



# Historic Preservation Commission Meeting Agenda

Wednesday, June 09, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call Meeting to Order**
2. **Roll Call**
  - a. Election of Officers for Chair, 1st Vice-Chair and 2nd Vice-Chair
3. **Approval of Minutes**
  - [a.](#) HPC Minutes 5/26/21
  - [b.](#) HPC Minutes Special Meeting 6/3/21
4. **Voucher Approvals**
  - [a.](#) HP Operating Vouchers 6.9.21
  - [b.](#) HP Grant Vouchers 6.9.21
  - [c.](#) HP Revolving Vouchers 6.9.21
5. **HP Programs and Revolving Loan Program**
  - [a.](#) Satisfaction of Grant - Dale Berg - 874 Main Street
6. **Old or General Business**
  - [a.](#) Acknowledge swap of Historic Preservation Commission/City of Deadwood owned parcel of land and associated structure surplus located at 227 Williams Street for exchange for land in the adjacent vicinity.
  - [b.](#) Enter into contract with Erica Merchant to restore Black Hills Mercantile ghost mural on side of ADDRESS at a cost of \$894.35 in exchange for conservation easement from property owner.
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
  - [a.](#) PA 210066 - Tim Conrad - 52 Lincoln Ave. - Demolish Building
9. **Items from Citizens not on Agenda**

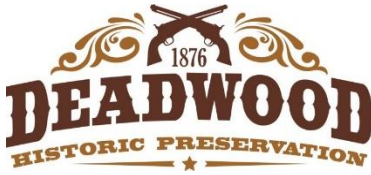
(Items considered but no action will be taken at this time.)
10. **Staff Report**

(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.

Please practice the CDC's social distancing recommendations



# Historic Preservation Commission Meeting Minutes

Wednesday, May 26, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

## 1. Call Meeting to Order

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order on May 26, 2021 at 5:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Dale Berg

HP Commission Vice Chair Bev Posey

HP Commission 2nd Vice Chair Robin Carmody

HP Commissioner Leo Diede

HP Commissioner Trevor Santochi

HP Commissioner Jill Weber

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Mike Walker, Director of NeighborWorks

## 3. Approval of Minutes

- a. HPC Minutes May 12, 2021

Commissioner Diede stated on Item 8 a. change the "moved by Commissioner Posey" to "moved by Commissioner Weber". ***It was moved by Commissioner Weber and seconded by Commissioner Diede to approve the corrected HPC Minutes of May 12, 2021. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

## 4. Voucher Approvals

- a. HP Operating Vouchers 5/26/21

***It was moved by Commissioner Williams and seconded by Commissioner Diede to approve the HPC Operating Vouchers in the amount of \$78,302.48. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

- b. HPC Revolving Vouchers 5/26/21

***It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the HPC Revolving Vouchers in the amount of***

***\$60,772.06. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

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

### **a. Revolving Loan Program**

Sherree Rich & Joe Gaspar -- 40 Jefferson -- Retaining Wall Loan Request

Wayne Morris -- 388 Main St. -- Request to Forgive Siding Loan

***It was moved by Commissioner Posey and seconded by Commissioner Diede to approve the retaining wall loan request for Sherree Rich and Joe Gaspar at 40 Jefferson and request to forgive siding loan for Wayne Morris, 388 Main Street. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

## **6. Old or General Business**

### **a. Enter into contract with Erica Merchant to restore Henry George Cigar ghost mural on side of Bodega at a cost of \$14,988.47 in exchange for conservation easement from property owner.**

Mr. Kuchenbecker stated the Historic Preservation Commission entered 664 Main Street into the Ghost Mural Program. The mural will be the "Henry George Cigar" rather than the owl cigar advertisement. Erica Merchant has submitted a quote for restoring the mural in the amount of \$14,988.47. ***It was moved by Commission Diede and seconded by Commissioner Santochi to recommend to the City Commission to hiring Erica Merchant to reproduce the ghost mural of the "Henry George Cigar" mural on the building located at 664 Main Street for a cost not to exceed \$14,988.47. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

### **b. Permission to engage M.S. Mail to print 50,000 of the Deadwood Walking Tour brochures at a cost of \$11,900 from the HP Public Education line item.**

Mr. Kuchenbecker stated staff is requesting permission to purchase 50,000 downtown walking tour brochures to be distributed at the Deadwood Information Center and Welcome Center. We have received a quote from M.S. Mail in the amount of \$11,900.00. ***It was moved by Commission Weber and seconded by Commission Posey to recommend to the City Commission to print 50,000 Deadwood Walking Tour brochures at a cost not to exceed \$11,900.00 from M.S. Mail to be paid out of the Public Education line item. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

### **c. Approve Lawrence County Courthouse application for Historic Preservation Not-for-Profit Grant Program from Lawrence County.**

Mr. Kuchenbecker stated the Lawrence County Courthouse was accepted into the Not-for-Profit program at the April 14, 2021 Historic Preservation Commission meeting. Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five year period. The Projects Committee reviewed this request and



recommend approving the grant request to Lawrence County in the amount of \$50,000 for masonry repairs to the Lawrence County Courthouse. ***It was moved by Commissioner Posey and seconded by Commissioner Weber to approve the Not-for-Profit grant request to Lawrence County in the amount of \$50,000 for the masonry repairs to the Lawrence County Courthouse. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

- d. Request for Not-for-Profit Grant from Deadwood Masonic Association for engineering costs associated with the stabilization of structural issues.

Mr. Kuchenbecker stated the Deadwood Masonic Association discovered major issues with the girder trusses on the third floor of the structure in October 2020. CVD Construction was hired to install bracing to secure the structure until it can be repaired. Albertson Engineering has been contacted to determine what can be done to repair the girder trusses. The Deadwood Masonic Association has submitted a Not-for-Profit grant to pay for the \$8,000.00 in engineering costs. Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five year period. Since 2017 the Deadwood Masonic Association has been granted \$38,354.56 in funds with \$11,645.44 available. The Projects Committee reviewed this request and recommend approving the grant request to the Deadwood Masonic Association in the amount of \$8,000.00 for engineering costs associated with the girder truss repairs. ***It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the Not-for-Profit grant to the Deadwood Masonic Association in the amount of \$8,000 for the engineering costs associated with the girder truss repairs. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

- e. Set special Historic Preservation Commission Meeting to review proposed project associated with 56 Lincoln Avenue and 874 Main Street for June 3, 2021, 11:00 a.m. starting at Lincoln Avenue

Mr. Kuchenbecker stated we have two pending applications for potential demolition. In the past we have done onsite visits to take a look at the integrity of the resource and provide additional onsite information for the commission to help make their determination. ***It was moved by Commissioner Diede and seconded by Commissioner Weber to set a special meeting of the Historic Preservation Commission for June 3, 2021, 11:00 a.m. to conduct site visits of 56 Lincoln Avenue and 874 Main Street. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

- f. Set new deadline for Outside of Deadwood Grant program to July 2, 2021 and increase funding amount to \$100,000 for FY 2021.

Mr. Kuchenbecker stated we have supplemented the budget of \$50,000 to help fund the Outside of Deadwood grant. We have revised the 2021 budget based on revenues. The grant deadline is normally June 2, 2021 for the second round. We did not have a first round due to the moratorium. Staff is requesting setting the deadline for 2021 to July 2, 2021. ***It was moved by Commissioner Posey and***

***seconded by Commission Williams to set the deadline for the Outside of Deadwood grant for July 2, 2021 and increase funding to \$100,000. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

- g. Discussion and possible action of creation and installation of flag pole and plaza at Deadwood Elementary in recognition of the 50th anniversary of the combining of the Lead-Deadwood High Schools in the amount of \$10,000.00.

Mr. Kuchenbecker stated this is a project the Mayor brought to our attention. 2021 marks the 50<sup>th</sup> year since the Lead and Deadwood schools were combined. In an effort to commemorate this collaboration of schools, the Lead-Deadwood Community Foundation in conjunction with the Lead-Deadwood School District are desiring to create a small plaza with the installation of a flag pole and interpretive sign to be installed in the area of the cannon. Staff is recommending the Deadwood Historic Preservation Commission support the project with financial assistance in the amount of \$10,000 to be paid out of the Public Education line item. ***It was moved by Commissioner Weber and seconded by Commissioner Posey to recommend to the City Commission to support the Lead-Deadwood Community Foundation's project to commemorate the 50<sup>th</sup> anniversary of the combining of the school districts of Lead and Deadwood with the installation and dedication of a new the flag pole, interpretive sign and plaza area for the flag in the amount of \$10,000 to be paid out of the Public Education line item. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

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

- a. COA 210081 - Frank Pavich - 789 Main - Replace Windows

Mr. Kuchenbecker stated the applicant is requesting permission to replace the double hung windows on the left and right side of the second floor and one main floor rear window with egress to meet SDCL requirements for a vacation rental. This is another example of alterations being driven by the State of South Dakota's Department of Health. Staff will reach out to the State Historic Preservation Office to set a meeting with the Department of Health to discuss alternatives to the egress issue and possible use of the International Existing Building Code. Staff conducted an onsite inspection of the windows. Upon review it was decided a wooden crank out with a three over one configuration to mimic the current windows would be appropriate similar to the project recently approved by the commission on lower Main Street. The proposed work and changes does damage or destroy historic material of a historic resource but does not have an adverse effect on the overall character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Commissioner Posey requested making a stipulation going forward to require any changes to the size of windows and doors not be allowed on the front exterior of a structure. Kevin stated he is working with the State Historic Preservation Office and the Department of Health to help resolve this issue. The existing building code states there is not a requirement in current code for egress on a historic structure. The state could adopt the International Existing Building Code when it comes to the

existing building requirement which includes Historic Structures. ***It was moved by Commission Posey and seconded by Commissioner Santochi based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

b. COA 210082 - Keating Resources - 51 Sherman - Construct Patio

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 51 Sherman Street, a contributing structure located in the Deadwood Historic Overlay Zone in the City of Deadwood. The applicant plans to renovate the exterior space to the north of the structure. This renovation will complement architectural improvements to the building. The proposed patio space will include clay brick pavers on street side with a timber/deck patio on the alley side (flush with paver patio). The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Weber and seconded by Commissioner Santochi based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

c. COA 210083 - Troy Gorans - 27 Deadwood St. - Construct Patio

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 27 Deadwood Street, a contributing structure located in the Deadwood City Historic Planning Unit in the City of Deadwood. Applicant is requesting permission to construct a patio off of Deadwood Street along the front left parking lot side of the structure. It will be a 33'x18' patio with stamped/colored concrete to match the brick on Deadwood Street. The patio will have a manufactured metal railing and will match the existing railing. Commission Posey expressed concern of losing parking spaces. Mr. Kuchenbecker stated it is private property but acknowledges the City does have a parking problem. As we increase the amenities of Deadwood, people are going to be willing to walk greater distances. Mr. Gorans stated the patio is important to our food and beverage business. ***It was moved by Commissioner Posey and seconded by Commissioner Weber based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

- d. COA 210087 - 555 Main St - Deadwood Hotels LLC - 555 Main St. - Install brick façade

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 555 Main Street, a non-contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to add brick to the exterior front façade of the structure. After extensive research on the actual construction date of this structure and consultation with the State Historic Preservation Office, we have determined it is a non-contributing resource. It was built in 1941 according to our research. This puts the construction outside of the period of significance for the National Historic Landmark District. Previous information in Boots on Bricks and databases had the incorrect date of construction. In addition to the news clipping in your packet, here is what we found out on the buildings that made up Eddie's Tire. August 3, 1941 is when Eddie opened a new service station according to the newspaper.

Commissioner Posey asked if it will be all brick now. Mr. Santochi stated it would be an improvement. Commissioner Diede stated he thought it would look nice. Commissioner Weber asked if it will be the same color of brick. Caleb Arceneaux stated there will be two different brick colors to break it up. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness. Voting Yea: Berg, Carmody, Diede, Santochi, Weber, Williams. Voting Nay: Posey***

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

- a. PA 210078 - Robb & Wendy Nelson - 19 Centennial - Updated garage location

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 19 Centennial Ave, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. On October 15, 2020 the applicant received a project approval to remove and reuse 30' of the existing historic retaining wall to construct a driveway and garage in the open lot next to the structure and replace the retaining wall approximately 15' on each side of the new driveway.

Due to the steep slope of the site, the applicant is concerned with the amount of earth that will be excavated to build the garage. The required setback for this project is 20' based on Zoning requirements. The applicant will be requesting a variance of the requirement to 10'. This will reduce the amount of excavation, reduce the cost of structure to retain earth and increase safety of the excavation and construction crew. The Historic Preservation Commission is to review the design and the Planning & Zoning Commission will take our review and decision under consideration when possibly granting the requested variance. It is staff's opinion, the change of location on the lot will improve the design and impact on the site and setting of the property; therefore, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National

Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Diede and seconded by Commissioner Posey 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. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

- b. PA 210080 - City of Deadwood - 18 Seventy Six Drive - Construct Lean-to addition

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 18 Seventy Six Drive, a Contributing structure located in the First Ward Planning Unit in the City of Deadwood. The proposed project would add a lean-to addition to the rear of the shop portion of the Days of '76 Museum for covered shelter of the Deadwood Stage Coach. The addition would mimic and compliment the covered seating and lean-to on the front side of the shop near the Days of '76 Campground. City staff will construct the building with limited sub-contractors for concrete work. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Posey and seconded by Commissioner Weber 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. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

- c. PA 210085 - City of Deadwood - 15 Seventy Six Drive - Construct deck above chutes

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 15 Seventy Six Drive, contributing structure located in the First Ward Planning Unit in the City of Deadwood. Applicant is requesting permission to construct a deck above the chutes to allow for more seating for special events. This deck will consist of two stairway accesses and a wheel chair lift for handicap access. This will be constructed of wood. The crows nest and area above the chutes has changed several times over the decades including seating. With the centennial of the Days of 76 Celebration and Rodeo coming up, the City is desiring to make enhancements and increase seating to the arena. This event complex has seen tremendous increase in usage over the past five years with activities such as SnoCross, Pro Bull Riding, Back When They Bucked, Motorcross and other events. This proposed deck and seating above the chutes will provide prime seating for several of these events. The proposed work and changes does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Williams and seconded by Mr. Santochi 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. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

- d. PA 210084 - Charles Eagleson - 374 Williams - Replace Window

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 374 Williams St., a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The new owners of the structure are making renovations to adapt to their elderly needs. Plans are to expand the bathroom to allow for better access and create a downstairs bedroom. The bedroom currently has a small window that does not meet egress requirements. The applicants are requesting permission to replace the inadequate window with a wood double hung window. The change on the bathroom is on a later addition and the proposed window is on the side of the structure. Because of the locations, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Williams and seconded by Commissioner Santochi 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. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

- e. PA 210086 - Cara Potter - 152 Charles - Exterior Repairs

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 152 Charles St, a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the porch with like decorative accents to include the window. Create a seating area in the front of the home. Replace roof with asphalt shingles. Install a fence with gate. Repair and/or replace windows, storm windows, doors and storm doors. Front porch roof will be replaced with same shape and size. The rear porch will be restored and secured. The applicant is also applying for the retaining wall program and will also be applying for the programs when the moratorium is lifted. This house has been vacant for over 20 years and is in the process of changing ownership. The buyers desire to rehabilitate this resource. Staff's research could not find any evidence for or against the proposed additions of Victorian detail at this time; however, it is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Diede and seconded by Commissioner Carmody 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. Voting Yea: Berg, Carmody, Posey, Diede, Santochi, Weber, Williams***

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

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

Mr. Wu's reported they are planning on constructing an addition onto the current structure that will house a Chinese restaurant and will be located at the back of the parking lot. They will break ground on the construction this fall. They will have to move the food truck currently parked in the parking lot to the front side of the lot. Mr. Kuchenbecker stated they did receive a COA for parking the truck in the parking lot. We would be granting them a temporary COA for the relocation of the truck to the front of the lot. This fall they will submit a COA for the new structure. Will this be OK with the HP Commission. The general consensus from the commission was yes.

#### **10. Staff Report**

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

Mr. Kuchenbecker stated we are working on a land trade with Mike Johnson, currently from Gillette, WY, for the rehabilitation of 227 Williams along with working with the State to get an exemption to allow for a septic system.

A letter of support from HP and the Mayor has been sent to the BLM for their acquisition of the Tim Davis property. I have reached out to the school district on a couple of their lots. Homestake knows we are looking at properties. We continue to look at protecting our hillsides and viewsheds.

We will be working with the finance office over the next week or so to see where we are at with the revolving loan program. Hopefully we will bring something to the HP Commission by the end of June or first of July to reenergize and reopen our revolving loan program. It might be in phases. We will start with the committees reviewing all the applications.

This will be a big weekend in Deadwood with concerts on Main Street and a Rodeo at the Days of 76. There is a lot going on this weekend.

#### **11. Committee Reports**

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

Commissioner Williams asked if we have talked to the Chamber and Department of Tourism about printing costs. Mr. Kuchenbecker stated we haven't as of yet. As we get into the budget session we will be reviewing it.

Commission Diede attended the Chamber Mixer and it was not well attended.

Commissioner Posey stated they will be doing more Butt Bragades through the Main Street Initiative.

## **12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 5:51 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary*





## Historic Preservation Commission Special Meeting Minutes

Thursday, June 03, 2021 at 11:00 AM

City Hall, 102 Sherman Street, Deadwood, SD 57732

### 1. Call Meeting to Order

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order on June 3, 2021 at 11:00 a.m. at 56 Lincoln

### 2. Roll Call

PRESENT

HP Commission Chair Dale Berg

HP Commission Vice Chair Bev Posey

HP Commission 2nd Vice Chair Robin Carmody

HP Commissioner Leo Diede

HP Commissioner Trevor Santochi

HP Commissioner Jill Weber

ABSENT

HP Commissioner Tony Williams

CITY COMMISSION

Charlie Mook-Struble

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

### 3. Conduct Site Visit

#### a. 56 Lincoln – Tim Conrad – Demolition of Structure

Reviewed the exterior and interior of the structure. No Action Taken.

#### b. 874 Main Street – Dale Berg – Demolition or Reconstruction of Garage Structure

Reviewed the exterior and interior of the structure. No Action Taken.

### 4. Adjournment

The Historic Preservation Commission Meeting adjourned at 11:44 a.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary

# Historic Preservation Commission

## Bill List - 2021

OPERATING ACCOUNT: Historic Preservation	
<b>HP Operating Account Total:</b>	<b>\$ 180,081.38</b>

Approved by \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_  
HP Chairperson

HPC	06/09/21
Batch	06/22/21

6/09/2021 1:48 PM  
PACKET: 05402 06/22/2021 - HP OPERATING  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

PAGE: 1

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-3373	AMAZON WEB SERVICES					
I-759705233		WEB SERVICES 5/1/21-5/31/21	205.53			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		WEB SERVICES 5/1/21-5/31/21		215 4641-428	UTILITIES	205.53
		== VENDOR TOTALS ==	205.53			
01-4030	BLAIR, LINDA					
I-060721		PECK GARDENS BC REIMBURSEMENT	100.11			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		PECK GARDENS BC REIMBURSEMENT		215 4576-630	PROFES. SERV. NEIGHBORH.	100.11
		== VENDOR TOTALS ==	100.11			
01-1798	CHAINSAW CENTER/DAKOTA RENTAL					
I-1085705		SCISSOR LIFT/RODEO GRNDS UPDA	190.00			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		SCISSOR LIFT/RODEO GRNDS UPDAT		215 4577-735	CAPITAL ASSETS RODEO GRO	190.00
		== VENDOR TOTALS ==	190.00			
01-0475	DEADWOOD CHAMBER & VISITORS BU					
I-060321HP		BILL LIST FOR JUNE 9, 2021	22,034.63			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		BILL LIST FOR JUNE 9, 2021		215 4572-210	VISITOR MGMT MARKETING	22,034.63
		== VENDOR TOTALS ==	22,034.63			
01-3558	DEADWOOD HISTORY, INC.					
I-052721		DAYS OF 76 MUSEUM '21 ALLOCAT	110,000.00			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		DAYS OF 76 MUSEUM '21 ALLOCATI		215 4573-375	HIST. INTERP. 76 MUSEUM	110,000.00
		== VENDOR TOTALS ==	110,000.00			
01-2204	FERBER ENGINEERING COMPANY, IN					
I-J21.130.1		ONLINE RECORDS SEARCH PHASE 2	8,500.00			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		ONLINE RECORDS SEARCH PHASE 2		215 4573-335	HIST. INTERP. ARCHIVE DE	8,500.00
		== VENDOR TOTALS ==	8,500.00			

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-4625 FIB CREDIT CARDS						
C-053121HPCR		CREDIT CARD REFUND HP	105.44CR			
6/22/2021	FNBAP	DUE: 5/31/2021 DISC: 5/31/2021		1099: N		
		HOVER CHARGE REFUND		215 4641-426	SUPPLIES	105.44CR
I-053121HP						
6/22/2021	FNBAP	CREDIT CARD CHARGES MAY 2021	459.52			
		DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		DAKOTA TERRITOR FLOOD C1878		215 4573-330	HIST. INTERP. HISTORIC C	219.92
		2-PLANTER URNS - LIBRARY		215 4577-705	CAPITAL ASSETS LIBRARY	179.96
		1878 MAP DAKOTA TERRITORY		215 4573-330	HIST. INTERP. HISTORIC C	42.60
		1886 DAKOTA TERRITORY MAP		215 4573-330	HIST. INTERP. HISTORIC C	17.04
		==== VENDOR TOTALS ====	354.08			
01-0250 GLOVER, SANDY						
I-60921		RODEO GRNDS BC REIMBURSEMENT	135.60			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		RODEO GRNDS BC REIMBURSEMENT		215 4576-630	PROFES. SERV. NEIGHBORH.	135.60
		==== VENDOR TOTALS ====	135.60			
01-0782 JACOBS PRECISION WELDING						
I-28070		4" & 7' FLAT BAR - RG UPDATES	45.60			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		4" & 7' FLAT BAR - RG UPDATES		215 4577-735	CAPITAL ASSETS RODEO GRO	45.60
		==== VENDOR TOTALS ====	45.60			
01-4833 JASMAN, TROY						
I-052621		ARCHIVES EXHIBIT PROJECT	60.00			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		ARCHIVES EXHIBIT PROJECT		215 4573-335	HIST. INTERP. ARCHIVE DE	60.00
		==== VENDOR TOTALS ====	60.00			
01-1483 KNECHT HOME CENTER						
I-6243563		SCREWS-DAYS MUSEUM LEANTO	93.28			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		SCREWS-DAYS MUSEUM LEANTO		215 4577-800	CAPITAL ASSETS-DAYS MUSE	93.28
		==== VENDOR TOTALS ====	93.28			

6/09/2021 1:48 PM  
 PACKET: 05402 06/22/2021 - HP OPERATING  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

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-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-3044	LAWRENCE CO. EQUALIZATION					
I-051321		202 PICTOMETRY AERIAL IMAGERY	10,030.13			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		202 PICTOMETRY AERIAL IMAGERY		215 4573-340	HIST. INTERP. GIS	10,030.13
=== VENDOR TOTALS ===			10,030.13			
01-0551	MENARD'S					
I-00864		Downspts/CEDARTONE-RG UPDATES	618.04			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		Downspts/CEDARTONE-RG UPDATES		215 4577-735	CAPITAL ASSETS RODEO GRO	618.04
I-00874		CEDARTONE- RODEO GRNDS UPDATE	2.31			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		CEDARTONE- RODEO GRNDS UPDATES		215 4577-735	CAPITAL ASSETS RODEO GRO	2.31
I-01379		SCREW ANCHROS TIES-DAYS LEANT	152.14			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		SCREW ANCHROS TIES-DAYS LEANTO		215 4577-800	CAPITAL ASSETS-DAYS MUSE	152.14
=== VENDOR TOTALS ===			772.49			
01-4834	MIDLAND PIONEER MUSEUM ASSN					
I-060921		2019 OUTSIDE DWD GRANT ROUND	10,000.00			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		2019 OUTSIDE DWD GRANT ROUND 1		215 4575-520	GRANT/LOAN PROJECTS OUTS	10,000.00
=== VENDOR TOTALS ===			10,000.00			
01-1827	MS MAIL & MARKETING					
I-12249HP		JUNE NEWSLETTER	653.55			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: Y		
		JUNE NEWSLETTER		215 4641-423	PUBLISHING	653.55
I-12261		MT. MORIAH BROCHURES	14,975.49			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: Y		
		MT. MORIAH BROCHURES		607 4580-423	PUBLISHING & ADVERTISING	14,975.49
=== VENDOR TOTALS ===			15,629.04			

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-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-1786		PETTY CASH/HISTORIC PRESERVATI				
=====						
I-60821		PETTY CASH REIMBURSE JUNE 202	106.00			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		DMG CONSERVATION EASEMENT		215 4641-426	SUPPLIES	30.00
		QUIT CLAIM DEED SCHOOL LOT 8		215 4641-426	SUPPLIES	30.00
		NUGGET LLC CONSERVATION EASEME		215 4641-426	SUPPLIES	30.00
		COPY OF QC DEED 227 WILLIAMS		215 4641-426	SUPPLIES	2.00
		CERT MAIL NTP CAI2 & RCS CONST		215 4641-426	SUPPLIES	14.00
		=== VENDOR TOTALS ===	106.00			
=====						
01-4630		SANDER SANITATION SERVICE				
=====						
I-17970		ROLL-OFF - 78 WILLIAMS - HP	133.12			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		ROLL-OFF - 78 WILLIAMS - HP		215 4577-775	CAPITAL ASSETS GENERAL M	133.12
		=== VENDOR TOTALS ===	133.12			
=====						
01-0578		TWIN CITY HARDWARE & LUMBER				
=====						
C-2105-134454		2X4 EXCHANGE-DAYS MUSEUM LEAN	27.50CR			
6/22/2021	FNBAP	DUE: 5/27/2021 DISC: 5/27/2021		1099: N		
		2X4 EXCHANGE-DAYS MUSEUM LEANT		215 4577-800	CAPITAL ASSETS-DAYS MUSE	27.50CR
=====						
I-2105-134449		SUPPLIES-DAYS MUSEUM LEANTO	209.80			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		SUPPLIES-DAYS MUSEUM LEANTO		215 4577-800	CAPITAL ASSETS-DAYS MUSE	209.80
=====						
I-2105-134591		PLANT FOOD - CITY HALL	14.49			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		PLANT FOOD - CITY HALL		215 4641-426	SUPPLIES	14.49
=====						
I-2106-135172		SUPPLIES DAYS MUSEUM LEANTO	76.44			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		SUPPLIES DAYS MUSEUM LEANTO		215 4577-800	CAPITAL ASSETS-DAYS MUSE	76.44
		=== VENDOR TOTALS ===	273.23			
=====						
01-1191		UMENTHUM, KEITH				
=====						
I-312577		20 WASHINGTON MORTGAGE EXPENS	288.80			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: Y		
		20 WASHINGTON MORTGAGE EXPENSE		215 4575-505-01	20 WASHINGTON LOAN EXPEN	288.80
		=== VENDOR TOTALS ===	288.80			

6/09/2021 1:48 PM  
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Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-3838	VAST BROADBAND					
I-051621MM-GS		MT MORIAH GS 5/20/21-6/19/21	138.19			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		MT MORIAH GS 5/20/21-6/19/21		607 4580-428	UTILITIES	138.19
I-051621MM-SA		MT MORIAH SA 5/20/21-6/19/21	40.87			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		MT MORIAH SA 5/20/21-6/19/21		607 4580-428	UTILITIES	40.87
I-051621MM-TB		MT MORIAH TB 5/20/21-6/19/21	125.60			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		MT MORIAH TB 5/20/21-6/19/21		607 4580-428	UTILITIES	125.60
		== VENDOR TOTALS ==	304.66			
01-1731	WHEELER LUMBER OPERATIONS					
I-1340-034776		12 2X8-16' FIR - RG UPDATES	750.08			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		12 2X8-16' FIR - RG UPDATES		215 4577-735	CAPITAL ASSETS RODEO GRO	750.08
		== VENDOR TOTALS ==	750.08			
01-2698	WWHA / WILD WEST HISTORY ASSOC					
I-060821		2021 MEMEBERSHIP	75.00			
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N		
		2021 MEMEBERSHIP		215 4573-325	HIST. INTERP. DUES AND S	75.00
		== VENDOR TOTALS ==	75.00			
		=== PACKET TOTALS ===	180,081.38			

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Section 4 Item a.

\*\* T O T A L S \*\*

INVOICE TOTALS	180,214.32
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	132.94CR

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BATCH TOTALS	180,081.38
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\*\* G/L ACCOUNT TOTALS \*\*

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
2021		215-2020	ACCOUNTS PAYABLE	164,801.23-*						
		215-4572-210	VISITOR MGMT MARKETING	22,034.63	400,000	271,079.74		730,000	537,730.49	
		215-4573-325	HIST. INTERP. DUES AND S	75.00	2,500	1,575.67				
		215-4573-330	HIST. INTERP. HISTORIC C	279.56	10,000	8,566.80				
		215-4573-335	HIST. INTERP. ARCHIVE DE	8,560.00	42,400	29,426.53				
		215-4573-340	HIST. INTERP. GIS	10,030.13	25,000	318.50				
		215-4573-375	HIST. INTERP. 76 MUSEUM	110,000.00	110,000	0.00				
		215-4575-505-01	20 WASHINGTON LOAN EXPEN	288.80	0	2,164.49- Y				
		215-4575-520	GRANT/LOAN PROJECTS OUTS	10,000.00	50,000	35,000.00				
		215-4576-630	PROFES. SERV. NEIGHBORH.	235.71	8,000	7,575.15				
		215-4577-705	CAPITAL ASSETS LIBRARY	179.96	0	179.96- Y				
		215-4577-735	CAPITAL ASSETS RODEO GRO	1,606.03	65,000	52,320.26				
		215-4577-775	CAPITAL ASSETS GENERAL M	133.12	260,000	259,866.88				
		215-4577-800	CAPITAL ASSETS-DAYS MUSE	504.16	0	28,221.73- Y				
		215-4641-423	PUBLISHING	653.55	25,000	20,581.15				
		215-4641-426	SUPPLIES	15.05	15,000	12,806.77				
		215-4641-428	UTILITIES	205.53	12,500	9,309.61				
		607-2020	ACCOUNTS PAYABLE	15,280.15-*						
		607-4580-423	PUBLISHING & ADVERTISING	14,975.49	6,000	9,022.06- Y				
		607-4580-428	UTILITIES	304.66	1,700	1,395.34				
		999-1306	DUE FROM FUND 215	164,801.23 *						
		999-1344	DUE FROM FUND 607	15,280.15 *						
			** 2021 YEAR TOTALS	180,081.38						



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Section 4 Item a.

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
215	6/2021	164,801.23
607	6/2021	15,280.15

NO ERRORS NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

# Historic Preservation Commission

## 2021 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
<b>HP Grant Account Total:</b>	<b>\$ 77,091.32</b>

Approved by \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_  
HP Chairperson

Approved by \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_  
HP Officer

HPC	06/09/21
Batch	06/22/21

6/09/2021 12:24 PM  
 PACKET: 05403 06/22/21 HP GRANTS - BA  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

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Section 4 Item b.

-----ID-----			GROSS	P.O. #			
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION	
=====							
01-4835		ASERMELY, DOUGLAS & MISTY					
I-060721		FACADE 616 618 MAIN ASERMELY	75,494.51				
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N			
		FACADE 616 618 MAIN ASERMELY		216 4653-962-05	FACADE EASEMENT EXPENSE	75,494.51	
=== VENDOR TOTALS ===			75,494.51				
=====							
01-4364		HAVERBERG FAMILY LTD PTR					
I-312578		FACADE 1,3,5 BURNHAM	1,596.81				
6/22/2021	FNBAP	DUE: 6/22/2021 DISC: 6/22/2021		1099: N			
		FACADE 1,3,5 BURNHAM		216 4653-962-05	FACADE EASEMENT EXPENSE	1,596.81	
=== VENDOR TOTALS ===			1,596.81				
=== PACKET TOTALS ===			77,091.32				

6/9/2021 11:04am

## HP REVOLVING LOAN FUND

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## A/P Invoices Report

6/1/2021 - 6/30/2021

Batch = 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
06/2021								
Fasnacht, Glenn - VAROIUS - 6/9/2021 - 1,064.87 - Batch: 1 - Header Memo: Materials-74 Van Buren-Fasnacht								
Materials-74 Van Buren-Fasnacht	100	1201				NOTES RECEIVABLE	1,064.87	
Materials-74 Van Buren-Fasnacht	100	2000				ACCOUNTS PAYABLE		1,064.87
Total:							1,064.87	1,064.87
LAWRENCE COUNTY REGISTER OF DEEDS - REC GASPER RICH - 6/9/2021 - 60.00 - Batch: 1 - Header Memo: Record Mortgage-40 Jefferson-Gasper/Rich								
Record Mortgage-40 Jefferson-Gasper/Rich	100	5200				CLOSING COSTS DISBURSED	60.00	
Record Mortgage-40 Jefferson-Gasper/Rich	100	2000				ACCOUNTS PAYABLE		60.00
Total:							60.00	60.00
LAWRENCE COUNTY REGISTER OF DEEDS - SAT MORRIS - 6/9/2021 - 30.00 - Batch: 1 - Header Memo: Record Satisfaction-388 Main-Morris								
Record Satisfaction-388 Main-Morris	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Satisfaction-388 Main-Morris	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
NHS OF THE BLACK HILLS - 2021-5 - 6/9/2021 - 4,137.50 - Batch: 1 - Header Memo: Service Contract-May								
Service Contract-May	100	5000				PROF & ADMIN FEES	4,137.50	
Service Contract-May	100	2000				ACCOUNTS PAYABLE		4,137.50
Total:							4,137.50	4,137.50
Total:							5,292.37	5,292.37
Report Total:							5,292.37	5,292.37

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  
kevin@cityofdeadwood.com

## MEMORANDUM

---

**Date:** June 4, 2021  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Dale Berg, 874 Main, Satisfaction of Grant

---

Dale Berg, 874 Main, has participated in the Wood Windows and Doors Program. The applicant is refinancing this property and the lender is requesting a Satisfaction of Grant.

The Loan Committee reviewed this issue at their June 1, 2021 meeting and recommends approval.

**Recommend Motion:** *Move to approve a Satisfaction of Grant form for Dale Berg, 874 Main.*

*Prepared by:  
City of Deadwood  
Historic Preservation Office  
108 Sherman St.  
Deadwood, SD 57732  
605-578-2082*

## **SATISFACTION OF GRANT – STATE FORM**

Deadwood Historic Preservation Commission of Deadwood, State of South Dakota, HEREBY CERTIFIES, that a certain GRANT, bearing date of the 9th, day of June, 2021, executed by Dale Berg to Deadwood Historic Preservation Commission of Deadwood upon the following real property situated in the County of LAWRENCE in the State of South Dakota, to-wit:

**The Southwest 35 feet of Lot 5 of the subdivision of M.S. 109, lying Southeast of Main Street, City of Deadwood, Lawrence County, South Dakota, and that portion of Lot 4 of the Subdivision of Mineral Survey No. 109 located in the City of Deadwood, Lawrence County, South Dakota, North and West of Main Street according to Plat Book 2 Page 66, subject to all easements, restrictions, covenants and rights-of-way expressly conveyed or reserved in prior grants and/or deeds or by operation of state or federal law.**

And recorded in the office of the Register of Deeds of said Lawrence County, South Dakota, Doc No. 2020-02718 on the 2<sup>nd</sup> day of June, 2020 at 3:20:27 p.m. is, with the indebtedness thereby secured, fully paid, satisfied and discharged.

The Grantee shall continue to maintain above referenced property to the Minimum Maintenance Standards as adopted by the City of Deadwood and grantee shall allow the Deadwood Building Inspector and Historic Preservation Officer inspection of above referenced property within reasonable notice and

The grantee agrees to not demolish, move or allow above referenced property to deteriorate to a point of demolition by neglect. Grantor has the right to deny any request to demolish or move the

above referenced property and shall enforce any possible actions for the grantee's neglect of the property.

Dated this 9th day of June 2021.

Deadwood Historic Preservation Commission

\_\_\_\_\_  
Beverly Posey-Deadwood Historic Preservation  
Vice-Chairman

State of South Dakota)  
County of Lawrence ) ss.

On this the 9th day of June 2021 before me, the undersigned officer, personally appeared Beverly Posey, Deadwood Historic Preservation Vice-Chairman, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for purpose therein contained.

In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Title of Officer

Date commission expires \_\_\_\_\_

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



**Jeremy Russell**  
Planning and Zoning Administrator  
Telephone (605) 578-2082  
[jeramyr@cityofdeadwood.com](mailto:jeramyr@cityofdeadwood.com)  
Fax (605) 578-2084

## MEMORANDUM

---

**Date:** May 25, 2021  
**To:** Deadwood Historic Preservation Commission  
**From:** Jeremy Russell – Planning & Zoning Administrator  
Kevin Kuchenbecker – Historic Preservation Officer  
**Re:** City Property Surplus

---

Staff has requested the City Commission's consideration to declare a city owned parcel of land surplus and exchanging it with like land in the adjacent vicinity. Staff believes this land and associated structure is served better in private ownership to ensure its rehabilitation. The land and building is located at 227 Williams Street and is legally described as follows:

*Lot B of Probate Lot 227, City of Deadwood, Lawrence County, South Dakota, according to Plat Document No. 2015-5499.*

Included with this memo are the plat and GIS maps to help you locate and evaluate the property under consideration.

Lot B of Probate Lot 227 consists of 0.17± acres and contains a contributing resource (ca. 1880s) in the Deadwood National Historic Landmark District. This is an early Deadwood house which has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s.

The Deadwood Historic Preservation Commission received this property in an effort to save the property and encourage its rehabilitation. Neighboring property owner, Michael Johnson, currently of Belle Fourche, South Dakota, has have expressed interest in obtaining the property for the purpose of restoring the original structure and reconstructing its historic wings. This would result in an exchange for two parcels of land located directly north and west of 227 Williams Street and they are legally described as follows:



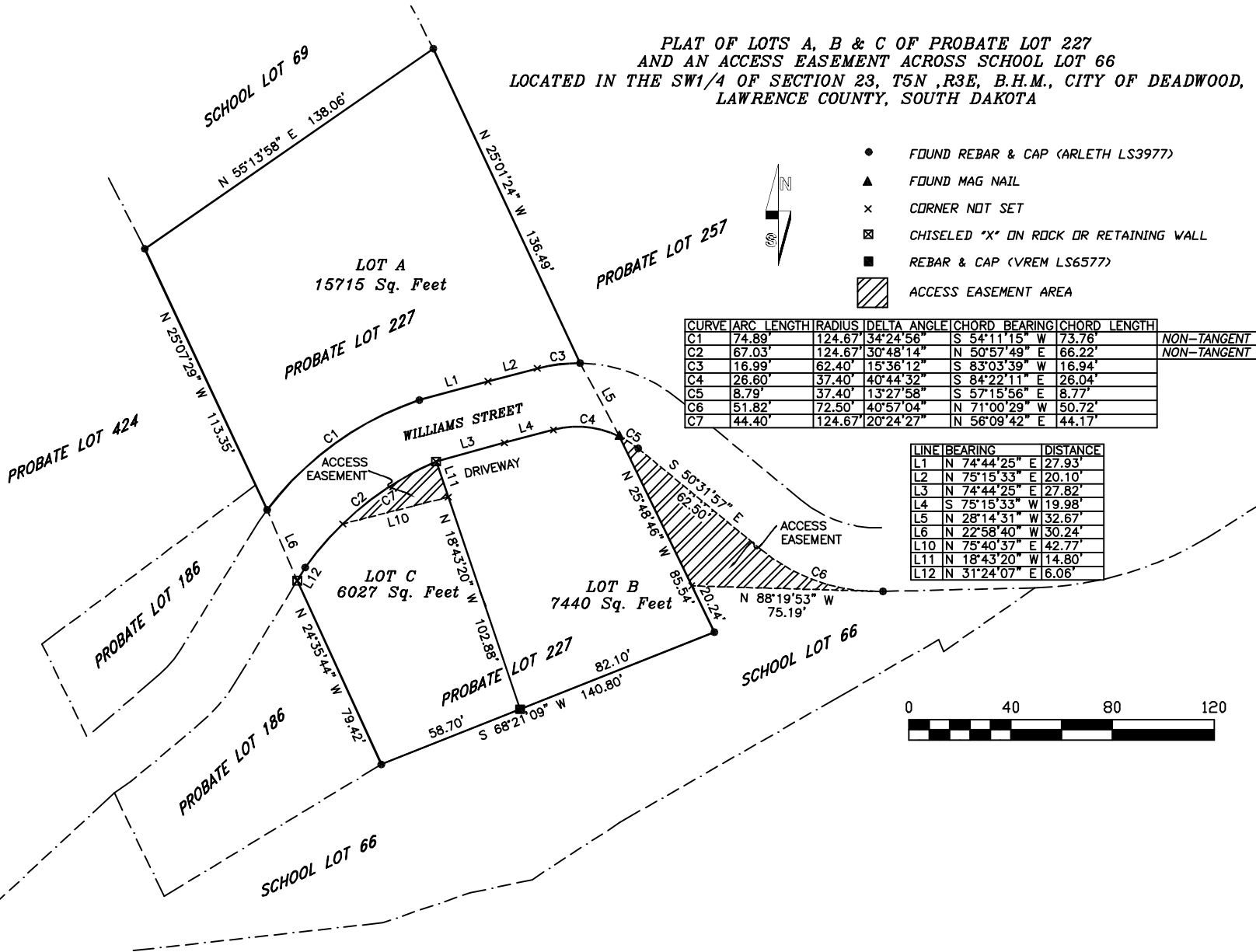
**Parcel 1** - School Lot 67 in the City of Deadwood, Lawrence County, South Dakota according to the P.L. Roger's map of said City of Deadwood.

**Parcel 2** - A tract of land in the City of Deadwood, Lawrence County, South Dakota described as follows: Beginning at the Northwest corner of lot on the Southeast side of Williams Street, from which corner No. 2 of the M.S. 71 bears S.43°50'W. 1726 feet distant, and running thence N.61°30'E. 105.5 feet, thence S.32°E. 65 feet, thence South 59°15'W. 114 feet, and thence N.24°15'W. 59 feet to the place of beginning, and known as probate Lot 511, variation 15° East.

This property exchange protects the hillside directly above Williams Street and below Forest Avenue from future development and expansive cut as well as facilitates the property of 227 Williams Street put into private ownership for future rehabilitation.

The City Commission has directed staff to develop a resolution to surplus and transfer to Deadwood-Lead Economic Development which would allow them to transfer the parcels to the adjacent landowner.

PLAT OF LOTS A, B & C OF PROBATE LOT 227  
AND AN ACCESS EASEMENT ACROSS SCHOOL LOT 66  
LOCATED IN THE SW1/4 OF SECTION 23, T5N ,R3E, B.H.M., CITY OF DEADWOOD,  
LAWRENCE COUNTY, SOUTH DAKOTA



SURVEYOR'S CERTIFICATE

I, LOREN D. VREM, 332A WEST MAIN STREET, LEAD, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA. THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LOREN D. VREM, R.L.S. 6577

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

\_\_\_\_\_, DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, \_\_\_\_\_, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT \_\_\_\_\_ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LAWRENCE COUNTY TREASURER: \_\_\_\_\_

APPROVAL OF HIGHWAY AUTHORITY

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY: \_\_\_\_\_

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY PLANNER

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, SOUTH DAKOTA, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_

FINANCE OFFICER

MAYOR

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION: \_\_\_\_\_

OFFICE OF THE REGISTER OF DEEDS

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK, \_\_\_\_ M., AND RECORDED IN DOC. \_\_\_\_\_.

LAWRENCE COUNTY REGISTER OF DEEDS: \_\_\_\_\_



Prepared By:  
**PONDEROSA LAND SURVEYS, L.L.C.**  
332A WEST MAIN STREET  
LEAD, SD 57754  
(605) 722-3840

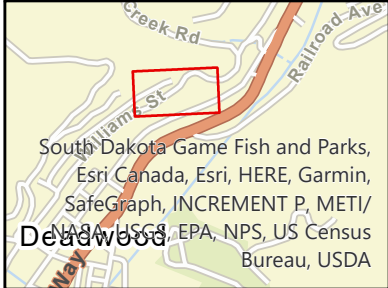
Date: 11/2/2015

Drawn By: L. D. Vrem

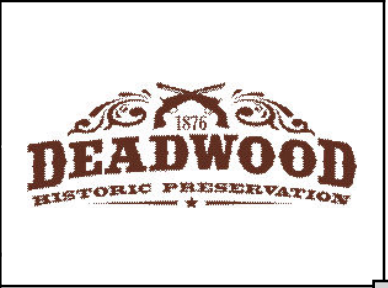
Project No.: 15-309

Dwg. No.: 15-309.dwg





<h1>227 Williams Street and Proposed Land Swap</h1>		
Created By Kevin Kuchenbecker Historic Preservation Officer	<h2>Historic Preservation Office</h2>	<h2>2021</h2>
Coordinate System: NAD 1983 StatePlane South Dakota North FIPS 4001 Feet		





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  
kevin@cityofdeadwood.com

## MEMORANDUM

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**Date:** June 4, 2021  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Hire Contractor to create Historic Ghost Mural – 61 Sherman Street

---

The Historic Preservation Commission has entered 61 Sherman Street, "Black Hill Mercantile" on first line, "Receiving" on second line, into the Historic Ghost Mural Easement Program. As per the guidelines, the City of Deadwood will be responsible for 100% of the restoration costs, bidding of the project, securing the required building permit and managing the restoration project. The owner of the building will be responsible for maintaining the ghost mural when complete per the easement guidelines.

A quote has been submitted from Erica Merchant, a highly recommended artist, to reproduce the ghost mural at 65 to 70% of the "Black Hill Mercantile" on first line, "Receiving" on second line" mural located on the right side of the building. This is the same artist who completed the "Grain Belt" mural and will be working on the George Henry Cigar mural. Staff is recommending hiring Erica Merchant to reproduce the ghost mural for a cost not to exceed \$894.35.

**Recommend Motion:** *Move to recommend to the City Commission to hiring Erica Merchant to reproduce the ghost mural of the "Black Hill Mercantile" on first line, "Receiving" on second line" mural on the building located at 61 Sherman Street for a cost not to exceed \$894.35.*





Date: June 4, 2021

Case No. 210066  
Address: 56 Lincoln Ave

### Staff Report

The applicant has submitted an application for Project Approval for work at 56 Lincoln Ave, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Tim Conrad  
Owner: WALKER, RICHARD C C/O WALKER, IDA  
Constructed: ca. 1938

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period. This is an unusual example of the style constructed in logs.

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

The applicant is requesting permission to demolish the structure and clean up the lot.

#### Attachments:

**no Plans: no**

**Photos: Yes**

#### Staff Opinion:

The City of Deadwood, South Dakota Code of Ordinances (DCO) 17.68.020 authorizes the City to establish a historic preservation commission to preserve, promote and develop the historical resources of the city.

Under DCO 17.68.020(C)(11) the Historic Preservation Commission is to review and to issue or deny a permit for any undertaking or project which will encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places, which decision to approve or deny shall be based upon the United States Department of the Interior Standards for Historic Preservation Projects codified in 36 CFR 67 as of January 1, 1994. This section shall not apply to any project or undertaking which the Historic Preservation Commission or its staff determines will not encroach upon, damage or destroy any historic property. Such determination shall be based upon the guidelines adopted by the Deadwood Historic Preservation and District Commission(s);

#### **Historic significance of the area and historic property involved:**

Deadwood was originally identified as a National Historic Landmark (NHL) in 1961 under the Historic Sites Act. In 1966, with the passage of the National Historic Preservation Act (NHPA), and the addition of the NHL program under that law, all previous NHL's were legally recognized as keeping their status as landmarks.

In 1985, the boundaries were formally established for the National Register District and thus the National Historic Landmark District as being the city limits of the City of Deadwood through the National Park

Service. During this process and in accordance with the National Historic Landmark regulations, the National Park Service notified owners, public officials and other interested parties.

In 1989, there was an attempt to change the period of significance for the Deadwood NHL. Since an NHL cannot be amended to change the time period for a NHL's historic significance (an entire new NHL nomination would have to be completed), the NPS instead accepted the new data as a National Register nomination.

According to the National Park Service, Deadwood, technically, has two historic districts - the NHL district and a National Register District, both with the same boundary. The City of Deadwood provided input throughout the process.

Under 36 CFR 67.2 – the National Register of Historic Places means the National Register of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture that the Secretary is authorized to expand and maintain pursuant to section 101(a)(1) of the National Historic Preservation Act of 1966, as amended.

Furthermore, under South Dakota Administrative Rule 24:52:06:13, listing of a property on the national register constitutes listing of that property on the state register. Therefore, the proposed project is also located in the Deadwood State Registered Historic District.

The proposed project clearly is located in the Deadwood National Historic Landmark District, the Deadwood National Register District, and the Deadwood State Historic Register District.

Thus, all the above historic districts are historic properties listed in both the National and State Registers of Historic Places.

In 2010, the South Dakota state legislature added definitions to SDCL 1-19B which added terms to the chapter allowing a district to be considered a historic property. This is defined below:

SDCL 1-19B-1.1. Definition of terms. Terms used in this chapter have the same meaning as defined in § 1-19A-2.

SDCL 1-19A-2. Definition of terms. Terms used in this chapter mean:

(2) "Historic preservation," the research, protection, restoration, and rehabilitation of districts, sites, buildings, structures, and objects significant in the history, architecture, archaeology, paleontology, or culture of the state;

(3) "Historic property," any building, structure, object, district, area, or site that is significant in the history, architecture, archaeology, paleontology, or culture of the state, its communities or the nation;

This area consists of residential properties and is significant historically as one of the primary residential neighborhoods in Deadwood.

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period. This is an unusual example of the style constructed in logs.

### ***Guidelines for the Deadwood HPC to consider***

DCO 17.68.010 was enacted for the purpose of the protection of the historical resources of the city. The historic preservation commission may use review guidelines which may be consistent with local, state and federal guidelines and regulations, including, but not limited to, building safety and fire codes and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. Other historic preservation guidelines are also codified in 36 CFR 67.

There is no question the proposed application as submitted damages and destroys the contributing structure and has an adverse affect on the character of the building and the character of the State and National Historic Register Districts and the Deadwood National Historic Landmark District.



This review is based on the GUIDELINES FOR UNDERTAKINGS IN THE CITY OF DEADWOOD NATIONAL HISTORIC LANDMARK DISTRICT as adopted by the City of Deadwood's Historic Preservation and Historic District Commissions. These guidelines for determining if any undertaking, whether publicly or privately funded, will encroach upon, damage, or destroy any historic property included in the Deadwood National Historic Landmark District are as follows:

- Downtown Design Guidelines, Deadwood, South Dakota, *Design Guidelines for Use in the Downtown Historic District*, March 1991;
- Deadwood Residential Neighborhood Design Guidelines, 2005;
- The Secretary Of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings, 1997;
- U.S. Department of the Interior standards for historic preservation projects codified in 36 C.F.R. 67 as of January 1, 1994;
- South Dakota Administrative Rules, Chapter 24:52:07:04\_and 24:52:07:05.

The applicant is requesting approval to demolish the resource as submitted. Under DCO 17.68.050 (D) Demolition, the commission is to review the following items as it relates to the applicants request for Project Approval:

1. The individual architectural, cultural and/or historical significance of the resource.

*The resource is a contributing resource as stated above; however, it has been vacant for several decades but surprisingly in relatively sound shape as appeared in recent site visits by this office and the commission.*

2. The importance or contribution of the resource to the architectural character of the district and, where appropriate, the damaging impact of the resource on the architectural character of the district.

*The resource does add to the architectural character of the district through the spatial relationship of its residential size and massing and it is one of the few log structures built during this time period in Deadwood and within the period of significance. The loss of this resource will add to a cumulative adverse effect by damaging the architectural character of the district. This cumulative adverse effect begins to erode the district the character of the National Historic Landmark District and the State and National Register Historic Districts.*

3. The importance or contribution of the resource to neighboring property values and, where appropriate, the damaging impact of the resource on neighboring property values.

*The values of this property along with adjacent resources appear to have great value to the defined housing shortage in and around Deadwood as identified in numerous recent studies and plans.*

4. The commission shall consider the difficulty or impossibility of reproducing such a resource because of its texture, design, material or detail.

*Once this residential style building is lost, it is highly unlikely for a new log structure to be built in its place.*

5. An applicant for demolition must receive a certificate of appropriateness or project approval for demolition before receiving a demolition permit, which must be received prior to demolition. In order to receive such certificate of appropriateness or project approval, the applicant must submit plans for the property. In planning unit number 4, such plans must include or contemplate new construction, and the applicant shall provide the historic district commission with plans for this purpose which shall include, but shall not be restricted to, project concept, primary elevations, site plans, completed working drawings for at least the foundation plan which will enable the applicant to receive a permit for foundation construction and a construction or project schedule including satisfactory assurances of compliance with such construction or project schedule. Other than in planning unit number 4, such plans do not have to include new construction.

*The applicant has suggested a yard or park area and has not submitted plans for the property;*

*however, it is not required within the ordinances.*

6. Applicants that have received a certificate of appropriateness or project approval for demolition shall be permitted to receive such demolition permit without additional commission action, provided that such certificate of appropriateness includes approval of construction plans if the demolition is located within planning unit number 4. Permits for demolition and construction shall be issued simultaneously if the requirements of this section are met, and the applicant has provided financial proof of his or her ability to complete the project.

*Other than recordation, no further action is required by the Historic Preservation Commission should it approve the application for demolition. Furthermore, any final plans for new construction on the site will require additional action by this body.*

7. When the commission recommends approval of demolition of a resource, a permit shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies.

*No other city boards, commissions or departments have reviewed this project in its entirety at this time. The appropriate reviews shall be determined based on the actions of the Historic Preservation Commission.*

The residential structure is a physical record of its time, place and use. Removal of the structure alters the district and therefore damages and destroys the district creating an adverse effect.

It is staff's opinion that the proposed demolition is inappropriate due to the sheer damage and destruction of the action and will have an adverse effect on the historic character of the State and National Historic Register Districts and the Deadwood National Historic Landmark District.

With the above statements, it is also staff's opinion, should the house be moved within the Deadwood historic district to appropriate location, the setting of this house at a new location would need to be reviewed. This is not part of the application but brought up as a discussion point by the applicant; however, it appears moving the structure would be outside of the Deadwood City limits at this time.

The commission has the option to determine that all reasonable and prudent alternatives have been explored to allow demolition. With this option in mind, one may ask the following questions:

- Is leaving the house at its current location reasonable and prudent?
- Is rehabilitating the structure reasonable and prudent?
- Have **ALL REASONABLE AND PRUDENT ALTERNATIVES** been explored?

Based upon the review of this project as submitted and based on the GUIDELINES FOR UNdertakings in the City of Deadwood National Historic Landmark District, it is staff's opinion that this project DOES cause damage and destroys a historic property included in the national register of historic places or the state register of historic places and fails to address **ALL REASONABLE AND PRUDENT ALTERNATIVES** and therefore is adverse to Deadwood.

**Motions available for commission action:**

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

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

---

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

**B: First Motion:**

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

**C: Second Motion:**

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

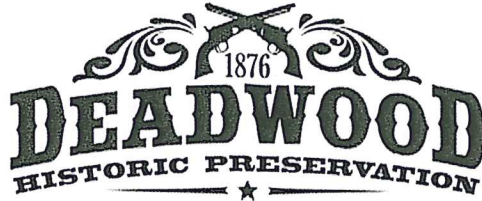
OR

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

OR

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

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



FOR OFFICE

Section 8 Item a.

Case No. 210066  
☒ Project Approval  
☐ Certificate of Appropriateness  
Date Received 5/6/21  
Date of Hearing 5/12/21

## 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: 56 Lincoln Ave

Historic Name of Property (if known):

### APPLICANT INFORMATION

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

Owner's Name: Tim Conrad  
Address: 52 Lincoln Ave  
City: Deadwood State: SD Zip: 57732  
Telephone: 920-1214 Fax: \_\_\_\_\_  
E-mail: deadwoodelectric@rushmore.com

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

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

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

### TYPE OF IMPROVEMENT

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

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

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

### DESCRIPTION OF ACTIVITY

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

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

Demolition of structures level and clean  
up lot repair walls



**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.

*Jim Conrad 5-6-21*  
\_\_\_\_\_  
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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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

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







