August 5, 2026

Subject: Proposed Program to Fund Archaeological Investigations Required for Appropriate Residential Construction within the National Historic Landmark District

Purpose

Staff recommends the creation of an Archaeological Investigation Assistance Program to help property owners meet City review requirements for ground-disturbing residential construction within Deadwood's National Historic Landmark District. The program would fund qualified archaeological investigations when such work is required as part of the guidelines adopted by Historic Preservation Commission and City Ordinances. This program is also intended to support compatible housing development while protecting archaeological resources that contribute to Deadwood's historic significance.

Background and Need

Deadwood's historic preservation review process requires review and approval before exterior work or building-permit-related projects proceed within historic districts, and the Historic Preservation Commission evaluates undertakings using adopted local guidelines, the Secretary of the Interior's Standards, and applicable state and local requirements. Because Deadwood is a National Historic Landmark community with significant below-ground cultural resources, new residential construction may require archaeological investigation before approval or construction can proceed.

For many residential property owners, the cost, timing, and technical complexity of archaeological work can become a barrier to appropriately designed housing. A targeted assistance program would make compliance more predictable, reduce delays, encourage early coordination with the Historic Preservation Office, and ensure that archaeological investigations are completed by qualified professionals using accepted standards.

Program Recommendation

Staff recommends the Deadwood Historic Preservation Commission establish an Archaeological Investigation Assistance Program as a preservation-funded incentive for eligible residential projects. The program would pay for or reimburse eligible archaeological investigation costs required by the City as a condition of project review, provided the proposed construction is consistent with adopted historic preservation guidelines and advances compatible residential development within the National Historic Landmark District.

Program Objectives

- Protect archaeological resources that contribute to Deadwood's National Historic Landmark significance.
- Support compatible residential construction on vacant or underutilized lots.
- Reduce financial barriers for property owners required to complete archaeological investigations.
- Improve predictability in the project review and permitting process.
- Ensure investigations are conducted by qualified archaeological professionals and documented for the City's archaeological records and repository.
- Encourage early consultation with Historic Preservation Office staff before design, financing, and construction schedules are finalized.

Eligibility

Eligible applicants would include owners of residentially zoned or residentially proposed properties located within the National Historic Landmark District where the proposed project involves new residential construction and where archaeological investigation is required by the City as part of review under applicable ordinances, guidelines, or approval conditions.

Eligible projects should meet the following minimum conditions:

- The project must be located within the City of Deadwood's National Historic Landmark District.
- The proposed work must involve new residential construction, including single-family, duplex, accessory dwelling, additions, auxiliary structures, or other residential forms deemed appropriate by the Planning and Zoning Commission and the Historic Preservation Commission.
- The applicant must submit a complete Project Approval or Certificate of Appropriateness application, as applicable.

- The need for archaeological investigation must be identified by Historic Preservation Office staff, the Commission, or another applicable reviewing authority.
- The applicant must agree to allow professional archaeological work, documentation, curation, and reporting consistent with City requirements.
- The project must not have commenced ground disturbance before program approval unless expressly authorized by the Commission.

Eligible Costs

Program funds may be used for reasonable and necessary archaeological costs directly tied to the required investigation, including:

- Background research and records review.
- Preparation of an archaeological scope of work or research design.
- Field investigation, testing, monitoring, or data recovery required for the project.
- Laboratory analysis, cataloging, artifact processing, and temporary conservation needs.
- Preparation of professional reports, site forms, maps, photographs, and recommendations.
- Curation preparation and transfer of artifacts and records to the appropriate City repository.
- Coordination with City staff, reviewing agencies, and the applicants.

Program funds should not be used for general construction costs, design fees unrelated to archaeology, delays caused by applicant noncompliance, work performed before written authorization, or mitigation required because of unauthorized ground disturbance.

Funding Structure

Staff recommends a Direct City Procurement program for the professional services. The City would retain a qualified archaeological firm under an approved scope of work, contract, and pays for the archaeological work directly. This would provide the greatest consistency, quality control, and administrative oversight.

Staff recommends the direct City procurement for at least the first three years of the program. The Commission would establish an annual program allocation and perhaps a per-project cap, with authority to approve exceptions for projects of unusual archaeological sensitivity or public benefit.

Program Administration

The Historic Preservation Office would administer the program on behalf of the Commission. Staff responsibilities would include reviewing applications, determining whether archaeological work is required, reviewing or approving scopes of work, coordinating the State Historic Preservation Office, monitoring project progress, reviewing deliverables, maintaining records, and presenting funding requests or final recommendations to the Commission as required.

Applicants would remain responsible for submitting complete project applications, coordinating site access, avoiding unauthorized ground disturbance, incorporating archaeological findings into project planning when necessary, and complying with all Commission conditions of approval.

Application and Review Process

1. **Pre-Application Consultation:** The applicant meets with Historic Preservation Office staff to discuss the proposed project, anticipated ground disturbance, and potential archaeological concerns.
2. **Project Application:** The applicant submits the applicable Project Approval or Certificate of Appropriateness materials, including site plans, construction drawings, grading information, utility plans, and any known prior disturbance information.
3. **Archaeological Determination:** Staff evaluates whether archaeological investigation is required and identifies the appropriate level of work.
4. **Funding Approval:** Staff prepares a funding request, scope, and estimated cost for Commission review or administrative approval if delegated by policy.
5. **Investigation:** A qualified archaeological professional completes the approved work before construction or during construction monitoring as required.
6. **Reporting and Curation:** The consultant submits final documentation, recommendations, and curated materials consistent with City standards.
7. **Project Clearance:** Staff confirms that archaeological requirements have been satisfied according to the rules, regulations and guidelines and coordinates any remaining preservation review conditions.

Professional Standards

All archaeological work funded through the program should be completed by qualified professionals meeting applicable state and federal professional qualification standards. Work should be consistent with the Secretary of the Interior's Standards, South Dakota

historic preservation requirements, City ordinances and guidelines, and the City's archaeological repository and documentation procedures.

Recommended Program Safeguards

- Require written authorization before any reimbursable or City-funded archaeological work begins.
- Limit funding to investigations required for eligible residential construction.
- Require applicants to provide access agreements and avoid disturbance until clearance is issued.
- Allow the Commission to deny or reduce funding for projects involving prior unauthorized work.
- Require final reports and artifacts to be submitted before final program closeout.
- Reserve the Commission's authority to impose project conditions if significant archaeological resources are identified.
- Review program outcomes annually and adjust funding caps, eligibility, or procedures as needed.

Implementation Timeline

Step	Action	Target Timing
1	Commission review of draft program framework	Month 2-3
2	Staff preparation of application form, policy guidelines, and standard scope templates	Month 3-5
3	Commission adoption of program policy and funding allocation	Month 5
4	Consultant procurement or creation of an on-call qualified archaeologist list	Month 5-6
5	Program launch and applicant outreach	Month 6
6	Annual evaluation and recommended adjustments	After Year 1

Proposed Motion

Move to direct Historic Preservation Office staff to prepare policy guidelines, application materials, funding procedures, and consultant procurement recommendations for an Archaeological Investigation Assistance Program to support eligible residential

construction within the Deadwood National Historic Landmark District, and to return those materials to the Commission for consideration and adoption.

Conclusion

The proposed program would align preservation compliance with community housing goals by helping property owners complete required archaeological investigations before appropriate residential construction proceeds. By funding professional archaeological work through a clear and accountable process, the Commission can protect Deadwood's below-ground cultural resources while encouraging compatible reinvestment in the National Historic Landmark District.

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: August 6, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: South Dakota Parks & Wildlife Foundation Grant Extension

The South Dakota Parks & Wildlife Foundation was awarded a grant of \$3,000.00 in round two of 2025 for interpretive signage along Mickelson Trail. The supplier of the signs is having delays in the delivery. They are requesting a 90 Day Extension.

The grant expires on August 27, 2026. The Projects Committee reviewed the request and recommend approval of a 90 day extension which would extend the grant to November 27, 2026.

Recommended Motion:

Move to allow a 90 day extension to South Dakota Parks & Wildlife Foundation with the grant expiring on November 27, 2026.

**South Dakota Parks & Wildlife Foundation
523 E. Capitol Avenue | Pierre, SD 57501
605.773.4503**



July 17, 2026

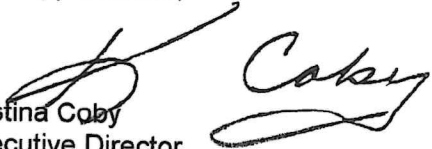
Deadwood Historic Preservation
108 Sherman Street
Deadwood, SD 57732

Dear Kevin and Bonny,

I am writing to request an extension of our grant due to delays involving the supplier/vendor of the interpretive signage.

We expect the project to be completed within 90 days.

With Appreciation,


Kristina Coby
Executive Director
SD Parks & Wildlife Foundation

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: August 6, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Czech Heritage Preservation Society Inc. Grant Transfer

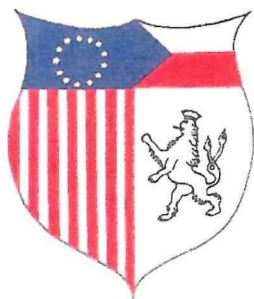
The Czech Heritage Preservation Society Inc. was awarded a grant of \$10,000.00 in round two of 2026 for the restoration of the Log School. The Society decided to complete the school building in preparation for the 250th celebration and Czech Days in the town of Tabor.

The Society would like to request the transfer of the grant to restore their Log Pioneer Home "Chalupa" which is also located in this park. Historic information is attached with their request. Roofing costs are estimated at \$15,817.93 and chinking of the logs is estimated at \$15,000 with another \$1,000 for other repairs for a total expense of \$31,817.93.

The Projects Committee reviewed this request and recommends approval.

Recommended Motion:

Move to transfer the grant issued to Czech Heritage Preservation Society Inc. for the Log School Restoration to the Log House for Restoration in the approved grant amount of \$10,000.00.



CZECH HERITAGE PRESERVATION SOCIETY INC.
PO BOX 3
TABOR, SOUTH DAKOTA 57063-0003

July 24, 2026

Attention Bonny
 Deadwood Historic Preservation
 Department of Planning, Zoning and Historic Preservation
 108 Sherman Street
 Deadwood, South Dakota 57732

Dear Bonny:

First, I would like to thank the Deadwood Historic Preservation committee for awarding our Czech Heritage Preservation Society an Outside of Deadwood grant for \$10,000 for our Log School Roof Repair. It can totally be used by our organization.

I am sad to say though that we had to complete our project before our Czech Days celebration which was held on June 18 and 19 this year. We also wanted to have the building completed in honor of our Nation's 250th birthday so we decided to use all of our own funds to complete the project which cost us \$19,260.77 which was for the roof and additional interior repair.

Second, I would like to request that we might be able to use the \$10,000 grant to complete our upgrade to our log house located in our park. Roofing costs are estimated at \$15,817.93 and chinking of the logs is estimated at \$15,000 with another \$1,000 for other repairs for a total expense of \$31,817.93.

We are waiting for additional funding from other sources which we will be notified in September. We would be able to complete the project of the roof, with this grant and start the chinking process on part of the log building. The Chalupa (Czech style cottage) is a three-room log building with a bedroom on one end, a kitchen in the middle room, and a stable for animals in the other end. An upstairs room is located across the entire building, used for bedrooms for children and storage. Animal heat kept upstairs warm enough to sleep in the Dakota Territory winters here in Tabor.

Please consider allowing us to transfer the grant from the Log School to be used for the Chalupa repairs. We would like to have the remaining woodroof buildings shingled this year yet. The Outside Deadwood Grant would allow us to complete this project.

Sincerely,

Dennis L. Povondra
 Treasurer

ORIGINAL LOG PIONEER HOME “CHALUPA” (CZECH COTTAGE)



In the winter of 1869, Frank Wampol came to Dakota Territory and constructed

this log home.

This pioneer log home is built in the style of an old country cottage called a “Chalupa,” where the people lived and provided shelter for livestock. This would include a team of oxen or

horses, perhaps a cow and poultry in one room. The center room was the kitchen, and the other room was a combination master bedroom and living room. The children slept upstairs with the heat from the animals keeping them warm.

This building was moved to the park in 1982 from its original location, one mile south and one half mile west of Tabor.

Date: July 13, 2026

Case No. 260144
Address: 136 Charles St.

Staff Report

The applicant has submitted an application for Project Approval for work at 136 Charles St., a noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Roland Barkey
Owner: BARKEY, ROLAND / BARKEY, JOYCE
Constructed: 1939

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 house was re-sided with a variety of materials; it also has a majority of modern replacement windows and doors. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to make the front entry handicap accessible. Plans are to install wood decking to raise up the level to the floor of the house. Install a ramp on the left side to extend into the cement driveway. Plans are to also extend the decking to the right to cover the current concrete slab to make everything even. The height of the deck will be sixteen inches and the material will be Trex decking.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Staff conducted a site visit to review the decking on the right side of the structure. 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.	260144
☒ Project Approval	
☐ Certificate of Appropriateness	
Date Received	7/10/26
Date of Hearing	7/22/26

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 136 Charles ST

Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

Owner's Name: Roland Perkey

Architect's Name: _____

A

Address: _____

C

City: _____ State: _____ Zip: _____

T

Telephone: _____ Fax: _____

E

E-mail: _____

Contractor's Name: Roland Perkey

Agent's Name: _____

Ad

Address: _____

Cit

State: _____ Zip: _____

Te

phone: _____ Fax: _____

E-r

ail: _____

TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☒ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

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)

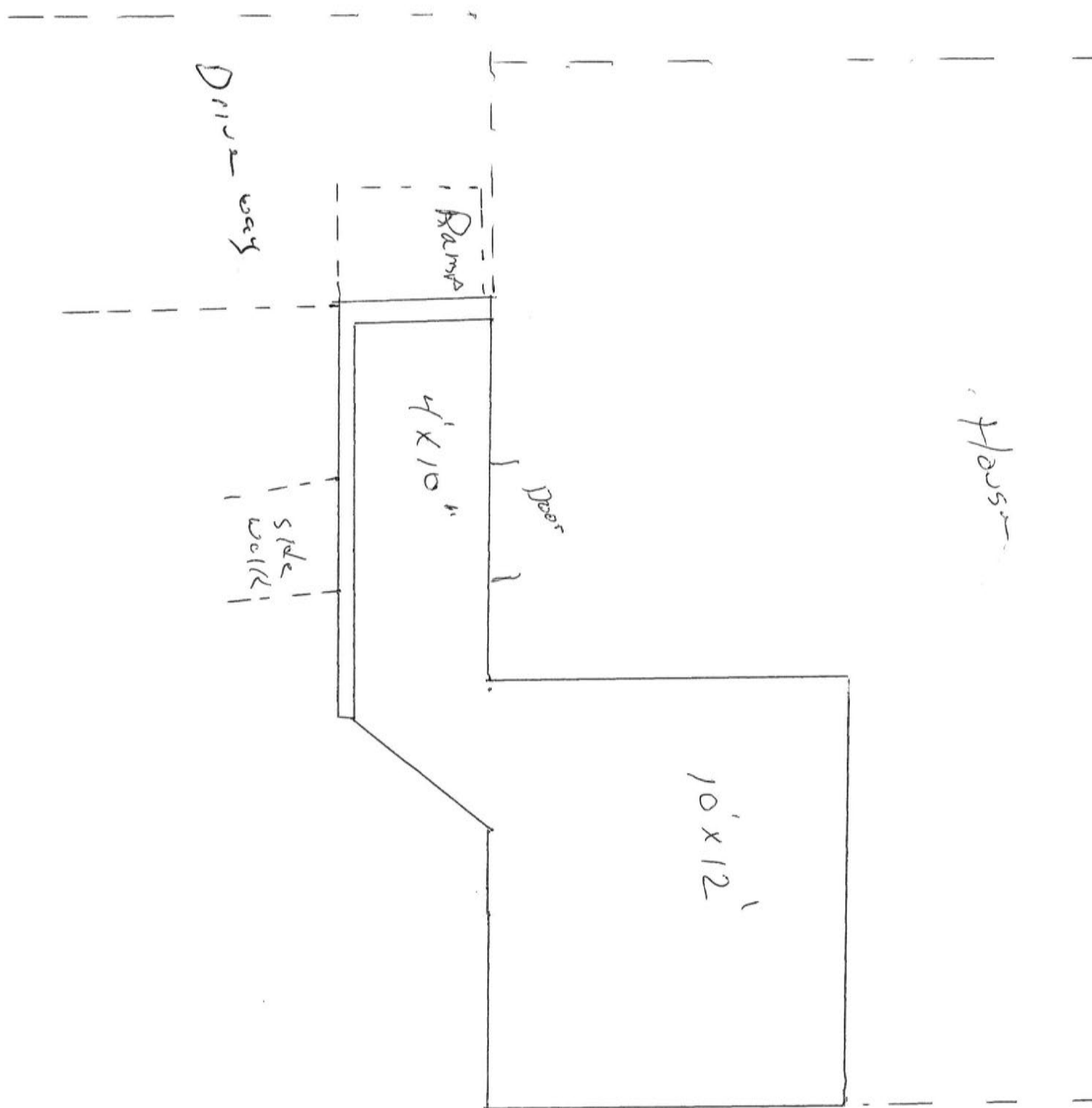
DATE

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.



Dear Historic Committee,

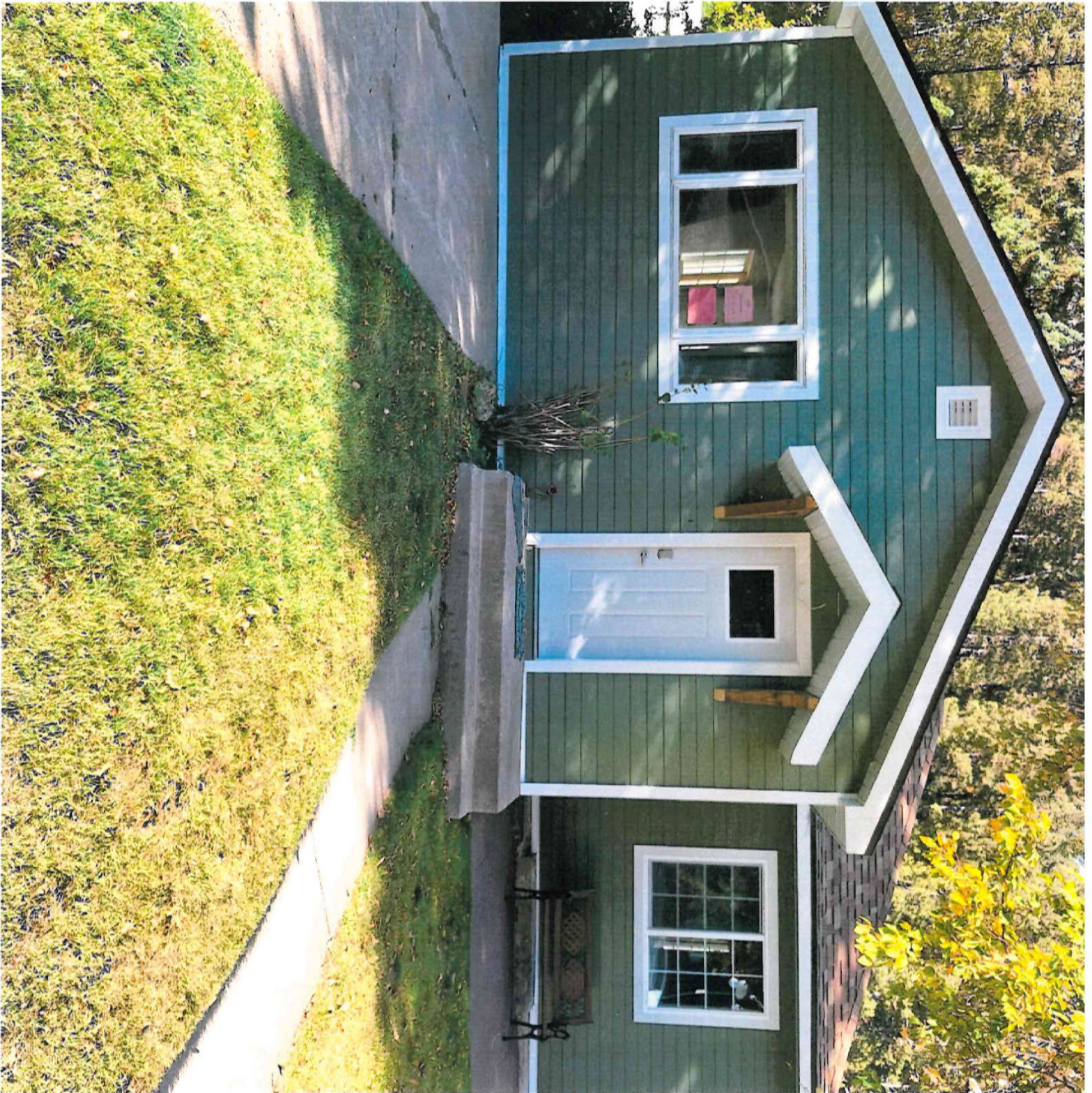
I am putting an application to make my property handicap accessible. I'm diabetic at the point that I have diabetic neuropathy in my feet and legs. Doctor advises me that a walker and a wheel chair are in my nearby future.

The picture of the front door shows that over time the front step has settled a little over three inches and has tilted to the right. We think that the house had been painted in the late eighties and that step had not settled more, I would like to attach a wood decking to the step to raise up the level to the floor of the house. I would like to be able to extend the deck over to the cement drive to attach a ramp there rather in the front of the door. If you look to the right, you will see a cement slab that is our porch area. I would like to put a floating deck on the cement and raise to the level of the step. I will angle from step to deck. The height of the deck will be 16 inches. That will allow me access to that area. All of this deck will not be attached to the house. It will be anchored to the cement. I will put a 12-inch fascia board on the front of deck from floor down. The color of the decking is honey grove by Trex decking.

The picture does show the sidewalk has settled about one and half inch. I will remove about four or five feet and raise it up and pour a new side walk to get the seven-inch riser. I will also put up rain gutter on the roof above the porch deck.

Thank you,

Roland Barkey



Date: August 05, 2026

Case No. 260166
Address: 24 McKinley St.

Staff Report

The applicant has submitted an application for Project Approval for work at 24 McKinley St., a Noncontributing structure located in the Large's Flat Planning Unit in the City of Deadwood.

Applicant: James Lee
Owner: LEE, JAMES & LAURA
Constructed: c1935

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 address is listed in the 1935 telephone directory, indicating its construction by that date. However, the house has sustained several alterations during the modern era, including installation of T-1-11-siding and a new casement window in the front and construction of a very large, shed-roofed carport to the left. Because of these changes, the building cannot currently contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace windows and removed old metal storm windows. Want to put vinyl double hung for ease of cleaning and safety. (no getting on ladders for cleaning and painting)

Attachments: No

Plans: No

Photos: No

Staff Opinion:

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



Motions available for commission action:**A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

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

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

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY

Case No. 260166
☒ Project Approval
☐ Certificate of Appropriateness
 Date Received 7/31/26
 Date of Hearing 8/12/26

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 24 McKinley st

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: James Lee

Address:

City:

Telephone:

E-mail:

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☒ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: _____?		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 <u>Vinyl</u> Style/type <u>Double Hung</u>				
☐ 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).

Replace old wood windows & Remove old met- storme
windows. want to put in vinyl Double Hung for
ease of cleaning & safety. < no getting on ladders
for cleaning & painting >

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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

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

_____
SIGNATURE OF AGENT(S)_____
DATE_____
SIGNATURE OF OWNER(S)_____
DATE_____
SIGNATURE OF AGENT(S)_____
DATE_____
SIGNATURE OF OWNER(S)_____
DATE_____
SIGNATURE OF AGENT(S)_____
DATE**APPLICATION DEADLINE**

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

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

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

Date: August 06, 2026

Case No. 260170
Address: 111 Forest Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 111 Forest Ave., a Noncontributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Austin Waisanen
Owner: WAISANEN, AUSTIN
Constructed: c 1935

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 house has been resided with rough board siding and a majority of its windows have been replaced. Because of these alterations the house has lost integrity and can not 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 build a deck where one stood before. The prior deck used wooden piers that remain (see photo), but I'd like to make it beefier by placing new posts in post brackets anchored to the existing concrete footing/retaining wall which forms the perimeter of the deck area. Use 2 x 6 redwood decking, green treated 4 x 4 posts. 2x4 top rail. Horizontal cables between rail posts every 4". Dimensions and elevation shown in diagram. Stain redwood decking and railing wood same color as other wood trim on house. Frame in an alcove that is on the northeast corner of the house. The alcove has a set of stairs that run up to a janky door that goes into the sunroom (the large, vaulted room with windows.) The dimension of the addition would be roughly 10 x 8. Use the enlarged space as a bedroom. Add two windows that are similar in style and dimension to the other windows on the house.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

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

Motions available for commission action:**A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

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

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

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	260170
☒ Project Approval	
☐ Certificate of Appropriateness	
Date Received	8/5/26
Date of Hearing	8/12/26

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 111 Forest Ave

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Austin Waisanen

Address: _____
City: _____
Telephone: _____
E-mail: _____

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☒ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☒ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>when allowed</u>		Project Completion Date (anticipated): <u>Dec 2026</u>		
☐ 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).

see attached pages.

1. Description of activity

Build a deck where one stood before. The prior deck used wooden piers that remain (see photo), but I'd like to make it beefier by placing new posts in post brackets anchored to the existing concrete footing/retaining wall which forms the perimeter of the deck area. Use 2 x 6 redwood decking, green treated 4 x 4 posts. 2x4 top rail. Horizontal cables between rail posts every 4". Dimensions and elevation shown in diagram. Stain redwood decking and railing wood same color as other wood trim on house.

Frame in an alcove that is on the northeast corner of the house. The alcove has a set of stairs that run up to a janky door that goes into the sunroom (the large vaulted room with windows.) The dimension of the addition would be roughly 10 x 8. Use the enlarged space as a bedroom for our toddler. Add two windows that are similar in style and dimension to the other windows on the house. (The existing windows on the house are not the fancy Deadwood kind with muntins or mullions)

Austin Waisanen 8/5/26
Attachment to project approval form

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

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.



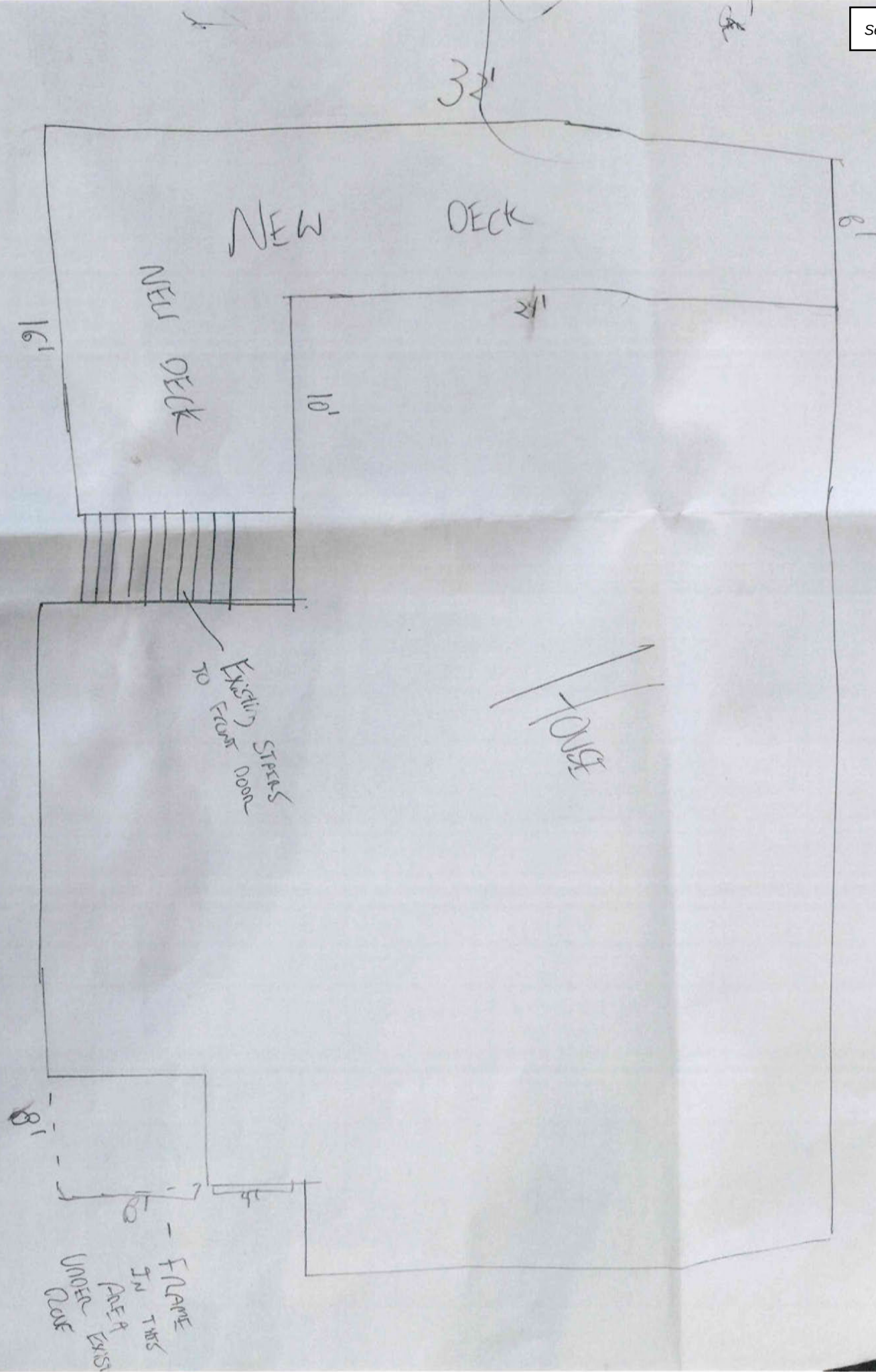
Frame out this porch area under existing roof. Use existing concrete footers to support frame and wall. Outside corner of addition is square post seen in photo; i.e. the e. facing wall is flush with gabled window room, the n. facing wall is flush with green door wall. Roughly 8 x 10 addition. Use matching materials to finish.

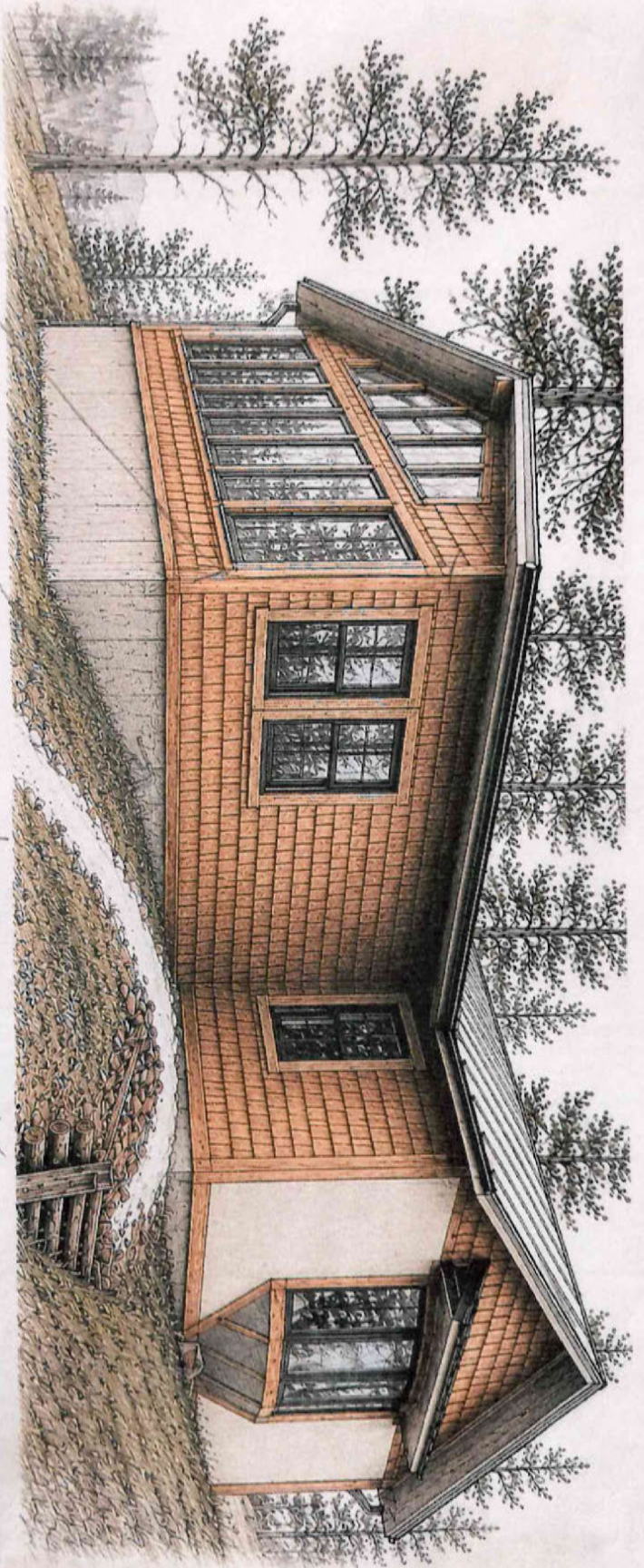
Before



After







DIMENSIONS OF ALLOW FRAME - IN

10' ~~7~~ DO
12'

NOTES

2. NO CHANGE TO ROOF OR 3. NOOK-80
BUILDING FOOTPRINT. NEW
2. DELETE GREEN PORCH
TO GARAGE

MATERIALS

2" x 4" WALLS
2" x 8" FLOOR JOISTS
CEILING SHAKE GROUND
TO MATCH EXISTING
2 NEW WINDOWS TO
MATCH EXISTING WINDOWS
IN SAME AND DIMENSION

Date: August 05, 2026

Case No. 260167
Address: 45 Taylor Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 45 Taylor Ave., a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Bev & Jim Posey
Owner: POSEY, JIMMY D & POSEY, BEVERLY B
Constructed: c 1905

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace two concrete slabs (around water shut off) that are cracked and sinking creating a life/safety issue. Concrete steps from street to house will be recovered and repaired as needed.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

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



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	260167
☒ Project Approval	
☐ Certificate of Appropriateness	
Date Received	7/17/26
Date of Hearing	8/12/26

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 45 Taylor Ave Deadwood, SD
Historic Name of Property (if known): George Butler House

APPLICANT INFORMATION

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

Owner's Name: Bev & Jim Posey

Add

City

Tele

E-m

Architect's Name:

Address:

City: State: Zip:

Telephone: Fax:

E-mail:

Contractor's Name: Archer Masonry

Add

City

Tele

E-mail: N/A

Agent's Name:

Address:

City: State: Zip:

Telephone: Fax:

E-mail:

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☒ General Maintenance

☒ Other Concrete

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

replacement, concrete steps resurfaced

Updated October 9, 2019

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>Mid August</u> Project Completion Date (anticipated): <u>end September</u>				
☐ 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 <u>Side walk concrete Replace</u> <u>Steps resurface</u>				

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).

2 concrete slabs (containing water shutoff)
are cracked and sinking creating a life/safety
issue. Concrete Steps Street to house will
be recovered and repaired as needed

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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

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

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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











Date: August 06, 2026

Case No. 260169
Address: 330 Williams St.

Staff Report

The applicant has submitted an application for Project Approval for work at 330 Williams St., a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Travis & Jenny Starks
Owner: STARKS, TRAVISSTARKS, JENNY
Constructed: C 1897

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the two garage doors. The proposed doors will be Haas 700 Series. They will be the recessed short panel doors. These are steel-insulated doors and will be painted to match the house trim. The house will be repainted with the same yellow but are looking to update the trim color.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The current door configuration of the garage door is a six-panel wide by four panels tall door. The proposed door is a four panel by four panel configuration. It is staff's opinion the proposed metal door would be acceptable but would need to be a six-panel configuration to keep the existing proportions and historic character. We have reached out to the applicant regarding this matter.

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



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.	240169
☒ Project Approval	
☐ Certificate of Appropriateness	
Date Received	6/5/26
Date of Hearing	8/12/26

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 330 Williams St

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Travis & Jenny Starks

Address: [REDACTED]
City: [REDACTED]
Telephone: [REDACTED]
E-mail: [REDACTED]

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: Seamless Systems

Address: [REDACTED]
City: [REDACTED]
Telephone: [REDACTED]
E-mail: [REDACTED]

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☒ Exterior Painting

☐ Porch/Deck

☐ Fencing

Updated October 9, 2019

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).

We are looking to replace the two garage doors. We will have two Haas 700 Series installed. Picture attache

We will be using the recessed short panel doors. These are steel insulated doors and will be painted to match the house trim. We are also looking to have the house repainted. We will keep with the current yellow, but are looking to update the trim color. We want to go with something more inline with the timeframe.

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



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.

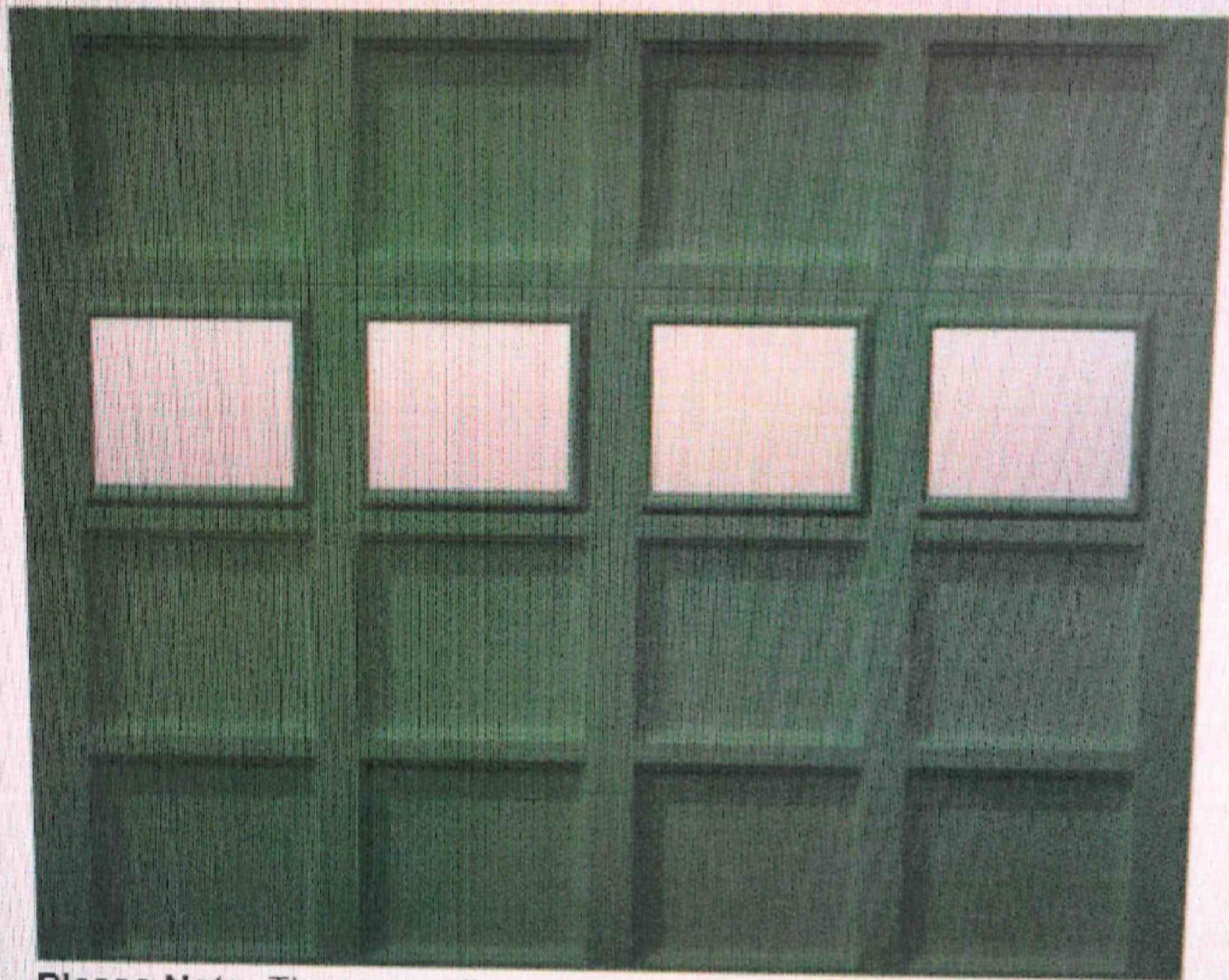
Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of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

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



Customer Details

Select Customer



Please Note: These woodtones, colors, and door panels are to be used as an indication only. Please request a color sample or drawing for additional information. **Windows are displayed outside looking in.**

Model

Other/Residential Collection, Recessed Panel Family, Short Panel,

Width

Height

Spring

Date: August 04, 2026

Case No. 260163
Address: 27 Lincoln

Staff Report

The applicant has submitted an application for Project Approval for work at 27 Lincoln, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Dennis Castanie
Owner: CASTINE, DENNIS
Constructed: c 1900

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 garage was constructed c 1900. The gable roof has wood shingles covering it. A shed roof extension at north is covered by round metal lids originally used for cyanide cans. This building was likely moved on the property after 1923.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to remove this structure in the rear of the lot. The front half of the building has fallen off and the roof had collapsed down to the ground causing the pitch of the remaining roof to cave in on itself, and the side walls to pull in. The rest of the structure needs to be taken down and removed. The owner will do the work himself. At a later date a three-car garage will be put in its place. The garage will look similar to the current building taken down. They make metal now that looks like weathered wood and that's what we plan to replace it with. This structure needs to be removed now due to safety reasons. It is open property and deer have been caught inside.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

Unfortunately, this structure sustained major damage after Atlas and continues to show more deterioration every year. This structure has become a hazard, and it is staff's opinion, the only way to save it would be to dismantle and rebuild. Staff would like to see the cyanide lids preserved for use on reconstruction or other projects associated with these unique architectural elements. A professional recordation has been completed on this structure. At this point, there are no plans submitted to replace but the new owners of the property have indicated a desire to replace the structure with something compatible with the historic district.

The proposed work and changes does damage and destroy a historic resource and obviously have an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Even though the project is adverse to Deadwood, it appears all reasonable and prudent alternatives have been explored. It should be noted, the current owner was not responsible at the time the damage was sustained.

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.	260163
☒ Project Approval	
☐ Certificate of Appropriateness	
Date Received	8/3/26
Date of Hearing	8/12/26

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 27 Lincoln Ave. Deadwood, SD 57732

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Dennis Castanie

Add _____

City _____

Tel _____

E-mail: _____

Architect's Name: Self

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☒ Other Removal of Building

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

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

☐ **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).

The storage building in the rear needs to be taken down and removed from the property. The Front half of the building has fallen off and the roof has collapsed down to the ground, causing the pitch of the remaining roof to cave in on itself, and the side walls to pull in. I need to take the rest down and have it removed in a roll off. I will do the work myself. At a later date a 3 car garage will be put in its place, the garage will look very similar to the current building taken down. They make metal now that looks like weathered wood and that's what we plan to replace it with. I would like to remove now due to safety

FOR OFFICE USE ONLY

Case No. _____

purposes. It is open property down there and I have caught deer inside.

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



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.





