

Historic Preservation Commission Agenda

Wednesday, June 11, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**

- a. Swearing in of new Historic Preservation Commissioners:
Diana Williams and Beverly Posey

2. **Roll Call**

- a. Election of 2024-2025 Historic Preservation Commission Officers:
Chairperson, Vice Chairperson, and 2nd Vice Chairperson

3. **Approval of Minutes**

- [a.](#) HPC Meeting Minutes

4. **Voucher Approvals**

- [a.](#) HPC Operating Vouchers
- [b.](#) HP Revolving Vouchers

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

- a. Revolving Loan Request
Ben and Shari Greenlee, 52 Van Buren, Siding Loan Request
- [b.](#) Grant Extension Request
Tom McNary - 14 Van Buren - Elderly Resident Grant

6. **Old or General Business**

- [a.](#) Recommend hiring Vicki Dar for 2025 Oral History Project
- [b.](#) Permission to hire Brad Schneck to standardize videos for City's GIS page.
- [c.](#) Permission to loan Baseball Traveling Exhibit to Campbell County Rockpile Museum
- [d.](#) Historic Preservation Commissioner Assignments for the 2024-2025 term
- [e.](#) Recommendation to hire Contractor for 85 Charles St. Restoration

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

- [a.](#) COA 250096 Heath Dotson - 643-645 Main St. - Brick Repairs to back of structure

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

- [a.](#) PA 250090 Lee Augsbury 390 Williams St Replace Windows
- [b.](#) HPC PA 250091 Keri and Lonnie Johnson 802 Main Siding/Doors
- [c.](#) HPC PA 250092 Tyler Peterson 49 Terrace Windows/Siding

[d.](#) HPC PA 250094 9 Wabash Rich Letourneau 9 Wabash Replace Doors/Walkway for Wheelchair Access

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

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

10. **Staff Report**

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

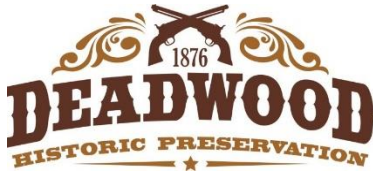
[a.](#) Outside of Deadwood Grant - McGillicuddy House Stained Glass Project Complete

11. **Committee Reports**

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

12. **Adjournment**

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



Historic Preservation Commission Minutes

Wednesday, May 28, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission chair Diede called the Deadwood Historic Preservation Commission meeting to order on May 28th, 2025, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commissioner Chair Leo Diede

HP Commissioner Vice Chair Vicki Dar

HP Commissioner 2nd Vice Chair Trevor Santochi

HP Commissioner Molly Brown

HP Commissioner Anita Knipper

HP Commissioner Tony Williams

City Commissioner Charles Eagleson

ABSENT

HP Commissioner Jesse Allen

City Commissioner Blake Joseph

STAFF PRESENT

Kevin Kuchenbecker, Plann, Zoning and Historic Preservation officer

Bonny Anfinson, Historic Preservation Coordinator

Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks

3. Approval of Minutes

a. Minutes of 5/14/25 meeting

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to approve minutes of the May 14, 2025, meeting. Voting Yea: Diede, Dar, Santochi, Knipper, Brown, Williams.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Operating Vouchers in the amount of \$26,406.14. Voting Yea: Diede, Dar, Brown, Santochi, Knipper.

b. HP Revolving Vouchers

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to approve HP Revolving Vouchers in the amount of \$17,400.00. Voting Yea: Diede, Santochi, Dar, Brown, Knipper, Williams.

5. HP Programs and Revolving Loan Program

- a. Accept 79 Stewart - Maria Hedger - into the Retaining Wall Program

Mr. Kuchenbecker stated the Historic Preservation Commission has received an application for the Retaining Wall Program. Maria Hedger – 79 Stewart – Wall is located in front of structure along the city sidewalk. Staff conducted an on-site review of the retaining wall and determined it is not a historic wall. However, if the retaining wall fails it could fall into the street causing a life safety issue which would then qualify under the Retaining Wall Program. ***It was motioned by Commissioner Santochi and seconded by Commissioner Brown to accept Maria Hedger, 79 Stewart St, into the Retaining Wall Program. Voting Yea: Diede, Santochi, Brown, Dar, Knipper, Williams.***

6. Old or General Business

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250080 - Lance Bobolz - 37 Denver - Repairs to Porch

Mr. Kuchenbecker stated that the applicant has submitted an application for Project Approval for work at 37 Denver, a noncontributing structure located in the Deadwood Creek Planning Unit in the City of Deadwood. The applicant is requesting permission to tear out and remove front entry and sidewalk concrete - 32" wide x 26' sidewalk, 9'x11' entry pour. Tear out and replace one support column for porch support. Repair/Replace main cross beam, support structure, and roof membrane. Apply new EPDM roof membrane and slip layer under deck rebuild. Build treated deck support structure, composite decking and railing. Paint and trim the entire house. 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 Knipper and seconded by Commissioner Dar based upon all the evidence presented, I move to make a finding that this project DOES not encroach upon damage, or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Dar, Diede, Santochi, Brown, Williams.***

- b. PA 250069 - James Buttke - 39 Centennial - Remove upper porch rail to replace with smaller railed porch

Mr. Kuchenbecker stated this was continued from our last meeting so staff could do research on the porch design. Since then the applicant contacted us stated the preference for the porch restoration is basically the same as the photo from your archives for 39 Centennial. If I am not required to have any sort of railing around the upper door, I will secure the door in the closed position to prevent small

children from accessing the porch roof and not have any upper rail on the roof of the porch. The current porch posts have concrete poured around them and the bottom part of each post is basically buried in concrete which I believe is causing the wood to rot on the bottom and shifting of the entire post. I feel the best restoration would be to replace the current posts with solid 6x6 cedar posts which will sit on top of the concrete. Cedar posts will last for centuries if not allowed to sit in water for long periods of time. I also feel a beam on top of the posts is necessary to better support the porch roof as it is currently sagging in some places. Feel free to contact me if you have any further questions of my restoration plans. The applicant discussed changes to the original request with staff. Plans are to do away with the upper porch and block the door on the second story from the inside and repair the support posts with Cedar. Cedar posts are available in turned columns or should at least add some architectural details to make the posts congruent with the resource. The posts as well as the beam should also be primed and painted. If the posts are enhanced with architectural details with the resource and painted, 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 Dar 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 contingent upon staff approval and review. Voting Yea: Knipper, Dar, Diede, Santochi, Brown, Williams.***

- c. PA 250044 - Dale & Susan Berg - 874 Main - Construct carriage house - (Continued from April 9, 2025, meeting)

Mr. Kuchenbecker stated, in the packet is the most recent concept for a proposed building. The applicant has removed the other structure. Staff have met and discussed the proposed project with the applicant on a few occasions over the past several weeks including conversing with the drafting company. The latest plan bases its design from Victorian carriage houses and is more compatible with the existing contributing house and historic district than previous designs. Based on the submitted scaled drawings, the size has been reduced to 44' in length and 18'-6". The height of the covered porch has also been reduced from 13'-0" to 8'-4". This plan is more appropriate than the previous structure and design alternatives submitted. Mr. Kuchenbecker stated this plan is more appropriate than previous structure and design alternatives submitted. Staff opinion is it does not damage or destroy a historic resource, but it does encroach upon the structures in the neighborhood due to the size and mass. Commissioner Knipper commented so based on the drawing, it looks like the elevation of that carriage house, the roof line is above the existing roofline of that house? Mr. Kuchenbecker stated from that perspective of the architectural rendering, yes. Chair Diede commented, it also appears that they are cutting into the hillside to allow that entire structure to be, is that a correct assumption? It looked that way from the rendering. Mr. Kuchenbecker stated the cut is already there from the previous structure, when he

had the lean two type structure on there, he had already cut into that hillside. Commissioner Knipper commented and maybe that's true because when I walk by it, I am looking from the ground or below the house level, so when I look up at it, it never looked like that structure was above the existing house roofline, the old one. Now this is going to be taller than that old one was, I assume? And the old thing got torn down. Are we sure it's going to be? I mean from this drawing, I think it looks way above that house roofline or the top of the roof. Mr. Kuchenbecker stated yes because the perspective that the architectural rendering is above the existing house, but the second rendering does look like it sits up there quite a ways. Chair Diede asked how tall is this structure? Mr. Kuchenbecker stated 13 feet plus the 22-23 feet to the ridgeline. Chair Diede stated that's a two-story structure. Commissioner Santochi commented yes it is, storage. Mr. Kuchenbecker stated and that's again, I am trying to work with the applicant to come up with something more compatible. He had that, I will call it the front porch of the carriage house was at 13 foot and so I worked with the draftsman to bring that down, the previous rendering that we received didn't have any doors or windows across the front, so we added that. Again, my concern is that it's 13-foot interior, floor to ceiling height and 44 foot in length and so it's a large structure in the rear of this historic property. Commissioner Knipper commented I mean it looks like the elevation on that part of the property is high. When I'm walking by, there is no way that would appear from an angle of somebody on the street as being higher than that tall house, because of the perspective. Commissioner Santochi stated that it's up for discussion because that is their drawing. That is not our drawing. So, I mean if they wanted to give it a better look, they didn't try. I went to the residential neighborhood guidelines because we didn't have a recommendation in the staff report and the only thing I could find it's just so vague, that for a garage structure, it basically says that the new structure should be secondary in nature of the main house and smaller in scale. Now it's smaller, but not much and when you put it up on that hill, it really looks big. So, I still think it's too big. And if you want specifics, I think something half that size would be more appropriate. Chair Diede stated I think we've gotten some push back from the neighborhood as well, as far as the size of this particular structure and that needs to be taken into consideration as well. Commissioner Knipper commented, but does it really need to be taken into consideration? Commissioner Santochi stated the structure would still be up there if it wasn't for the neighbors. Commissioner Knipper stated if you're looking at this structure without the input from the neighbors, right, we need to look at it may be without preconceived notion that issues we've had in the past with that property. I think it needs to be looked at as if somebody came in clean and said that this is something we want to do on our property rather than say the neighbors don't like it or we've had issues with these people in the past. He's done what we've asked and not trying to defend anybody, just trying to look at it clearly. He's torn down what we've asked him to tear down, so I guess we need to I think at least be willing to take into consideration these facts. Commissioner Dar stated but then do we want 5 of those? Commissioner Knipper stated he is not asking for 5 of them. Commissioner Dar commented no but it sets precedent for the future. (Something about calling it the carriage house??). Commissioner Santochi stated as Anita pointed out the last meeting we discussed this, there are large structures in the

neighborhood and there are motions and votes that I've made on this commission that if I could take back I would but we've got to look, we've got to look at this particular project. I just think it's too big. I've seen it from the very beginning, and I was wondering what's he doing up there? I didn't know and I just assumed that it had been approved. And it went on and I was kind of watching because of the garage that we approved and I'm thinking well you know he is sure busy, and I didn't like it then and I have neighbors in my neighborhood asking me about it because I am on Historic Preservation and I am going, I don't know. I don't care what motion gets made, I just know how I'm going to vote on this. I'm happy to make a motion and I'm also happy to entertain someone else's motion here.

Commissioner Dar stated I am prepared to make a motion that it does encroach upon this. Commissioner Santochi stated on the Historical Preservation and nature of the neighborhood. ***It was moved by Commissioner Dar and seconded by Commissioner Brown 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. Voting Yea: Diede, Dar, Santochi, Brown, Knipper, Williams.***

It was moved by Commissioner Dar and seconded by Commissioner Brown 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.

- d. PA 250082 - Danika McFarland - 37 Lincoln - Construct Conservatory on back of structure

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 37 Lincoln Ave., a structure located in the Ingleside Planning Unit. The applicant is requesting permission to construct a conservatory on the back of the house. Plans are to remove the newer addition on the back and replace with the conservatory. ***It was moved by Commissioner Williams and seconded by Commissioner Knipper 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. Voting Yea: Diede, Dar, Santochi, Brown, Knipper, Williams.***

9. Items from Citizens not on Agenda

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

10. Staff Report

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

Mr. Kuchenbecker reported the historic ceremony at Carbonate Camp Cemetery, Lawrence County, SD for Joseph N. Ritter scheduled for 1:00 p.m. on Monday, July 7, 2025. Several historic organizations in the Northern Hills will be involved. We anticipate requests for a grant for Interpretive Signs, the National

Guard and Veteran Affairs. They're asking that we carpool to Carbonate Camp, due to limited parking. If you are interested in attending, please contact Bonny and Cammie and they will make sure to reserve City vehicles to go out there. You can not get to it from Richmond Rd., due to the mine. The Carbonate Camp is located between Preston and Maitland. Come in Spearfish side, down the back side. It is kind of a rough area to drive through, but it is do-able.

Mr. Kuchenbecker reported on the Soap Suds Row Archeology Project, we have scheduled a site visit for June 10, 2025. Mrs. Anfinson stated a tour is scheduled at 10:00 am and this is the 3rd year of archaeology for this project. If you would like to attend, we will be leaving at 9:30 am. Also, we will be planning a plaque presentation for Custer Outside of Deadwood project.

Mr. Kuchenbecker stated there will not be a restaurant as planned at Landmark. Letters will be going out to building owners for the sidewalk vaults to schedule an inspection by the city's engineer. Staff met with State Tourism to discuss next year's conference. Masonry repair is currently being done on the back of the Bloody Nose buildings.

11. Committee Reports

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

Mr. Kuchenbecker presented plaques to outgoing Historic Preservation Commissioners Vicki Dar and Tony Williams.

Commission Dar stated the farmers market will start June 20.

12. Adjournment

The HP Commission meeting adjourned at 4:39 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

Historic Preservation Commission
Bill List - 2025

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 97,747.59

Approved by _____ on ____/____/____
HP Chairperson

HPC	06/11/25
Batch	06/11/25

PACKET: 07075 HP Operating 6/6/25 - CS
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

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01-0776		ALBERTSON ENGINEERING, INC.				
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I-21922		57 VAN BUREN RETAINING WALL	2,757.40			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		57 VAN BUREN RETAINING WALL		215 4577-755	CAPITAL ASSETS RETAINING	2,757.40
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I-21923		114 MCGOVERN HILL RW	3,515.96			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		114 MCGOVERN HILL RW		215 4577-755	CAPITAL ASSETS RETAINING	3,515.96
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I-21925		34/35 JACKSON RW	1,157.40			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		34/35 JACKSON RW		215 4577-755	CAPITAL ASSETS RETAINING	1,157.40
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I-21936		WHITEWOOD CREEK ADDEN. #5	450.00			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		WHITEWOOD CREEK ADDEN. #5		101 4520-422-01	PROF SERV- FEMA-WHITEWOO	450.00
		=== VENDOR TOTALS ===	7,880.76			
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01-4711		AMAZON CAPITAL SERVICES				
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I-1LLY-LCQD-JRC4		HP SUPPLY ORDER	113.49			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		HP SUPPLY ORDER		215 4641-426	SUPPLIES	113.49
		=== VENDOR TOTALS ===	113.49			
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01-5052		AVID4 ENGINEERING				
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I-23-123.22		GEOSPATIAL ANALYST	4,185.00			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: Y		
		TRAILS		101 4520-422	PROFESSIONAL SERVICES	438.75
		WATER		602 4330-422	PROFESSIONAL SERVICES	2,598.75
		STREETS		101 4310-422	PROFESSIONAL SERVICES-ST	1,147.50
		=== VENDOR TOTALS ===	4,185.00			
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01-3314		CENTURY BUSINESS PRODUCTS, INC				
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I-795861		5/9/25 - 6/8/25 BILLING PERIO	216.89			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		5/9/25 - 6/8/25 BILLING PERIOD		215 4641-428	UTILITIES	72.29
		5/9/25 - 6/8/25 BILLING PERIOD		101 4640-428	UTILITIES	72.30
		5/9/25 - 6/8/25 BILLING PERIOD		101 4310-426	SUPPLIES	72.30
		=== VENDOR TOTALS ===	216.89			

PACKET: 07075 HP Operating 6/6/25 - CS
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION	
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01-0951	DEADWOOD ALIVE						
I-1304-25		JUNE 2025	20,000.00				
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N			
		JUNE 2025		215 4572-235	VISITOR MGMT ADVOCATE	20,000.00	
=== VENDOR TOTALS ===			20,000.00				
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01-0475	DEADWOOD CHAMBER & VISITORS BU						
I-061025		HPC MARKETING	32,109.16				
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N			
		HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING	32,109.16	
=== VENDOR TOTALS ===			32,109.16				
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01-3987	EASTMAN, JOANN						
I-032525		DOLLAR TREE-ARBOR DAY SUPPLIE	33.19				
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N			
		DOLLAR TREE-ARBOR DAY SUPPLIES		215 4641-426	SUPPLIES	33.19	
I-040325		FAMILY DOLLAR-ARBOR DAY SUPPL	34.36				
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N			
		FAMILY DOLLAR-ARBOR DAY SUPPLY		215 4641-426	SUPPLIES	34.36	
I-040725		FAMILY DOLLAR-ARBOR DAY SUPPL	68.91				
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N			
		FAMILY DOLLAR-ARBOR DAY SUPPLY		215 4641-426	SUPPLIES	68.91	
I-040925		ARBOR DAY	169.75				
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N			
		ARBOR DAY		215 4641-426	SUPPLIES	169.75	
I-042425		ACE-ARBOR DAY SUPPLIES	15.25				
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N			
		ACE-ARBOR DAY SUPPLIES		215 4572-235	VISITOR MGMT ADVOCATE	15.25	
=== VENDOR TOTALS ===			321.46				
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01-1584	FETERL, RONDA						
I-101997		PECKS GARDEN BEAUTIFICATION	145.28				
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N			
		PECKS GARDEN BEAUTIFICATION		215 4576-630	PROFES. SERV. NEIGHBORH.	145.28	
=== VENDOR TOTALS ===			145.28				

PACKET: 07075 HP Operating 6/6/25 - CS

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

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01-3362	FIRST INTERSTATE BANK						
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I-6063		3/1/25 - 3/31/25 STATEMENT		1,771.69			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025			1099: N		
		3/1/25 - 3/31/25 STATEMENT			215 4641-422	PROFESSIONAL SERVICES	294.91
		3/1/25 - 3/31/25 STATEMENT			610 4361-422	PROFESSIONAL SERVICES	294.91
		3/1/25 - 3/31/25 STATEMENT			607 4580-422	PROFESSIONAL SERVICES	294.91
		3/1/25 - 3/31/25 STATEMENT			215 4641-426	SUPPLIES	410.22
		3/1/25 - 3/31/25 STATEMENT			101 4640-422	PROFESSIONAL SERVICES	98.37
		3/1/25 - 3/31/25 STATEMENT			602 4330-422	PROFESSIONAL SERVICES	92.37
		3/1/25 - 3/31/25 STATEMENT			101 4640-422	PROFESSIONAL SERVICES	32.00
		3/1/25 - 3/31/25 STATEMENT			101 4640-422	PROFESSIONAL SERVICES	62.00
		3/1/25 - 3/31/25 STATEMENT			602 4330-422	PROFESSIONAL SERVICES	10.00
		3/1/25 - 3/31/25 STATEMENT			215 4641-426	SUPPLIES	120.00
		3/1/25 - 3/31/25 STATEMENT			101 4640-422	PROFESSIONAL SERVICES	62.00
		=== VENDOR TOTALS ===		1,771.69			
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01-0782	JACOBS PRECISION WELDING						
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I-31939		GATES AT DAYS OF '76 RODEO		868.75			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025			1099: N		
		GATES AT DAYS OF '76 RODEO			215 4577-735	CAPITAL ASSETS RODEO GRO	868.75
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I-31985		MIKE RUNGE-ALUM PLATE 8"X8"		88.31			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025			1099: N		
		MIKE RUNGE-ALUM PLATE 8"X8"			215 4573-335	HIST. INTERP. ARCHIVE DE	88.31
		=== VENDOR TOTALS ===		957.06			
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01-1827	MS MAIL						
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I-15191		PRINTING NEWSLETTER/MAIL PREP		717.90			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025			1099: Y		
		PRINTING NEWSLETTER/MAIL PREP			215 4641-423	PUBLISHING	717.90
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I-15196		CAMMIE/LORNIE BUSINESS CARDS		70.00			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025			1099: Y		
		CAMMIE/LORNIE BUSINESS CARDS			101 4310-426	SUPPLIES	40.00
		CAMMIE/LORNIE BUSINESS CARDS			215 4641-426	SUPPLIES	30.00
		=== VENDOR TOTALS ===		787.90			

PACKET: 07075 HP Operating 6/6/25 - CS

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
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01-3223		QUICKTROPHY, LLC				
I-134191		PZ - JIM WILLIAMS NAME PLATE	47.22			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		PZ - JIM WILLIAMS NAME PLATE		101 4640-426	SUPPLIES	47.22
I-134295		HP DIANA WILLIAMS NAME PLATE	38.72			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		HP DIANA WILLIAMS NAME PLATE		215 4641-426	SUPPLIES	38.72
		=== VENDOR TOTALS ===	85.94			
=====						
01-5289		RAPID ROOTER				
I-10309F		DAMAGE OF CAMERA MAIN 4'	385.00			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		DAMAGE OF CAMERA MAIN 4'		215 4575-515	GRANT/LOAN RETAINING WAL	385.00
		=== VENDOR TOTALS ===	385.00			
=====						
01-0563		RCS CONSTRUCTION				
I-PAY APP #1 053025		34/35 JACKSON	20,459.70			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		34/35 JACKSON		215 4575-515	GRANT/LOAN RETAINING WAL	20,459.70
		=== VENDOR TOTALS ===	20,459.70			
=====						
01-0206		SCHMIDT, WILLIAM				
I-060425		RODEO-PAD UNDER BLEACHERS	4,920.00			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: Y		
		RODEO-PAD UNDER BLEACHERS		215 4577-775	CAPITAL ASSETS GENERAL M	4,920.00
		=== VENDOR TOTALS ===	4,920.00			
=====						
01-4366		TOBIN LIVESTOCK EQUIPMENT				
I-564		GATES FOR RODEO GROUNDS	600.00			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		GATES FOR RODEO GROUNDS		215 4577-775	CAPITAL ASSETS GENERAL M	600.00
		=== VENDOR TOTALS ===	600.00			

PACKET: 07075 HP Operating 6/6/25 - CS

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-2014	TOMS, DON					
I-052825		TOWN LOTS, PART II	600.00			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: Y		
		TOWN LOTS, PART II		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
I-061025		PERSONAL TAXES (1916)	600.00			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: Y		
		PERSONAL TAXES (1916)		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
=== VENDOR TOTALS ===			1,200.00			
=====						
01-4739	WATERS HARDWARE-HP PAINT PROGR					
I-7889 /S		1 JOHN CAULK/PAINT	77.49			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		1 JOHN CAULK/PAINT		215 4575-525	GRANT/LOAN PAINT PROGRAM	77.49
I-7919 /S		1 JOHN PAINT	131.67			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		1 JOHN PAINT		215 4575-525	GRANT/LOAN PAINT PROGRAM	131.67
I-7921 /S		44 LINCOLN CAULK	58.30			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		44 LINCOLN CAULK		215 4575-525	GRANT/LOAN PAINT PROGRAM	58.30
I-7934 /S		870 MAIN PAINT	116.80			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		870 MAIN PAINT		215 4575-525	GRANT/LOAN PAINT PROGRAM	116.80
I-7982 /S		44 LINCOLN PAINT	318.59			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		44 LINCOLN PAINT		215 4575-525	GRANT/LOAN PAINT PROGRAM	318.59
I-8119 /S		44 & 46 LINCOLN PAINT/CAULK	407.31			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		44 & 46 LINCOLN PAINT/CAULK		215 4575-525	GRANT/LOAN PAINT PROGRAM	407.31
I-8244 /S		57 LINCOLN PAINT	498.10			
6/11/2025	FNBAP	DUE: 6/11/2025 DISC: 6/11/2025		1099: N		
		57 LINCOLN PAINT		215 4575-525	GRANT/LOAN PAINT PROGRAM	498.10
=== VENDOR TOTALS ===			1,608.26			
=== PACKET TOTALS ===			97,747.59			

PACKET: 07075 HP Operating 6/6/25 - CS

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	97,747.59
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	97,747.59
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** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====			
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	OVER	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	OVER	
	2025	101-2020	ACCOUNTS PAYABLE	2,522.44-*							
		101-4310-422	PROFESSIONAL SERVICES-ST	1,147.50	106,000	97,303.62					
		101-4310-426	SUPPLIES	112.30	190,000	140,327.47					
		101-4520-422	PROFESSIONAL SERVICES	438.75	47,600	43,405.13					
		101-4520-422-01	PROF SERV- FEMA-WHITEWOO	450.00	80,000	59,628.82					
		101-4640-422	PROFESSIONAL SERVICES	254.37	27,000	18,103.38					
		101-4640-426	SUPPLIES	47.22	3,000	2,673.69					
		101-4640-428	UTILITIES	72.30	3,000	2,705.63					
		215-2020	ACCOUNTS PAYABLE	91,934.21-*							
		215-4572-210	VISITOR MGMT MARKETING	32,109.16	414,000	284,280.19	819,000	595,554.81			
		215-4572-235	VISITOR MGMT ADVOCATE	20,015.25	220,000	144,190.62	819,000	607,648.72			
		215-4573-335	HIST. INTERP. ARCHIVE DE	1,288.31	43,300	15,273.90					
		215-4575-515	GRANT/LOAN RETAINING WAL	20,844.70	575,000	553,774.30					
		215-4575-525	GRANT/LOAN PAINT PROGRAM	1,608.26	25,000	13,955.13					
		215-4576-630	PROFES. SERV. NEIGHBORH.	145.28	8,000	7,631.32					
		215-4577-735	CAPITAL ASSETS RODEO GRO	868.75	650,000	623,826.43					
		215-4577-755	CAPITAL ASSETS RETAINING	7,430.76	475,000	378,962.99					
		215-4577-775	CAPITAL ASSETS GENERAL M	5,520.00	1,245,500	1236,567.44					
		215-4641-422	PROFESSIONAL SERVICES	294.91	50,000	45,131.64					
		215-4641-423	PUBLISHING	717.90	15,000	11,278.30					
		215-4641-426	SUPPLIES	1,018.64	15,000	10,399.67					
		215-4641-428	UTILITIES	72.29	12,500	11,239.24					
		602-2020	ACCOUNTS PAYABLE	2,701.12-*							
		602-4330-422	PROFESSIONAL SERVICES	2,701.12	471,750	309,877.67					
		607-2020	ACCOUNTS PAYABLE	294.91-*							
		607-4580-422	PROFESSIONAL SERVICES	294.91	10,000	1,432.73- Y					
		610-2020	ACCOUNTS PAYABLE	294.91-*							
		610-4361-422	PROFESSIONAL SERVICES	294.91	48,700	26,385.26					
		999-1301	DUE FROM FUND 101	2,522.44 *							
		999-1306	DUE FROM FUND 215	91,934.21 *							
		999-1342	DUE FROM FUND 602	2,701.12 *							

PACKET: 07075 HP Operating 6/6/25 - CS
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	ANNUAL	BUDGET	OVER	ANNUAL	BUDGET	OVER
					BUDGET	AVAILABLE	BUDG	BUDGET	AVAILABLE	BUDG
		999-1344	DUE FROM FUND 607	294.91 *						
		999-1345	DUE FROM FUND 610	294.91 *						
			** 2025 YEAR TOTALS	97,747.59						

APPROVED BY _____
ON _____

PACKET: 07075 HP Operating 6/6/25 - CS
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	6/2025	2,522.44
215	6/2025	91,934.21
602	6/2025	2,701.12
607	6/2025	294.91
610	6/2025	294.91

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

6/11/2025 9:18am

HP REVOLVING LOAN FUND
A/P Invoices Report
6/1/2025 - 6/30/2025
Batch = 1

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
06/2025								
NHS OF THE BLACK HILLS - 2025-5 - 6/11/2025 - 3,500.00 - Batch: 1 - Header Memo: Servicing Contract-May 2025								
Servicing Contract-May 2025	100	5000				PROF & ADMIN FEES	3,500.00	
Servicing Contract-May 2025	100	2000				ACCOUNTS PAYABLE		3,500.00
Total:							3,500.00	3,500.00
Sunken Foundation Solutions - 1268-3 - 6/11/2025 - 17,340.00 - Batch: 1 - Header Memo: Work Done-51 Highland-Bailey								
Work Done-51 Highland-Bailey	100	1201				NOTES RECEIVABLE	17,340.00	
Work Done-51 Highland-Bailey	100	2000				ACCOUNTS PAYABLE		17,340.00
Total:							17,340.00	17,340.00
The Handyman - 2113 - 6/11/2025 - 10,538.70 - Batch: 1 - Header Memo: Work Done-9 Shine-Emmrick								
Work Done-9 Shine-Emmrick	100	1201				NOTES RECEIVABLE	10,538.70	
Work Done-9 Shine-Emmrick	100	2000				ACCOUNTS PAYABLE		10,538.70
Total:							10,538.70	10,538.70
Waters/TWIN CITY HARDWARE - 7430 7762 - 6/11/2025 - 580.71 - Batch: 1 - Header Memo: Materials-57 Forest-Fairburn								
Materials-57 Forest-Fairburn	100	1201				NOTES RECEIVABLE	580.71	
Materials-57 Forest-Fairburn	100	2000				ACCOUNTS PAYABLE		580.71
Total:							580.71	580.71
Total:							31,959.41	31,959.41
Report Total:							31,959.41	31,959.41

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: June 6, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Grant Extension Request

Tom McNary, 14 Van Buren, received an elderly grant in June of 2024 to repair his roof and chimney. The chimney has been repaired but he had a falling out with the roofing company and is now searching for another contractor. He is requesting a 90 day extension on his grant. This would extend his grant to September 5, 2025. He has \$4,138.60 remaining on his grant and he is applying for a life safety loan to pay for the overage. The Loan Committee has reviewed this request and recommend approval.

RECOMMENDATION: Move to grant a 90 extension of the Elderly Resident grant for Tom McNary at 14 Van Buren. The grant will expire on September 5, 2025.

Bonny Anfinson

From: Tom McNary <tmcnary5@gmail.com>
Sent: Wednesday, May 28, 2025 3:19 PM
To: Bonny Anfinson
Subject: Elderly Resident Grant Extension

You don't often get email from tmcnary5@gmail.com. [Learn why this is important](#)

Dear Bonny,

We would like to request an 90 extension on our Elderly Residents Grant that was due to expire on June 5, 2025. We are still in the process of finding and hiring a roofing contractor to complete the shingling work and replace the gutters. Thank you for consideration of our request.

Tom and Janet McNary

**PLANNING, ZONING AND
HISTORIC PRESERVATION**

108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: June 2, 2025
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **2025 City of Deadwood Oral History Project**

The City Archives is requesting permission to hire Vicki Dar to collect and transcribe ten (10) oral histories as part of the 2025 City Archives budget. The Deadwood Oral History Project is in its twenty-second year and has recorded and collected 206 individual histories (attachment A). Topics include longtime residents, Deadwood High School Alumni, the advent of legalized gaming, former City and Historic Preservation commissioners, former Homestake Slime Plant employees and the development of the Mickelson Trail.

RECOMMENDATION:

Recommend to the City Commission to allow the City Archives to enter into a contract with Vicki Dar, independent contractor, to collect and transcribe ten (10) oral histories as part of the 2025 oral history project. The cost for this project will not exceed the amount of \$6,750.00 and will come out of the 2025 Archives budget.

Attachment #A**Last Updated 05/31/2005****City of Deadwood-Archives**
Oral History Master List**KEY**

LTR = Long Time Resident
 LG = Limited Gaming / advent of Gaming in Deadwood
 PM = Past Deadwood Mayor
 CHURCH = Religious affiliation
 COM = City or Historic Preservation Commissioner
 TS = F.L. Thorpe Strike
 HPO = Historic Preservation Officer
 SP = Homestake Slime Plant Employee
 ED = Education
 MUSIC = B-Disc-S Recording Company
 CE = City Employee
 MT = Michelson Trail Project
 HMC = Homestake Mining Company Employee
 DAYS = Days of 76 Celebration
 VICE = Prostitution, Gaming Law Enforcement
 CC = Clowser Collection – Days of 76 Museum
 JAM = Deadwood Jam Celebration
 ART = Company of Fine Artists (1969-1971)
 RALLY = Sturgis Rally Origins
 COL = Archival Collections
 FIRE = Deadwood Volunteer Fire Department

<u>Individual</u>	<u>Date</u>	<u>Topic</u>
1. Cyril C. "Bud" Loupe	11.21.1980	LTR
2. Agnes Ayres	2.14.1992	LTR
3. Peter Rich	2.20.1992	LTR
4. Don & Rose Fletcher	2.24.1992	LTR
5. Willard & Ann Iverson	3.31.1992	LTR
6. Wynn Lindstrom	4.16.1992	LTR
7. Verla & Louis Cisneros	5.11.1992	LTR
8. Cushman Clark	5.30.1992	LTR
9. Ethel Rosander	7.10.1992	LTR

10.Florence Hawki	9.15.1992	LTR
11.Don Clowser	9.28.1992	LTR
12.Paul Miller	12.22.1992	LTR
13.Hilda Klein	12.31.1992	LTR
14.Fred Mosley & Gerald Mosley	2.22.1993	LTR
15.Lucille Berger	3.17.1994	LTR
16.James Berger	8.02.1996	LTR
17.James Berger	8.03.1997	LTR
18.Joseph Vancas	5.16.2002	LTR
19.Bill Walsh	11.21.2003	LG
20.Tom Blair	1.12.2004	LG/PM
21.Linda Blair	2.10.2004	LG
22.Barbara Allen	6.14.2005	PM
23.Jon Mattson	6.15.2005	LG
24.Willard Pummel	6.16.2005	PM
25.Melodee Nelson	6.17.2005	LG
26.James Shea	6.18.2005	PM
27.David Larson	6.21.2005	LG
28.Mary Dunn	3.24.2006	LG
29.Orville "French" Bryan	3.24.2006	PM
30.Hank Frawley	3.25.2006	LTR
31.Bruce Oberlander	3.23.2006	PM
32.Sister Maureen Griffin	3.21.2006	LTR/CHURCH
33.Mike Trucano	3.20.2006	LG
34.Paul Putz	7.19.2006	LG
35.Vince Coyle	5.15.2007	LTR
36.Edna Robinson	5.16.2007	LTR
37.Glen Stratton	5.17.2007	LTR/COM
38.Sophie Bichler	5.23.2007	LTR/TS
39.Willis Steinlicht	5.23.2007	LTR/COM
40.Paul Dahms	5.25.2007	LTR/CHURCH
41.Hank Frawley	5.26.2007	LTR
42.Rosemary Nowell	5.29.2007	LTR/TS
43.Vivian Hollister	5.29.2007	LTR/TS
44.Don Gromer	6.03.2007	LG
45.Georgeann Silvernail	6.04.2007	LTR/COM
46.Francis Lauer	8.01.2007	LTR
47.Shirley Black	8.02.2007	LTR
48.Larry Shama	8.04.2007	LTR

49. Grace Schmit	8.04.2007	LTR/CHURCH
50. Reed Richards	11.09.2007	LG
51. Mike Wardeman	1.15.2008	LG
52. Mel Allen	1.16.2008	LTR
53. Stan Triplett	1.17.2008	LG
54. Charles Lien	4.03.2008	LG
55. Mark Wolfe	4.06.2008	LG/HPO
56. Lillian Shea	9.10.2008	LTR
57. Walter & Verline Wiswell	9.15.2008	LTR
58. Jerry Pontius	9.16.2008	LTR
59. Jill Pontius	9.16.2008	LTR
60. Joyce Shostrum	9.17.2008	LTR
61. Keith Shostrum	9.17.2008	LTR
62. Betty Coburn	4.30.2009	LTR
63. Viola Crane	4.30.2009	LTR
64. Carlton Spindler	10.26.2009	LTR/LG
65. Phyllis Fleming	10.27.2009	LG
66. Bob Kelly	10.27.2009	LTR
67. Linda Church	10.30.2009	LTR/MUSIC
68. Kenneth Morris	12.30.2009	LG
69. Bob Phillips	10.28.2009	SP/ED
70. Ronald Island	10.29.2009	LTR/COM
71. Joan Skeesick	10.30.2009	LTR/MUSIC
72. Helen Auer	04.20.2010	LTR
73. Bob Phillips	04.27.2010	SP/ED
74. Tom Richard	04.28.2010	SP
75. Donald "Sonny" Sorenson	04.28.2010	LTR/COM
76. Lila Sorenson	04.28.2010	LTR
77. Dave Akrop	04.29.2010	LTR
78. Carlton Spinder	04.29.2010	LTR/LG
79. Jim Wilson	10.04.2010	HPO
80. Chris Hetzel	10.05.2010	HPO
81. Dana Valliencourt	11.30.2010	CE
82. Don Derossier	03.15.2011	LTR
83. Yvonne Derossier	03.15.2011	LTR
84. Wally Molman	03.15.2011	LTR
85. Maryagnes Caron	03.17.2011	LTR
86. Janet Lamphere	03.17.2011	LTR
87. Maurice Etem	03.18.2011	LTR

88.	Ronda Morrison	10.07.2011	LTR/CE
89.	Carla Caneva	10.12.2011	LTR
90.	Jim Shedd	11.30.2011	LTR
91.	Ken Hawki	11.30.2011	LTR/CE
92.	Dotie Williams	04.24.2012	LTR
93.	Guy Edwards	04.25.2012	MT
94.	Jill Guest	04.25.2012	LTR/ED
95.	Dave Snyder	04.25.2012	MT
96.	Doug Hofer	05.09.2012	MT
97.	Rocky & Barb Mattson	08.24.2012	LTR
98.	Lawrence Kracht	08.25.2012	LTR
99.	Ethel Beatty	08.25.2012	LTR
100.	John Trembath	12.13.2012	MT
100.	<u>John Bissell</u>	12.17.2012	MT
101.	Mike Cody	01.09.2013	MT
102.	Kim Rapp	01.17.2013	MT
103.	Deb Maynard	11.04.2013	LTR
104.	Melvin Maynard	11.07.2013	LTR
105.	Harley Noem	11.19.2013	MT
106.	Paul Bosworth	11.18.2013	MT
107.	Craig Eichstadt	12.06.2013	MT
108.	Nancy Moore	12.13.2013	LTR
109.	Joe Abraham	11.12.1997	LTR
110.	Gerhardt Goodrich	04.03.2003	LTR/HMC
111.	Vida Krause	04.04.2003	LTR/HMC
112.	William Adam	04.04.2003	LTR/HMC
113.	Benjamin Stone III	04.11.2003	LTR/HMC
114.	<u>Roy Heinen</u>	04.08.2003	LTR/HMC
115.	Scott McGregor	12.17.2013	MT
116.	William "Bill" Groethe	05.28.2014	LTR/DAYS
117.	William "Bill" Beshara	05.29.2014	LTR
118.	Lester Karas	05.30.2014	LTR
119.	Randy Haynes	05.30.2014	LTR
120.	David Schweitert	07.10.2014	MT
121.	Lillian Stauffacher	09.19.2014	LTR
122.	James Dunn	07.14.2014	LTR/LG
123.	Marie Smith	09.23.2014	LTR
124.	Frank Newell	08.22.2014	LTR
125.	David Bald Eagle	09.25.2014	DAYS
126.	<u>Josee Bald Eagle</u>	09.25.2014	DAYS

127.	Francis Toscana	07.21.2015	PM
128.	June Treber	07.23.2015	LTR/ED
129.	Keith Umenthum	07.24.2015	CE
130.	Nancy Phillips	10.07.2015	ED
131.	Taffy Tucker	10.07.2015	LG/LTR
132.	Roslyn Ridley	07.24.2015	DAYS/LTR
133.	Jim Phillips	10.07.2015	LTR/ED
134.	Sandra Gallacher	10.11.2015	VICE
135.	Bill Glover	07.23.2015	LTR/CE
136.	Dona Randolph	07.23.2015	LTR/CC
137.	<u>Edward Clowser</u>	<u>10.27.2015</u>	<u>DAYS/CC</u>

NO HISTORIES WERE COLLECTED IN 2016

138.	Melody Dennis	08/02/2017	LTR/JAM
139.	Michael Johnson	08/02/2017	ART
140.	Gary Allen Witt	08/02/2017	LTR
141.	Scott Moses	08/15/2017	LTR/VICE
142.	John "Duff" Erickson	10/10/2017	LTR
143.	Markie Scholz	09/07/2017	ART
144.	Dick Termes	09/07/2017	ART
145.	Jim Sayer	12/12/2017	ART
146.	Harold Storsve	12/18/2017	ART
147.	<u>Tony Chytka</u>	<u>12/30/2017</u>	<u>ART</u>
148.	Corinne Weber	09/19/2018	LTR
149.	Mary Ann Oberlander	11/14/2018	LTR
150.	Colette Stoneberger	11/15/2018	LTR
151.	Gloria Gurwell (Burtzlauff)	11/17/2018	LTR
152.	Pat Eastmann	12/07/2018	CITY/LTR
153.	<u>Mark Speirs</u>	<u>12/08/2018</u>	<u>CITY/LTR</u>
154.	E. Richard Dunwiddie	06/21/2019	LTR
155.	Richard Schlax	06/27/2019	LTR
156.	Malcolm David Allen	06/28/2019	LTR
157.	Ken Lester	10/08/2019	LTR
158.	Bonnie Huber	09/23/2019	LTR
159.	David Klein	09/27/2019	LTR
160.	Willie Aldrich	12/11/2019	LTR
161.	John Keene	11/22/2019	LTR
162.	Susan D'Aniello	12/04/2019	LTR
163.	Linda Wells	12/09/2019	LTR

164.	Michael Tuma	12/16/2019	ART
165.	John Trucano	07/17/2020	LTR
166.	Barbara Houske	08/24/2020	LTR
167.	Craig Ordahl	10/07/2020	LTR
168.	Janice L. Harrison	10/16/2020	LTR
169.	Keith Fox	10/17/2020	LTR
170.	Gerald Pokorney	12/11/2020	LTR
171.	Phyllis Pokorney	12/11/2020	LTR
172.	Kenneth Hawki	12/11/2020	LTR
173.	Ron Dyvig	03/25/2021	LTR
174.	Mary Ann Corbett	04/16/2021	LTR/VICE
175.	Bill Auer	08/27/2021	LTR
176.	John Arleth	08/31/2021	LTR/CITY
177.	Mary Schmit	09/10/2021	LG/JAM
178.	Stan Angle	10/28/2021	ED/LTR
179.	John McEuen	11/19/2021	JAM
180.	Ron Russo	12/10/2021	LG
181.	Linda Frederick	11/24/2021	LTR
182.	Spencer Ruff	04/22/2022	LG
183.	Jim Salestrom	05/17/2022	JAM
184.	Robert Sjomeling	07/06/2022	LTR
185.	Arthur Campbell	09/30/2022	LTR
186.	Joy McCracken	10/04/2022	LTR
187.	Mark Aspaas	09/26/2022	LG
188.	Tim Schreiner	11/03/2022	VICE
189.	Kenny Putnam	11/15/2022	JAM
190.	Chris Burleson	12/06/2022	LTR
191.	Janet Lanphear	12/09/2022	LTR
192.	Keith Ball	04/13/2023	RALLY
193.	Richard Turbiville	05/16/2023	LG/LTR
194.	Grant Welford	11/29/2023	COL/DAYS
195.	Adam Hudson	11/29/2023	LTR
196.	Brad Hemmah	11/29/2023	LG
197.	Mike Klamm	11/29/2023	FIRE/LTR
198.	Rose Speirs	12/21/2023	LG/LTR
199.	John Bey	09/11/2023	LTR
200.	Georgette Oiyon	11/28/2023	LTR/LG
201.	Phil Breland	11/27/2023	LTR/LG
202.	Harry Hinds	05/13/2024	SP/HMC
203.	Scott Martin	06/22/2024	LTR/LG

204.	Frank Maynard	06/22/2024	LTR/CE
205.	Shebby Lee	08/16/2024	LTR/LG
206.	A.A. "Bud" Coburn	04/28/1992	LTR

**PLANNING, ZONING AND
HISTORIC PRESERVATION**

108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: June 2, 2025
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **2025 Video and GIS Mapping Project**

The City Archives is requesting permission to hire Brad Schneck of Spearfish, South Dakota as an independent contractor (IC) to help standardize the thirty second video clips that appear on the City's GIS page at:

<https://gis.cityofdeadwood.com/portal/apps/webappviewer/index.html?id=9fc6864908aa4ed48dedeee01e5f5be8>

As part of the proposed project, the IC will integrate the City's brand to the current graphic animations, add appropriate titles and text upon approval of the City Archives, and create five new videos for the webpage. The cost to perform the above tasks will not exceed \$2,000.00 and come out of the 2025 City Archives annual budget. Please see the attached email for additional information.

RECOMMENDATION: Permission to hire Brad Schneck of Spearfish, South Dakota as an independent contractor to help standardize the thirty second video clips that appear on the City's GIS page. The cost for this project will not exceed \$2,000.00 and will come out of the 2025 Archives budget.

Michael Runge

From: Bradley Schneck <brad@dynamitemediasolutions.com>
Sent: Tuesday, May 27, 2025 12:32 PM
To: Michael Runge
Subject: Historic GIS video project

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Mike,

I reviewed the GIS site on the City of Deadwood site and what you're looking to do to clean up the content and standardize the intro and outro makes a lot of sense. It looks like you have about 20 videos spread throughout the area. We discussed the first steps for this would be to add text and graphics to make these more visually attractive and tell the story of each within the clips. I would love to work with you on this project. After considering the time commitment for each and what it would take to animate some graphics to add to each, I've come to the following statement of work:

City of Deadwood Archives

1. Create branded/project graphic animations to add to every video
2. Update all videos with new graphics
3. Add any supers or text to current videos required
4. Add up to 5 additional location(GIS) pieces to the current content load

Total Cost: \$2000

You mentioned you'd want to make this a sort of "retainer" contract for this year to finish the current phase and then look at next year for the updated content. I expect the bulk of this project would be in the graphic animation step and then any other content you would be interested in creating is added to line 4. I feel like this would be something we could easily complete in 2025 so this agreement for services would be good for the entire year. If you think you would need more video content in addition to what's already out there, we can discuss that more.

Please let me know what you think and how you'd like to proceed. I'm excited to work with you on this and improve this project to make Deadwood's history come alive. Thanks
 Brad Schneck



MEMORANDUM

Date: June 4, 2025
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **Loan Agreement 2025-001 Campbell County Rockpile Museum**

The Campbell County Rockpile Museum in Gillette, Wyoming is requesting permission to display "*Baseball in the Mining Camps*" traveling exhibit October 1 to December 1 at their museum.

The City Archives is seeking permission to loan this traveling exhibit. *Baseball in the Mining Camps* is one of four traveling exhibits designed and managed by the City Archives (<https://www.cityofdeadwood.com/historic-preservation/page/city-archives-traveling-exhibit-information>). Over the past ten years, these exhibits have been displayed at different institutions in South Dakota, North Dakota, Wyoming and Alabama.

RECOMMENDATION:

Grant the permission to use the City's property listed above from October 1, 2025 to December 1, 2025. The Loan agreement and email is attached to this memorandum.



Traveling Exhibit Loan Agreement

Please complete the form and return to: Mike Runge, City Archivist
Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

Email: archives@cityofdeadwood.com Phone: (605) 578-2082

Date: 4 June 2025

Exhibit: Baseball in the Mining Camps

Borrowing Institution: Campbell County Rockpile Museum

Address: 900 W. 2nd Street

Contact Person: Justin Horn | Museum Assistant

Contact Email: justin.horn@campbellcountyywy.gov

Contact Phone Number: 307-682-5723

All exhibit loans will go before the Historic Preservation Commission and City Commission for approval before the exhibit will be loaned. Exhibits will be available for a period of eight weeks unless otherwise stated below. The borrowing institution agrees to provide the City of Deadwood Finance Office with a photocopy of insurance prior to picking up and/or shipping the exhibit.

SHIPPING

If the exhibit is being shipped, the exhibit shipping and return is arranged by the City of Deadwood Archives. The loaning institution agrees to reimburse the City of Deadwood for all shipping costs.

EXHIBIT LOAN PERIOD 1 Oct 2025 to 1 Dec 2025 (8-week period)

Pickup/Delivery Options:

- ☐ I would like the exhibits(s) delivered and picked up.
☒ I will pick up and return the exhibit(s) to the City of Deadwood myself.

TERMS AND CONDITIONS

1. The exhibit will be maintained at the address provided or overseen by the borrower/exhibitor unless other arrangements were made.
2. The exhibit shall be secured when borrowing institution is closed to visitors.
3. The borrower/exhibitor assumes liability for any damage to the exhibit while in your possession.
4. The borrower/exhibitor must give credit to the Deadwood Historic Preservation Commission in all press releases and exhibit publicity.
5. This agreement is non-transferable.
6. Revisions and modifications to this agreement must be submitted in writing, reviewed, approved, and signed off on by all parties.

Justin Horn

Borrower Signature

6-4-2025

Date

Michael Runge

From: Justin S. Horn <Justin.Horn@campbellcountywy.gov>
Sent: Wednesday, June 4, 2025 8:15 AM
To: Michael Runge
Subject: RE: Deadwood exhibits
Attachments: city_of_deadwood_archives_traveling_exhibit_loan_agreement_fillable_8.6.20.pdf

Mike,

See attached for the filled-out form.

I will be in Deadwood for the West River History Conference in early October, so that could be a good pick-up time for me.

Justin

From: Michael Runge <Michael@cityofdeadwood.com>
Sent: Tuesday, June 3, 2025 1:59 PM
To: Justin S. Horn <Justin.Horn@campbellcountywy.gov>
Subject: RE: Deadwood exhibits

You don't often get email from michael@cityofdeadwood.com. [Learn why this is important](#)

Please be cautious.

This email originated from outside the County organization. If you believe this email is suspicious, report it using the Phish Alert button. Do not forward suspicious emails.

Justin:

Thank you for contacting the City of Deadwood Archives. We would be happy to work with you regarding the Baseball in the Mining Camp exhibit. Could you please fill out the usage form attached to this email. This will help me get the ball moving on this end.

Thanks for your interest in Deadwood's history!

Best,

Mike

https://www.cityofdeadwood.com/sites/default/files/fileattachments/historic_preservation_office/page/3521/city_of_deadwood_archives_traveling_exhibit_loan_agreement_fillable_8.6.20.pdf

Michael Runge
 City Archivist / Collections Manager
 108 Sherman Street
 Deadwood, SD 57732

P: (605) 578-2082
 F: (605) 578-2084

From: Justin S. Horn <Justin.Horn@campbellcountywy.gov>
Sent: Tuesday, June 3, 2025 1:53 PM
To: Michael Runge <Michael@cityofdeadwood.com>
Subject: Deadwood exhibits

Mike Runge,

Sorry for the delay in getting back to you.

We do have slot open to host an exhibit from October 2025 – February 2026.

The staff here is most excited about the Baseball in the Mining Camps one (even though our time slot isn't entirely baseball season lol).

Thanks!

Justin Horn

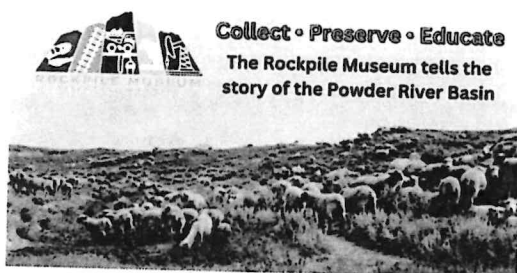
Museum Assistant | Collections & Exhibits

Campbell County Rockpile Museum

900 W. 2nd Street, Gillette, WY 82716

(307) 682-5723 | rockpilemuseum.com

Mk 4:41



E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

2024-2025 Historic Preservation Commission and Revitalization Committee Assignments

HPC OFFICERS

- _____ Chairperson
- _____ Vice Chair
- _____ 2nd Vice Chair

HISTORIC PRESERVATION COMMITTEES

Projects Committee Meets as needed

- _____
- _____
- _____

Loan & Grant Programs Committee Meets 1st and 3rd Tuesday of each month – 10:30 a.m. – City Hall

- _____ Chairperson
- _____ Vice Chair
- _____ 2nd Vice Chair

HISTORIC PRESERVATION COMMUNITY BOARD REPRESENTATIVES

Chamber of Commerce Meets 2nd Tuesday of the month 9:00 a.m. at Welcome Center – except August

- _____
- _____

Deadwood Alive

- _____

DEADWOOD REVITALIZATION AND MAIN STREET INITIATIVE

Organization (Steering) Committee (MSI) 3rd Wednesday of each month – 12:00 p.m. Welcome Center

- _____ Chairperson
- _____ Vice Chair
- _____ 2nd Vice Chair

Economic Restructuring Meets Tuesday before MSI meeting, 9:00 a.m. at City Hall (location may vary)

- _____
- _____
- _____

Design Committee Meets 2nd Tuesday of each month 3:30 p.m. at City Hall

- _____
- _____

Promotion Committee Meets 1st Tuesday of each month at 1:00 p.m. at City Hall

- _____
- _____

Trails Committee Meets 1st Wednesday of each month at 3:00 p.m. at City Hall

- _____
- _____

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: June 6, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Recommendation to hire Contractor for 85 Charles St. Restoration

With the foundation now complete at 85 Charles Street, staff has been seeking quotes to begin the second phase of the restoration which is the construction of the front porch, replace windows and siding. Two quotes has been received:

HGH Construction for \$181,538.22

Stone Shield Construction for \$159,170.08

The Historic Preservation Office is recommending hiring Stone Shield Construction for the project in the amount of \$159,170.08 to be paid out of the Capital Assets Budget.

Recommended Motion: *Move to recommend to the City Commission to hire Stone Shield Construction for the project in the amount of \$159,170.08 to be paid out of the Capital Assets Budget.*

85 Charles Street Exterior & Window Replacement 5/29/2025



HGH Construction, llc

PO Box 1213

Spearfish, SD 57783

Contact: Quentin Geddes

Phone: 605-641-5808

Fax:

Quote To: City Of Deadwood

Job Name: 85 Charles Street

Phone:

Date of Plans:

Fax:

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	General Conditions	1.00	LS	30,419.46	30,419.46
2	Siding/ Window/ Doors- Remove & Replace/ Deck	1.00	LS	151,118.76	151,118.76

GRAND TOTAL	\$181,538.22
--------------------	---------------------

NOTES:

Proposal is for

- Removal of existing siding and windows
- Supply and install 6" Brushed Smooth LP Smart-Siding (All trims Included)
- Supply and install new Sierra Pacific windows and doors per plans
- Supply and install material for new covered deck
- Dumpsters for construction
- Temp Tolit

Excludes

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

Notes

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

Stone Shield Construction

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

Date	Estimate #
5/27/2025	85CharlesSt

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

Project

Description	Qty	Rate	Total
Excavation/site prep for deck/covered porch		4,600.00	4,600.00
7 Deck Concrete Case ons	7	500.00	3,500.00
Covered porch and Deck material		14,903.80	14,903.80
Framing/Siding/Windows/Doors/Material		94,024.60	94,024.60
Deck/covered porch frame labor		5,600.00	5,600.00
Siding Tear off labor		7,830.00	7,830.00
Siding Install labor		12,528.00	12,528.00
Miscellaneous framing labor/window alterations		5,000.00	5,000.00
Equipment		4,500.00	4,500.00
Dumpster/waste/portapot		3,500.00	3,500.00
Estimated Excise Tax		3,183.68	3,183.68
		Total	\$159,170.08

Date: 6/23/2017

Case No. H17046
Address: 643-647 Main

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 643-647 Main, a contributing structure located in Deadwood City Historic Overlay Zone in the City of Deadwood.

Applicant: MICHAEL BALLARD
Owner: DEADWOOD DISTILLING COMPANY
Constructed: 1879-1897

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: In 1879 a fire destroyed most of the buildings in this section of Main Street. The rebuilding of the commercial buildings soon followed and fireproofs replaced the earlier buildings. These buildings were used for many businesses to include the Belle Union Theatre at 643 Main, automobile storage at 645 Main and a department store at 647 Main.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to repair and tuck point the brick on the back side of structure.

Attachments: No

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

OR

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



Case No. _____

☐ Project Approval

☐ Certificate of Appropriateness

Date Received ____/____/____

Date of Hearing ____/____/____

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 647, 645, and 653 Main Street, Deadwood, SD 57732

Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

Owner's Name: Heath Dotson

Address: 715 Market Street

City: Chattanooga State: TN Zip: 37402

Telephone: (423) 742-0749 Fax: _____

E-mail: heath.dotson@noondevelopment

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 Brick pointing

☐ 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>5/21/2025</u>		Project Completion Date (anticipated): <u>6/3/2025</u>		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

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

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

The brick on the back side of the above-mentioned properties was failing in certain areas. Bloody Nose

Saloon hired Julian Brown Eyes of Competitive Masonry to re-point the brick and replace a few sections

where the brick was crumbling/already fallen out. These areas were not large - maybe 4'x4' in the most

severe areas. The replacement bricks used were from the city's recycled pile of historic brick.

Work is completed as 6/3/2025 and we do not anticipate any further improvements.

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.

 6/3/2025

 SIGNATURE OF OWNER(S) DATE

 SIGNATURE OF AGENT(S) DATE

 SIGNATURE OF OWNER(S) DATE

 SIGNATURE OF AGENT(S) DATE

 SIGNATURE OF OWNER(S) DATE

 SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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





Date: June 05, 2025

Case No. 250090
Address: 390
Williams St.

Staff Report

The applicant has submitted an application for Project Approval for work at 390 Williams St., a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Lee Augsbury
Owner: AUGSBURY, LEE A0
Constructed: c 1880

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to remove and replace (4) crestline grand wood double hungs. Replace with Pella Reserve wood double hungs. Pella is to replicate (4) exterior 1/2 circle wood decorative coverings on the exterior. Pella windows to be painted two tone to match the original photo provided by the home owner. The original color scheme is green/red. The interior and exterior trim/finish details to match current, existing profiles.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The current windows are not the original windows to the structure. The wood-replacement windows will not affect the historic character 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.

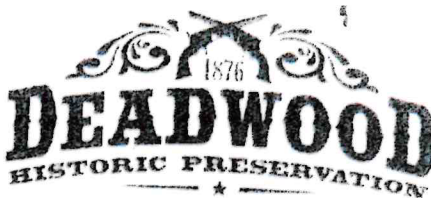
OR

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. PA250090
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 10/2/25
Date of Hearing 10/11/25

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 390 Williams St.

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Lee Augstun

Add

City:

Telep

E-ma

Architect's Name:

Address:

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: Pella-Curtis Coomes

Add

City:

Tele

E-ma

Agent's Name:

Address:

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Porch/Deck |
| <input checked="" type="checkbox"/> Other <u>replace (4) windows</u> | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

Updated October 9, 2019

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: _____		Project Completion Date (anticipated): _____		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>Pella Reserve</u> Style/type <u>Wood/wood</u> <u>Double Hung 5 to match existing</u>				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

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

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

Remove & replace (4) existing Grand wood double hungs. Replace with Pella Reserve wood double hungs. Pella to replicate (4) exterior 1/2 circle wood decorative coverings on exterior. Pella windows to be painted two tone to match original photo provided by home owner. Original color scheme is green/red. Interior & exterior trim/finish details to match current existing profiles.

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

Debra


6-2-25
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.













Proposal - Detailed

Pella Window and Door Showroom of Rapid City
2704 Plant Street
Rapid City, SD 57702

Sales Rep Name: Coomes, Curtis
Sales Rep Phone: 605-593-2764
Sales Rep E-Mail: curtiscoomes@heartlandpella.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
Lee Augsbury 390 Williams St DEADWOOD, SD 57732-1146 Primary Phone: (605) 9200023 Mobile Phone: Fax Number: E-Mail: andysouth1@gmail.com Contact Name: Great Plains #: 79270309 Customer Number: 1012407102 Customer Account: 1008614735	Lee Augsbury 390 Williams St 390 Williams St Lot # Deadwood, SD 57732-1146 County: Owner Name: Lee Augsbury Owner Phone: (605) 9200023	Quote Name: Lee Augsbury Pella Reserve DH Windows Front Only Order Number: 233A550800 Quote Number: 19550800 Order Type: Installed Sales Wall Depth: Payment Terms: Deposit/Paid on Completion Tax Code: 3DEADWOODEXCISE Cust Delivery Date: None Quoted Date: 5/23/2025 Contracted Date: Booked Date: Customer PO #:

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Printed on 6/2/2025

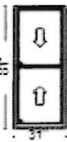
Detailed Proposal

Page 1 of 14

Customer: Lee Augsbury

Project Name: Lee Augsbury 390 Williams St

Quote Number: 19550800

Line #	Location:	Attributes		Qty
10	Front- Living Room	Pella Reserve, Traditional Double Hung, 31 X 81		1
		PK # 2204	1: Non-Standard Size Non-Standard Size Double Hung, Equal Frame Size: 31 X 81 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Wood Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Cranberry, Standard, InView™ Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.52, CPD PEL-N-234-01145-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL14342, STC 29, OITC 24, Clear Opening Width 27.625, Clear Opening Height 36.062, Clear Opening Area 6.918144, Egress Meets minimum clear opening and 5.7 sq.ft Grille: No Grille, Wrapping Information: Wood Brickmould, 1 7/8", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 224".	
	Viewed From Exterior			
	Rough Opening: 31 - 3/4" X 82 - 7/8"			

Customer Notes: this window needs a custom 1/2 circle exterior trim cover

ITI0003 - 3. 1/3 Floor (Split Foyer) ITT

Qty 20

ITI0006 - Additional Labor ITT

Qty 2

ITI0001 - 1. Start Up Fee ITT

Qty 1

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

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Detailed Proposal

Page 2 of 14

Customer: Lee Augsbury

Project Name: Lee Augsbury 390 Williams St

Quote Number: 19550800

Line #	Location:	Attributes		Qty
15	Front- Living Room	Pella Reserve, Traditional Double Hung, 26.5 X 81		2
		PK # 2204	1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 26 1/2 X 81 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Wood Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Cranberry, Standard, InView™ Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.52, CPD PEL-N-234-01145-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL14342, STC 29, OITC 24, Clear Opening Width 23.125, Clear Opening Height 36.062, Clear Opening Area 5.791207, Egress Meets minimum clear opening and 5.7 sq.ft Grille: No Grille, Wrapping Information: Wood Brickmould, 3 1/2", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 215"	

Customer Notes: this window needs a custom 1/2 circle exterior trim cover

IT10006 - Additional Labor ITT

Qty 2

IT10003 - 3. 1/3 Floor (Split Foyer) ITT

Qty 19

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Detailed Proposal

Page 3 of 14

Customer: Lee Augsbury

Project Name: Lee Augsbury 390 Williams St

Quote Number: 19550800

Line #	Location:	Attributes		Qty
30	Front Upper Office	Pella Reserve, Traditional Double Hung, 31 X 79		1
		PK # 2204	1: Non-Standard Size Non-Standard Size Double Hung, Equal Frame Size: 31 X 79 General Information: Standard, Luxury, Wood, Pine, 4 3/8", 4 3/16" Exterior Color / Finish: Primed, Primed Wood Interior Color / Finish: Unfinished Interior Sash / Panel: Putty Glaze, Ogee, Standard, No Sash Lugs Glass: Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Spoon-Style Lock, Champagne, No Window Opening Control Device, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor Screen: Full Screen, Standard EnduraClad, Cranberry, Standard, InView™ Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.52, CPD PEL-N-234-01145-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL14342, STC 29, OITC 24, Clear Opening Width 27.625, Clear Opening Height 35.062, Clear Opening Area 6.726304, Egress Meets minimum clear opening and 5.7 sq.ft Grille: No Grille, Wrapping Information: Wood Brickmould, 3 1/2", Factory Applied, 1 1/8" Wood Subsill, Factory Applied, No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Manufacturer Recommended Clearance, Perimeter Length = 220".	
	Viewed From Exterior			
	Rough Opening: 31 - 3/4" X 80 - 7/8"			

Customer Notes: this window needs a custom 1/2 circle exterior trim cover

ITI0001 - 1. Start Up Fee ITT	Qty	1
ITI0003 - 3. 1/3 Floor (Split Foyer) ITT	Qty	19
ITI0006 - Additional Labor ITT	Qty	2

Line #	Location:	Attributes	Qty
40	Loose Jamb	1x4x12 pine jamb extension	10

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Detailed Proposal

Page 4 of 14

Customer: Lee Augsbury

Project Name: Lee Augsbury 390 Williams St

Quote Number: 19550800

Line #	Location:	Attributes	Qty
45	Casing	12' casing to match existing	10

Line #	Location:	Attributes	Qty
50	Rosettes	Rosettes	18

Line #	Location:	Attributes	Qty
51	exterior trim	1x6x12 pine for exterior trim	10

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Printed on 6/2/2025

Detailed Proposal

Page 5 of 14

Customer: Lee Augsbury

Project Name: Lee Augsbury 390 Williams St

Quote Number: 19550800

Line #	Location:	Attributes	Qty
55	Exterior Coverings	1/2 circle exterior wood coverings, from A&K	<u>4</u>

Line #	Location:	Attributes	Qty
70	3" 150' tape	01HM0000 - 3" Pella Installation Tape, 150 ft (1)	<u>1</u>

Line #	Location:	Attributes	Qty
75	6" 50' tape	01HM0004 - 6" Pella Installation Tape, 50 ft (1)	<u>1</u>

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Detailed Proposal

Page 6 of 14

Customer: Lee Augsbury

Project Name: Lee Augsbury 390 Williams St

Quote Number: 19550800

Line #	Location:	Attributes	Qty
80	Install Materials	Install Materials	1

Line #	Location:	Attributes	Qty
85	Caulking	ISOCAULK - ISO Caulk	4

Line #	Location:	Attributes	Qty
90	Spray Foam	ISOFOAM - ISO Foam	4

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Printed on 6/2/2025

Detailed Proposal

Page 7 of 14

Customer: Lee Augsbury

Project Name: Lee Augsbury 390 Williams St

Quote Number: 19550800

Line #	Location:	Attributes	Qty
95	10' Drip Cap	10' Drip Cap	2

Line #	Location:	Attributes	Qty
100	Lead Containment	LEAD2 - Lead Containment Labor Charge Per Opening SD	4

Line #	Location:	Attributes	Qty
105	Lift	Small Tow Behind Lift for front windows	1

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Printed on 6/2/2025

Detailed Proposal

Page 8 of 14

Customer: Lee Augsbury

Project Name: Lee Augsbury 390 Williams St

Quote Number: 19550800

Line #	Location:	Attributes	Qty
110	Mileage	MILEAGE - Mileage	1

Line #	Location:	Attributes	Qty
115	Dump Fee	DISPOSAL - Disposal Fee	1

Line #	Location:	Attributes	Qty
120	Stain/ Paint Match	START - Prefinish Startup NE SD	2

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Detailed Proposal

Page 9 of 14

Customer: Lee Augsbury

Project Name: Lee Augsbury 390 Williams St

Quote Number: 19550800

Line #	Location:	Attributes	Qty
125	Stain/ Paint Labor	BPREFINNESD - Prefinishing Labor NE SD	1

Line #	Location:	Attributes	Qty
130	None Assigned	USETAX - Use Tax	1

Thank You For Your Interest In Pella® Products

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Printed on 6/2/2025

Detailed Proposal

Page 10 of 14

Customer: Lee Augsbury

Project Name: Lee Augsbury 390 Williams St

Quote Number: 19550800

Order Totals	
Taxable Subtotal	\$22,818.02
Sales Tax @ 2.041%	\$465.72
Non-taxable Subtotal	\$0.00
Total	\$23,283.74
Deposit Received	\$11,642.00
Amount Due	\$11,641.74

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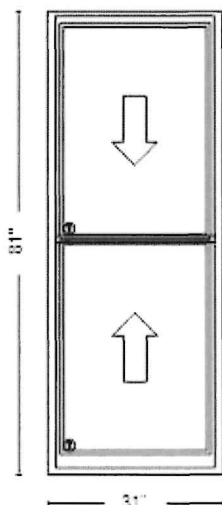
Printed on 6/2/2025

Detailed Proposal

Page 14 of 14

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19550800

Line Number: 10

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Double Hung, 31 X 81

Rough Opening: 31.75" X 82.875"

Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.52, CPD PEL-N-234-01145-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL14342, STC 29, OITC 24, Clear Opening Width 27.625, Clear Opening Height 36.062, Clear Opening Area 6.918144, Egress Meets minimum clear opening and 5.7 sq.ft

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: Lee Augsbury Pella Reserve DH **Project Name:** Lee Augsbury 390 William:

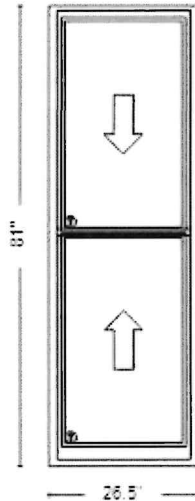
Jobsite Location: Deadwood, SD

Room Location: Front- Living Room

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19550800

Line Number: 15

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Double Hung, 26.5 X 81

Rough Opening: 27.25" X 82.875"

Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.52, CPD PEL-N-234-01145-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL14342, STC 29, OITC 24, Clear Opening Width 23.125, Clear Opening Height 36.062, Clear Opening Area 5.791207, Egress Meets minimum clear opening and 5.7 sq.ft

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** building owner, architect, contractor, installer and/or consumer



Quote Name: Lee Augsbury Pella Reserve DH **Project Name:** Lee Augsbury 390 William:

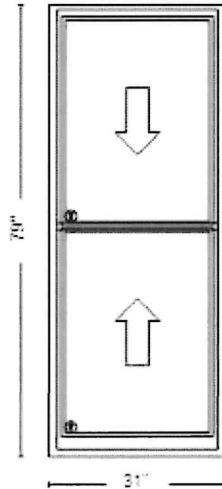
Jobsite Location: Deadwood, SD

Room Location: Front- Living Room

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 19550800

Line Number: 30

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Pella Reserve, Traditional Double Hung, 31 X 79

Rough Opening: 31.75" X 80.875"

Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.52, CPD PEL-N-234-01145-00001, Performance Class CW, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, FPA FL14342, STC 29, OITC 24, Clear Opening Width 27.625, Clear Opening Height 35.062, Clear Opening Area 6.726304, Egress Meets minimum clear opening and 5.7 sq.ft

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: Lee Augsbury Pella Reserve DH **Project Name:** Lee Augsbury 390 William:

Jobsite Location: Deadwood, SD

Room Location: Front Upper Office

Sales Branch Location: 23300 Heartland Pella

June 6, 2025

Case No. 250091
Address: 802 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 802 Main St., a Contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Keri and Lonnie Johnson
Owner: ATKINSON, ROBERT D & CONNIE LHOPKINS, KERI L
Constructed: c 1930

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.

2. Architectural design of the resource and proposed alterations:

The Applicant is requesting permission to put smart siding up in a white or cream color. The applicant wants to do the same siding as next door at 804 Main St. I went through this process before and was told it needs to be smooth. The smooth siding is impossible to find. I have been told by many contractors. Knecht's has been looking and no luck. The plans for the deck is the same as before. The applicant wants to keep the size the same, just replace the top with Trex. The building has been broken into and the storm door & door jam was damaged and needs to be replaced. The applicant wants to replace the screen door with the same material as the current door. The applicant wants to repair the main door that sits in front of the screen door.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The applicant was given approval for smooth Smart siding on July 26, 2023. The applicant is now requesting textured smart siding to match the neighboring structure. Staff has contacted the manufacturer and the smooth Smart siding is available at two

different Rapid City locations and one in Belle Fourche. Changing from smooth to textured siding is not recommended. The replacement of the storm door with like materials is allowed. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules

promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

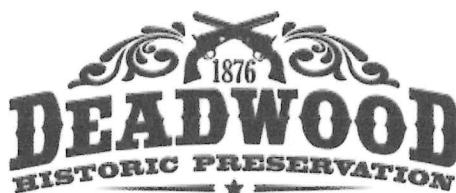
OR

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

OR

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

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



FOR OFFICE USE ONLY

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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 802 Main Street

Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

Owner's Name: Keri & Lonnie Johnson

Address: _____

City: _____

Tel: _____

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

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

FOR OFFICE USE ONLY

Case No. _____

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

DESCRIPTION OF ACTIVITY

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

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

New siding for the whole building. The stuff now is rotten. I want to put smart siding up in a white or cream color. I want to do the same siding as my next door at 804 main Street. I have went through this process before and was told it needs to be smooth. The smooth siding is impossible to find. I have been told this by many Contractors. Knechts have also been looking and no luck. The plans for the deck is the same as before. Keep size the same just replace the top with Trex. My building was broken into and the storm =

door + door Sam was damaged and needs to be replaced

Section 8 Item b.

Replace Screen door - Same as current -

Repair door

FOR OFFICE USE ONLY

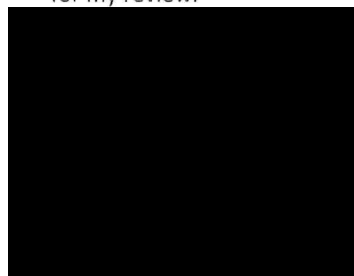
Case No. _____

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.



6-4-2025

DATE

SIGNATURE OF AGENT(S)

DATE

6.4.2025

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.

Bonny Anfinson

From: LP Customer Service Support <marketing.center@lpcorp.com>
Sent: Thursday, June 5, 2025 9:45 AM
To: Bonny Anfinson
Subject: RE: MainContactUs form submission [ref:!00D1a0XyGr.!500Pk0fwYuZ:ref]

Good morning,

Thank you for your interest in LP!

Yes, LP is manufacturing SmartSide in the Brush Smooth profile. Here is our SmartSide Product Catalog for all products: <https://downloads.ctfassets.net/89s5b832f23c/nGgTzywFpwwjrRKxBYTqS/b5cc2bb94603dad48dfbdca6abb02983/lp-smartside-product-catalog.pdf>

Here are vendors in your area who can assist you with ordering SmartSide Brush Smooth products:

Alside Rapid City
[\(605\) 341-5088](tel:6053415088)
 225 Kermit Lane
 Rapid City, SD 57703

Beacon Building Products-Rapid City
[605-341-3085](tel:6053413085)
 1332 Jess St.
 Rapid City, SD 57701

Let us know if you need any further assistance.

Best,
 LP Customer Service
 ----- Original Message -----
From: [\[noreply@lpcorp.com\]](mailto:noreply@lpcorp.com)
Sent: 6/4/2025 5:25 PM
To: marketing.center@lpcorp.com
Subject: MainContactUs form submission

Full Name: Bonny Anfinson
 Email: bonny@cityofdeadwood.com
 Zip Code: 57732
 Type: Other
 Product: LP Smartside Solutions
 LP Structural Solutions:
 LP Smartside Solutions: LP SmartSide Lap Siding
 LP Media & Investor Relations:
 Your Message: I work with the City of Deadwood. The city is a national historic landmark. We have

June 6, 2025

Case No. 250092
Address: 49 Terrace St.

Staff Report

The applicant has submitted an application for Project Approval for work at 49 Terrace St., a Non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Tyler Peterson
Owner: STOLTENBURG, JAY H & ANGEL MO
Constructed: circa 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT

APPROVAL

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

General Factors:

1. Historic significance of the resource:

This house has been re-sided with dryvit and altered with casement windows. 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 replace the vinyl and slider windows with the original double hung wood windows. The casement windows will go where necessary. The applicant will determine the original window size and opening when tearing off the siding and sheetrock. The applicant wants to remove the concrete stucco siding and wood lap siding beneath it, to return back to wood lap siding. The applicant is wanting to use LP smart siding or hardie siding.

Attachments: Yes

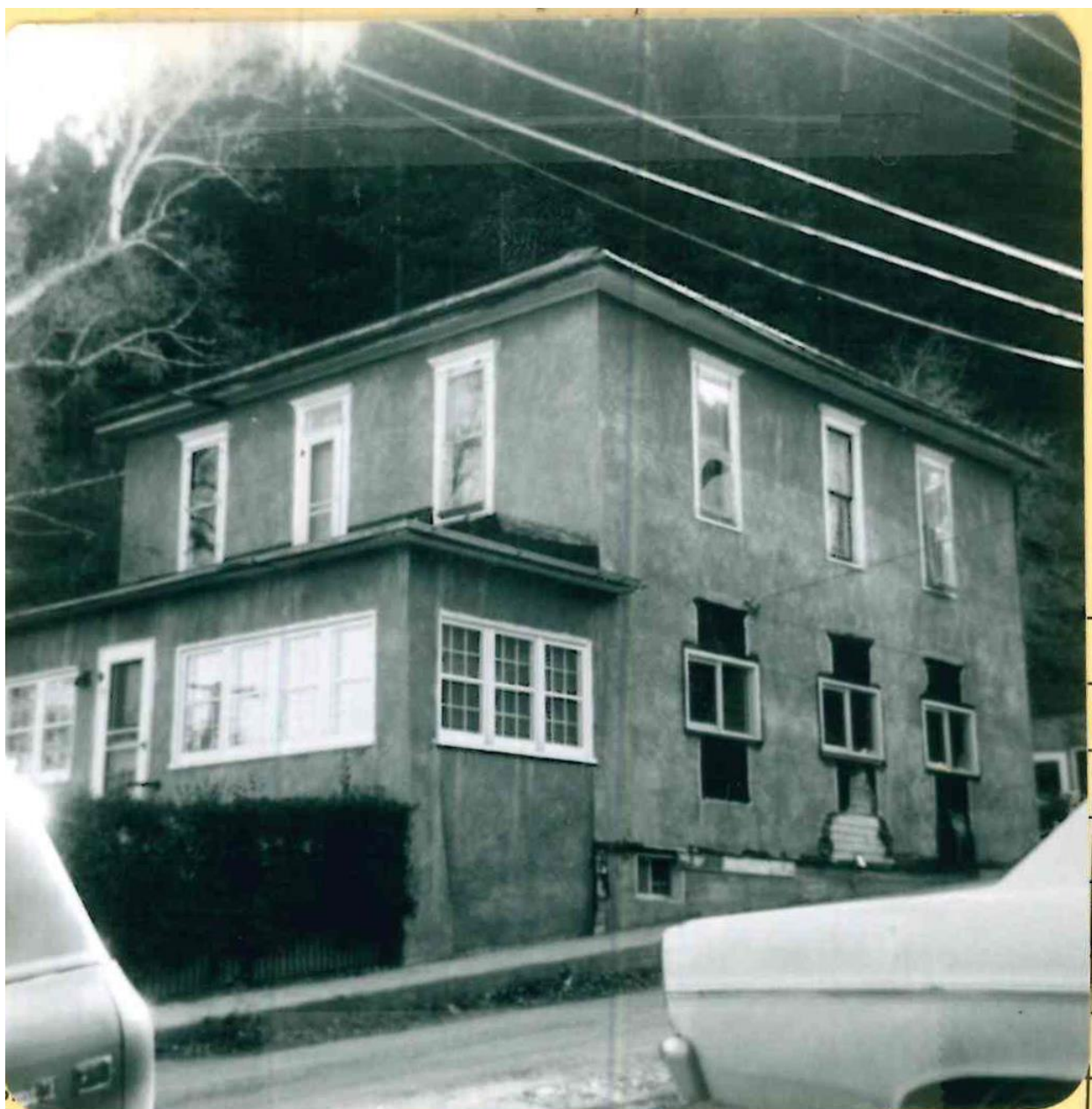
Plans: No

Photos: No

Staff Opinion:

This structure was removed from the historic register because of the siding and windows. These improvements could reverse the historic status. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.





Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE

Section 8 Item c.

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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 49 Terrace Deadwood SD
Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

Owner's Name: Tyler Peterson
Address: 1530 W Kepp Ct
City: R.C State: SD Zip: 57701
Telephone: 605-431-0512 Fax: _____
E-mail: tylerpete@hotmail.com

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

Contractor's Name: Build 605 LLC
Address: P.O. Box 322
City: R.C State: SD Zip: 57709
Telephone: 605-431-0512 Fax: _____
E-mail: build605llc@gmail.com

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

TYPE OF IMPROVEMENT

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

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>7/1/25</u>		Project Completion Date (anticipated): <u>9/1/25</u>		
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>wood</u> Style/type <u>Double hung</u>				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

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

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

Replace vinyl and slider windows with original double hung wood window. Casement windows where necessary. Will determine original window size/opening when tearing off siding & sheetrock. Remove concrete stucco siding and wood lap siding beneath it to restore back to wood lap siding. LP smartside or hardie siding.

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.

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

Date: June 06, 2025

Case No. 250094
Address: 9 Wabash Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 9 Wabash Ave., a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Rich Letourneau
Owner: LETOURNEAU, RICHARD SHELLER, MONICA L
Constructed: 1897-1898

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the front and back doors. The applicant is also wanting to replace the concrete pad on the back side of the house with wood or concrete again and construct a walkway from the back door to the driveway, that is wheelchair accessible.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Based on the photos submitted with the application, it appears the front door is metal and the back door is wood and could be an original door. According to the survey the original doors were paneled wood, 1/3 light. Staff is recommending replacement of the doors, but would prefer wood over metal and keep the design similar to the original door. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

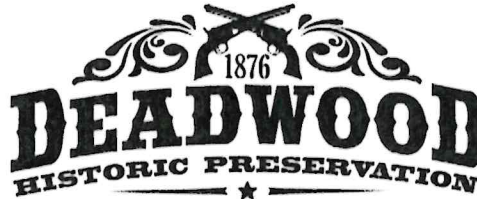
OR

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

OR

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

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



FOR OFFICE

Section 8 Item d.

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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 9 WABASH

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: R. LEFLOUREAU

Address: 210 N MAIN ST #102

City: SPARKS State: SD Zip: 57783

Telephone: 605 920 5425 Fax: _____

E-mail: _____

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: John Halp

Address: _____

City: _____ State: _____ Zip: _____

Telephone: 605 970-8639 Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

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

FOR OFFICE USE ONLY

Case No. _____

upon Approval **ACTIVITY:** (CHECK AS APPLICABLE)

Project Start Date: *2/25* 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).

① Replace FRONT & BACK DOORS

② CONSTRUCT WALLWAY FROM BACK DOOR to DRIVEWAY FURTHER wheel chair ACCESSIBLE

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.

