

Historic Preservation Commission Meeting Agenda

Wednesday, July 23, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**

2. **Roll Call**

3. **Approval of Minutes**

[a.](#) HPC Meeting Minutes 7-9-2025

4. **Voucher Approvals**

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

a. HP Revolving Loan Requests

Jill & Todd Weber - 562 Williams St. -- Revolving Loan Request

Kyle & Maggie Heckman -- 358 Williams St. -- Loan Extension Request

Melvin (Ken) & Tracy Owens - 23 Centennial -- Loan Extension Request

Karin Parham -- 42 Lincoln -- Loan Extension Request

6. **Old or General Business**

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

[a.](#) COA 250127 - 700 Main Street - Strategic Gaming Management - Replace Rear Exterior Doors

[b.](#) COA 250128 - 674 Main - Gold Dust Casino - New siding and extend awning

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

[a.](#) HPC - PA #250123 - 37 Lincoln - Danika McFarland - Restore windows, fix retaining walls, reattach porch

[b.](#) HPC - PA 250126 - 38 Burnham - Peter Pantazopoulos - Alterations to Carport

[c.](#) PA 250129 -128 Williams - Brian & Roberta Arsaga - Construct deck on back of structure

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.](#) Newell Museum Hope Cemetery Outside of Deadwood Grant newspaper article

b. Update on Historic Preservation Videos project - Mike Runge

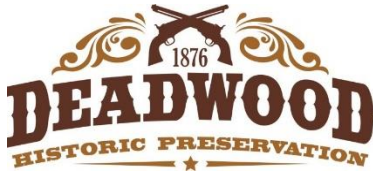
[c.](#) Little Spearfish Conservation and Historic Preservation Association - Anderson Cabin Plaque Presentation

11. **Committee Reports**

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

12. **Adjournment**

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



Historic Preservation Commission Meeting Agenda

Wednesday, July 09, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

The Historic Preservation Commission Meeting was called to order by Commission Chair Diede on Wednesday July 9, 2025, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede

HP Commission 2nd Vice Chair Anita Knipper

HP Commissioner Trevor Santochi

HP Commissioner Jesse Allen

HP Commissioner Beverly Posey

HP Commissioner Diana Williams

HP Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning, and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks

3. Approval of Minutes

a. HPC Meeting Minutes

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve minutes of June 25, 2025, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve Operating Vouchers in the amount of \$67,686.75. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

b. HP Revolving Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Allen to approve Revolving Vouchers in the amount of \$43, 923.32. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Program Application Requests
John Walsh - 476 Williams - Siding Program
Michael Guilbert -- 14 Harrison -- Foundation Program

Mr. Kuchenbecker stated John Walsh at 476 Williams has applied for a siding program and Michael Guilbert at 14 Harrison has applied for the foundation program. Both applicants meet the criteria for the program. Staff will coordinate with the applicant during the proposed project. The Loan Committee reviewed these requests and recommend approval.

It was motioned by Commissioner Allen and seconded by Commissioner Brown to accept John Walsh, 476 Williams into the siding program and Michael Guilbert, 14 Harrison into the Foundation Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

6. Old or General Business

- a. Consider recommendation for Round #2 Outside of Deadwood Grant requests for 2025 in the amount totaling \$50,000.00 as budgeted.

Mr. Kuchenbecker stated on June 24, 2025, the Projects Committee reviewed the 2025 Round 2 Outside of Deadwood Grant applications for a project total of \$303,447,01.42. Which included the requests from the program of \$83,232.27. The budget for 2025 is set at \$100,000.00 with two funding cycles, January and June of each year. Round 1 budget is set at \$50,000.00. The Projects Committee reviewed the applications and made the following recommendations for grant approval. Mrs. Anfinson did a great job getting all of this put together and she can answer any questions for this project. Laura Ingalls Wilder Memorial, Lawrence County Historic Society, Plankinton Preservation Society, SD Parks & Wildlife Foundation, SD Historical Society Foundation, St. Francis Mission, St. Luke's Episcopal Church, and Sully County Courthouse. We are requesting permission for approval of 2025 Round 2 Outside of Deadwood Grant requests in the amount of \$50,000.00.

It was moved by Commissioner Posey and seconded by Commissioner Knipper to approval to recommend to the City Commission for the 2025 Round 2 Outside of Deadwood Grants in the amount of \$50,000.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 250114 - Pineview Group LLC - 37 Sherman - Tuck Point Brick

Mr. Kuchenbecker stated this building is a contributing structure in the Original Town Deadwood in the City of Deadwood. The applicant is requesting permission to tuck point and do brick work for general maintenance and weather proofing. Staff finds proposed work and changes are congruous with the historical, architectural, archaeological, or cultural aspects of the district and DOES NOT encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the Local, State and National Register Districts or the Deadwood National Landmark District.

It was moved by Commissioner Allen and seconded by Commissioner Santochi based upon all the evidence presented, I move to make a finding

that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250115 - 125 Williams - Ryan and Londa Youngstrom - Replace Siding with LP Smart Siding

Mr. Kuchenbecker stated this building is a non-contributing structure located in the Highland Park Planning Unit. It is non-contributing due to it being outside the period of significance tricts. The applicant is requesting permission to replace siding due to hail damage and plans to use LP Smart Siding in the color Dark Gray.

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

- b. PA 250120 - 31 Sampson - Greg Schnatzel - Replace Siding

Mr. Kuchenbecker stated this building is a non-contributing structure due to it being outside of the period of significance for historic districts. The applicant is requesting permission to replace siding with 7" Shiplap. North side is already replaced due to hail damage and leaks through the wall furthering into the house. Currently, there's cheap metal siding approximately 20 years old. It's consistent with neighborhood which has log homes, stucco, various sidings, etc. Additionally, plan to remodel the interior but won't be seen from the exterior. Staff determined proposed work and changes does not encroach upon, damage or destroy a historic resource nor do they have an adverse effect on historic character of the buildings listed as a contributing resource(s) in the State and National Register of Historic Places.

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

- c. PA 250118 - 14 Harrison - Guilbert Family Trust - Replace Foundation

Mr. Kuchenbecker stated this building structure is a contributing resource in the Ingleside Planning Unit. The applicant is requesting permission to replace the foundation for the carriage house with timber, cement support, Smart Jack 350, and a supplemental beam. Based on staff review of the quote from Blackburn, the proposed work and changes does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register of Historic Districts or the Deadwood National Landmark District.

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

- d. PA 250119 - 825 Main St. - Grace Lutheran Church LLC - Replace Garage Doors

Commission Chair Diede stated he will be abstaining from this project. Mr. Kuchenbecker stated this building is a contributing structure located in the Upper Main Planning Unit. The applicant is requesting permission to replace the garage doors with metal doors, same design. Staff determined the proposed work and changes does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register of Historic Districts or the Deadwood National Historic Landmark District.

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

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

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

10. **Staff Report**

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

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

Mr. Kuchenbecker stated this already went through approval with City Commission. The Historic Preservation Office solicited several quotes for the exterior work at 85 Charles Street. Our office received two quotes from HGH Construction, Inc. and Stone Shield Construction for supplying and installing new windows and doors in preparation for siding and porch construction. The lower quote for Sierra Pacific windows and doors along with the installation is HGH Construction in the amount of \$76,153.28. Staff has reviewed these quotes and recommends to hire HGH Construction, LLC to supply and install new windows and doors for a cost not to exceed \$76,153.28 to be paid out of HP Capital Assets line item. Mr. Santochi directed staff to send a copy of the plans to show the porch.

It was moved by Commissioner Santochi and seconded by Commissioner Posey based upon the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State

Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

11. Committee Reports

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

Commissioner Allen stated Deadwood Alive is conducting evening-time carriage rides! The normal route is still in place (Round trip up Main Street to the Deadwood Welcome Center). Four people are allowed inside the carriage, and it is \$30.00 per person. The evening carriage rides run Wednesday, Thursday and Friday from 6:30 p.m. – 7:30 p.m. The trails signage is getting put up on the trails. The Trial of Jack McCall tickets have been good and selling well.

Commissioner Brown stated this weekend is the 3-day Blue's Festival in Deadwood.

Commissioner Posey stated on July 10th the library will have a concert at 6:00 p.m. with guitarist Joey Leone at Outlaw Square. There will be games & activities also.

Mrs. Anfinson stated next Thursday July 17th, at 2:00 p.m. we are handing out a grant plaque to Little Spearfish Conservation for the log cabin near Savoy, in Spearfish Canyon. Please let staff know if you would like to attend, we will be leaving the office at 1:15 p.m.

City Commissioner Eagleson stated on Friday, July 11th, the HP Commission and Deadwood History, Inc. will be at the Farmers Market. We've gotten a lot of praise for having volunteers. Thank you!

Mr. Kuchenbecker stated the Carbonate Cemetery funeral service for Joseph Ritter was very successful and almost 80 people showed up!

Mr. Kuchenbecker stated the Deadwood Library landscaping is complete and it looks great!

Mr. Kuchenbecker stated basement vaults have been inspected and there does not seem to have any major concerns currently.

12. Adjournment

The HP Commission meeting adjourned at 4:33 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

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

Date: July 16, 2025

Case No. 250127
Address: 700 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 700 MAIN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Strategic Gaming Management
Owner: SGMSD LLC0
Constructed: 1903

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource:

The Franklin Hotel is one of the most important architectural landmarks in Deadwood and the northern Black Hills region. The construction of the hotel in 1902-1903 at a time of general economic expansion in Deadwood and the northern Black Hills. The Deadwood Businessman's Club and Harris Franklin were responsible for raising the capital necessary for the construction. The hotel was constructed on the southwest corner of the Main and Shine Street intersection. There were four prominent buildings located at this intersection, the Black Hills Savings and Trust Bank, the Waite buildings, City Hall, and the Franklin Hotel. The hotel constructed of white burke stone, St. Lewis hydraulic brick butt, and White Burke stone trimmings, was touted as the finest hotel west of the Mississippi River. From its opening in 1903 to the present, the hotel was and is one of the region's most important landmarks. The most significant change – alteration of the building was removal of a portion of the cornice in the center bay.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace all rear exterior doors at the fire escape with new fiber glass doors to resemble original wood doors. Existing frames and transoms to remain and be repainted.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Staff finds the proposed work and change is congruous with the historical, architectural, archaeological, or cultural aspects of the district and DOES NOT encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the Local, State and National Register Historic Districts or the Deadwood National Landmark District.

Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY

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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 700 Main Street, Deadwood, SD 57732

Historic Name of Property (if known): Franklin

APPLICANT INFORMATION

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

Architect's Name: Chamberlin Architects
 Address: 725 Saint Joseph St STE B1
 City: Rapid City State: SD Zip: 57703
 Telephone: 605-355-6804 Fax: _____
 E-mail: bburns@chamberlinarchitects.com

Contractor's Name: A-1 Construction
 Address: 1897 E. Centre St.
 City: Rapid City State: SD Zip: 57703
 Telephone: 605-348-6148 Fax: _____
 E-mail: _____

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

TYPE OF IMPROVEMENT

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

Updated October 9, 2019

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Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)					
Project Start Date: <u>July 2025</u>		Project Completion Date (anticipated): <u>August 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 checked="" 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 checked="" type="checkbox"/> Rear	
Material <u>Fiberglass</u> Style/type <u>Matching to</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 all rear exterior doors at fire escape with new fiber glass doors to resemble original wood doors.

Existing frames and transoms to remain and be repainted.

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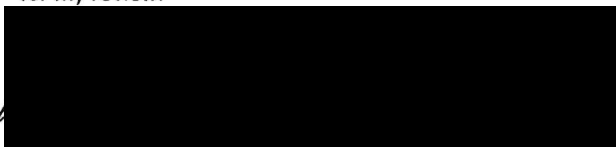
Case No. _____

SIGNATURES

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

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

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



SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

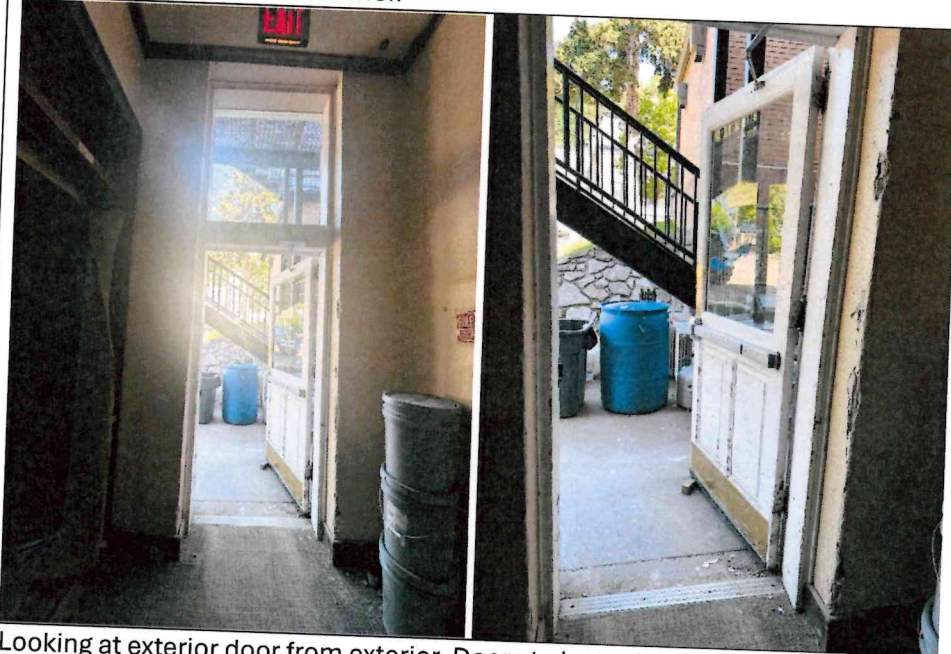
Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of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

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

**COA – 700 Main Street
The Franklin Hotel**

Date: 04/03/2024

Looking at the exterior door from the interior corridor on first floor. Similar at all floors. Doors to be replaced located at the exterior.



Looking at exterior door from exterior. Doors to be replaced located at the exterior.



Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

Date: July 17, 2025

Case No. 250128
Address: 674 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 674 MAIN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Gold Dust Casino
Owner: BLACK DIAMOND CAPITAL LLC0
Constructed: 1877/1883/1937

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. **Historic significance of the resource:** John Burns, an early Deadwood Lawyer, had his office at this location at early as 1877. Burns also dabbled in the literary arts, and published a book entitled, "Memoirs of a Cow Pony," a story of the west told from the perspective of a horse. Burns served as first judge of the Lawrence County Courts, and was considered "kindly and generous, not a hand-shaker during a campaign and an iceberg after the election is over." The present structure is a two-story brick building constructed after the fire of 1879. A rear addition was built in 1883. In that same year this was one of the first Deadwood commercial blocks to boast an electric light. From 1908 until 1910 this was the Fairyland Theatre, one of Deadwoods first "moving picture" houses. It was then remodeled by John Treber for use a drug store. A jewelry store has been a tenant for more than fifty years. The storefront was remodeled in 1937. This is a contributing resource to the National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to add an addition to an original project approval to install new siding to building. The applicant wants to extend the existing awning to cover the width of the building. This will protect utility meters and doors to make it easier to install siding. The new awning will have an 8/12 pitch rafter, brown shingles and brown metal drip edge.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

The siding replacement was approved on September 25, 2024. They are desiring to

replace a small wood framed awning with one that goes the entire width of the rear of the building to clean up this area.

Staff finds the proposed work and change is congruous with the historical, architectural, archaeological, or cultural aspects of the district and DOES NOT encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the Local, State and National Register Historic Districts or the Deadwood National Landmark District.

Motions available for commission action:

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

OR

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

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**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: 674 Main

Historic Name of Property (if known): Shedd's Jewlery

APPLICANT INFORMATION

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

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: High Plains Remodels

Address: 103 Hidden Gulch

City: Central City State: SD Zip: 57754

Telephone: 307-871-7571 Fax: _____

E-mail: highplainsrr@gmail.com

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY
Case No. _____

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

DESCRIPTION OF ACTIVITY
<p>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.</p> <p>Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).</p> <p><u>This is an addition to original project approval to install new siding to building. Wanting to extend existing</u></p> <p><u>awning to cover length of building. This will protect utility meters and doors make it easier to install siding</u></p> <p><u>New awning will have a 8/12 pitch rafter, brown shingles and brown metal drip edge.</u></p> <p>_____</p> <p>_____</p> <p>_____</p>

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

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

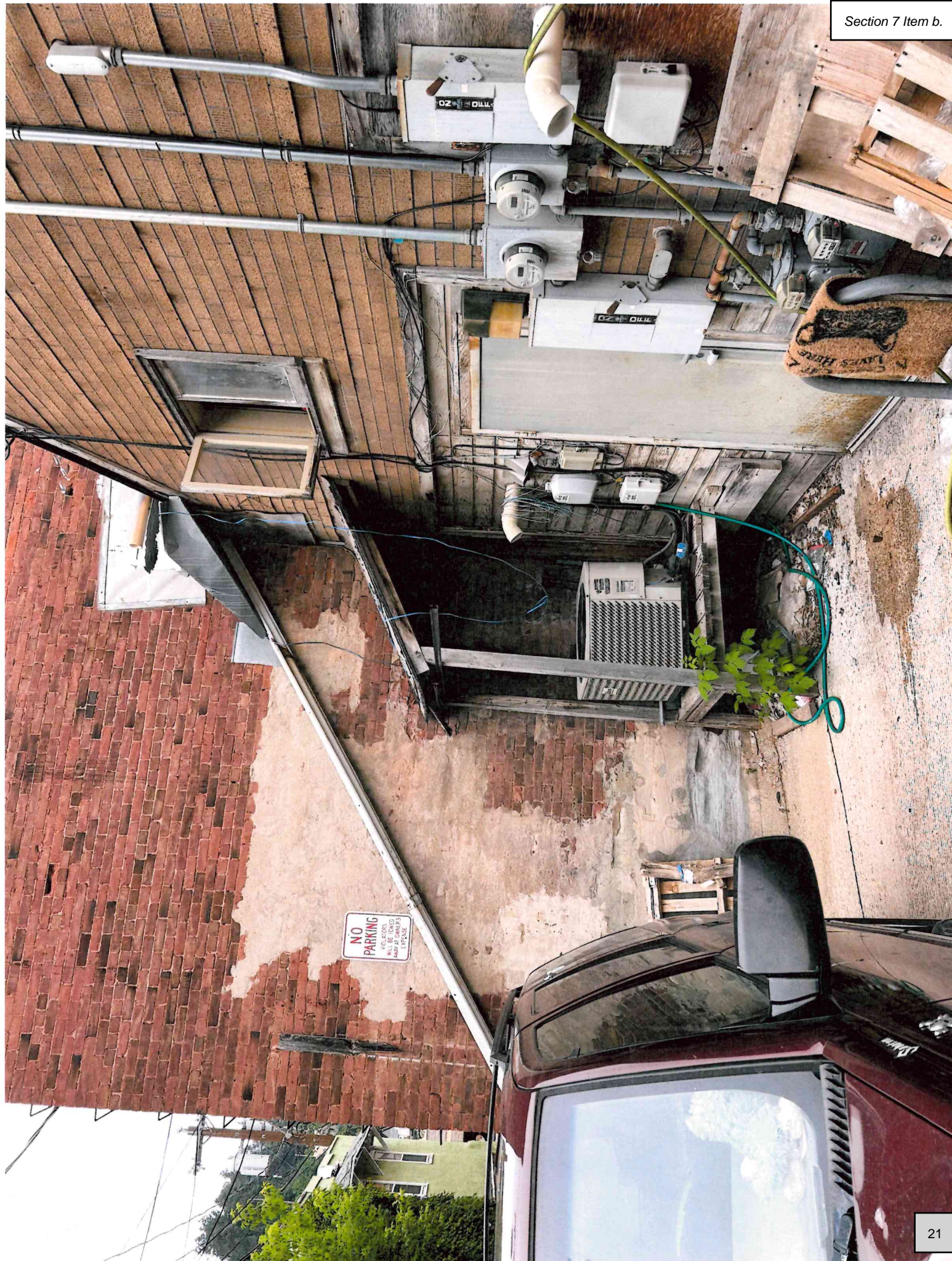
- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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











Date: July 16, 2025

Case No. 250123
Address: 37 Lincoln Avenue

Staff Report

The applicant has submitted an application for Project Approval for work at 37 Lincoln Avenue, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Danika McFarland
Owner: MCFARLAND, DANIKAO
Constructed: circa 1880

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying 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 1875, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to restore the windows with the same material and style. The retaining wall on the left side of the house is leaning and leads almost to Taylor Street and needs fixed. The right side of the house needs fixed. Currently reinforced with metal scrap pieces. The right side of house has mold and water damage to the wood and needs about 3inches of wood replaced. The existing porch is pulling away from the house and needs to be leveled and fixed back onto the house. The porch roof needs to be put back and repaired.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Staff have reviewed and determined that the proposed work and changes do not encroach upon, damage, or destroy a historic resource nor do they have an adverse effect on the historic character of the building or the historic character of the State and National Register of Historic Places and therefore granted project approval for your application.

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

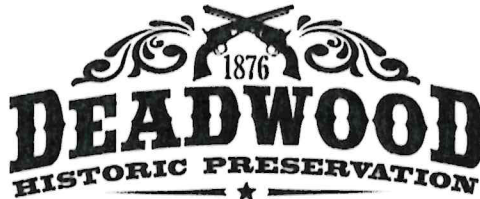
OR

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

OR

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

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



FOR OFFICE

Section 8 Item a.

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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address:

37 Lincoln Ave

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name:

Jeff

Address:

1113 Sherman St suite 104

City:

Sturgis

State:

SD

Zip:

57785

Telephone:

605-631-9657

Fax:

E-mail:

roofingplusconstructionllc@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 checked="" type="checkbox"/> Re-Roofing | <input checked="" type="checkbox"/> Wood Repair | <input checked="" 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 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 checked="" 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>Same</u> Style/type <u>Same</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).

1. Retaining wall on left side is leaning (roughly 10' tall) and leads almost to Taylor Street. The right side is reinforced with metal scrap pieces.
2. Old retaining wall on right side of home caused mold & water damage to wood & needs to be replaced with about 3' of wood siding. Will match home & made w/ wood.
3. Existing porch is pulling from house & needs to be leveled & fixed back to house. The rotten roof needs to be put back & repaired.

FOR OFFICE USE ONLY

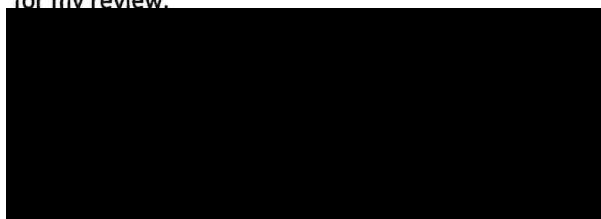
Case No. _____

SIGNATURES

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

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

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



SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

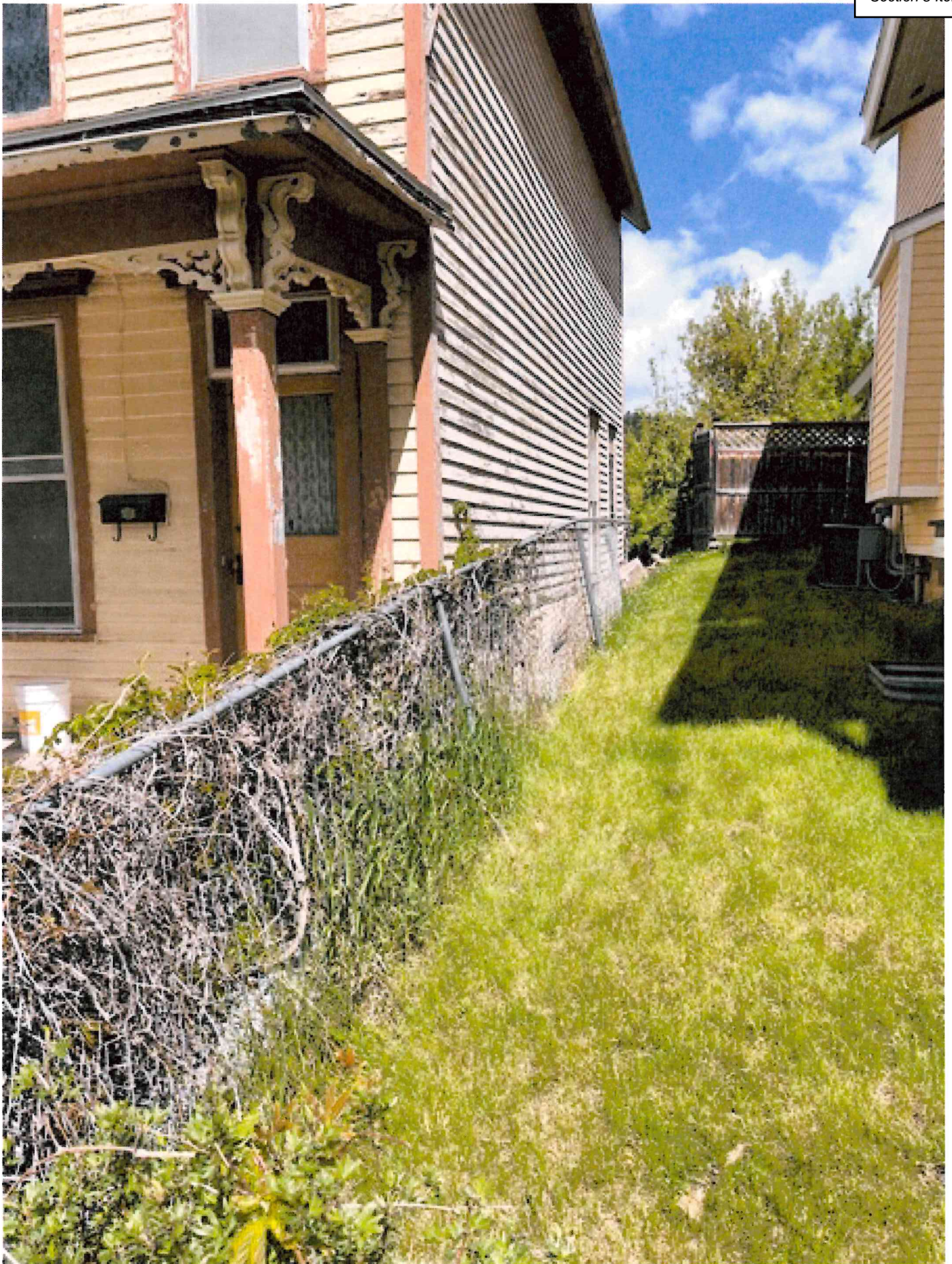






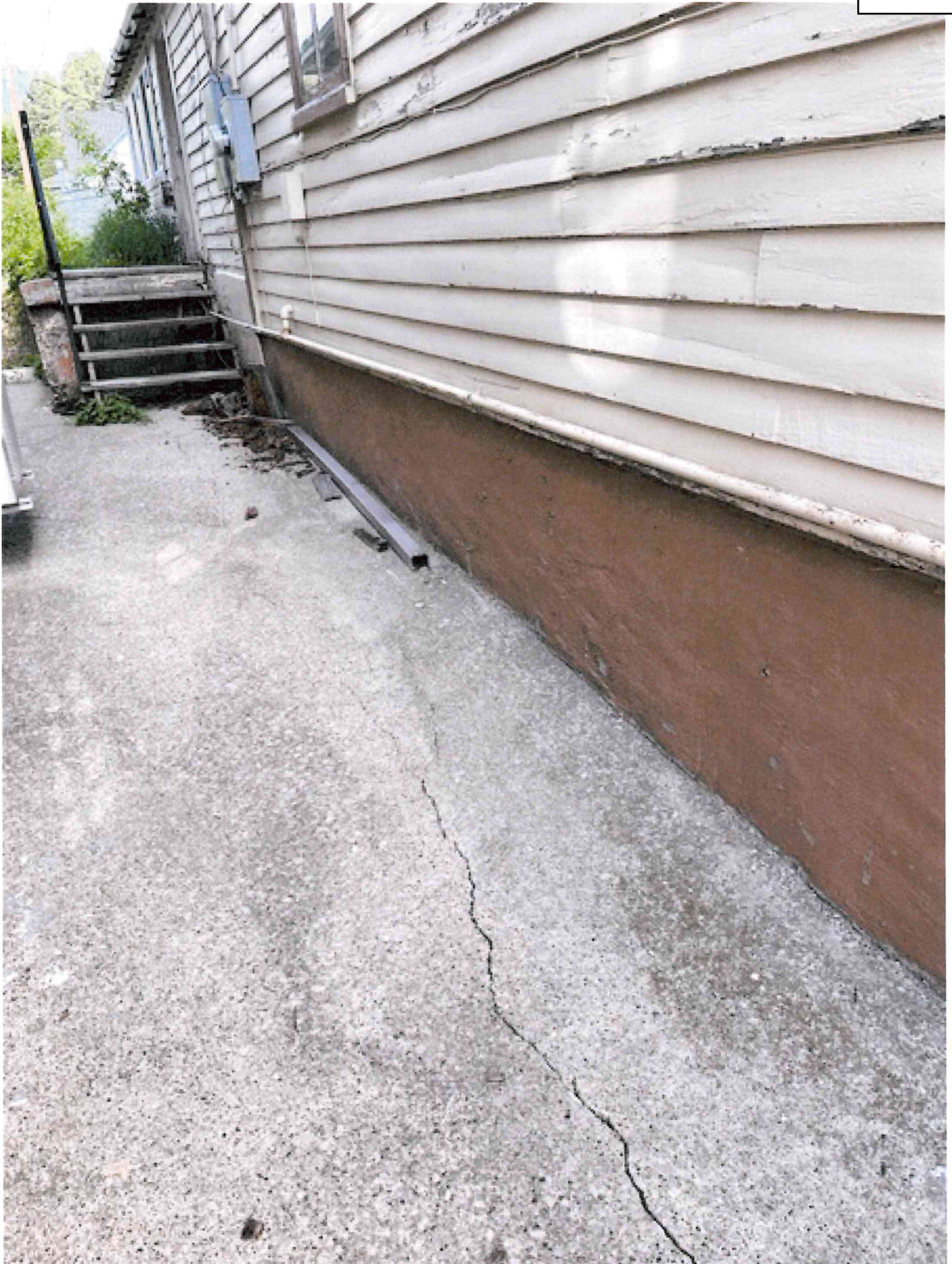






























Date: July 16, 2025

Case No. 250126

Address: 38 Burnham Avenue

Staff Report

The applicant has submitted an application for Project Approval for work at 38 Burnham Avenue, a Non-contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Peter Pantazopoulos

Owner: PANTAZOPOULOS, PETER & ROBINSON, LYNNETTE

Constructed: circa 1980

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 make alterations to the existing trusses on the carport to bring them into compliance with original plans of a 4/12 pitch. The applicant believes this will give an approximate pitch of 5/12 on the front and a 4/12 pitch on the back half.

Attachments: Yes**Plans:** Yes**Photos:** Yes

Staff Opinion:

On Tuesday, December 23, 2024, the Deadwood Historic Preservation Commission reviewed a Project application for permission to modify the roof design from the previously submitted and approved application. The revised plan involved a modification to original truss design from a standard 4/12 pitch to new design and pitch. At that time, the Deadwood Historic Preservation Commission unanimously denied the request based on the revised pitch of the roof and its incompatibility to the historic district.

The applicant was issued a stop work order and in the denial letter plans were to be submitted to correct this issue. On April 29, 2025 a letter was issued to the applicant requesting a timeline of when you are removing the current truss system and completing the project by previously approved design. The applicant has communicated with our office and has now submitted an updated Project Approval for revised plans to the roof.

Staff believes the proposed work, while not 100% completely a uniform gable roof, it is a compromise which portrays a traditional roofline which is regularly available within this neighborhood. As such, it is staff's opinion, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

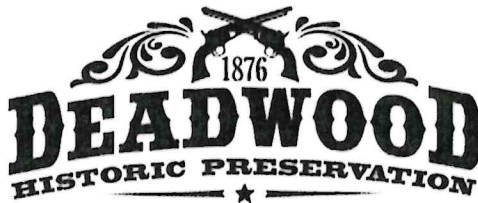
OR

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

OR

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

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



FOR OFFICE

Section 8 Item b.

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

non-contributing

PROPERTY INFORMATION

Property Address: 38 Burnham Ave Deadwood, SD 57732

Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: Dan VonMoos

Address: 152 Charles St

City: Deadwood State: SD Zip: 57732

Telephone: 608-474-0121 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 truss modification

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☒ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

Updated October 9, 2019

FOR OFFICE USE ONLY

Case No. _____

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

DESCRIPTION OF ACTIVITY

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

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

This is a modification to existing trusses to bring them into compliance with original plans of a 4/12 pitch on carport. I believe this will give us an approximate pitch of 5/12 on front and a 4/12 pitch on back half.

FOR OFFICE USE ONLY

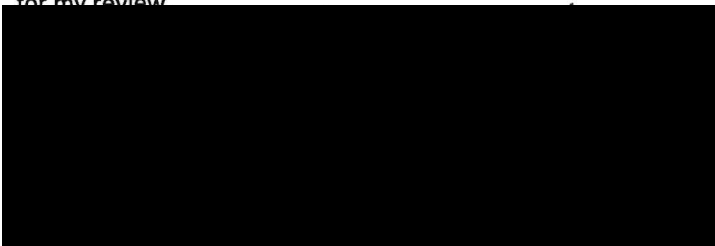
Case No. _____

SIGNATURES

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

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

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



 SIGNATURE OF AGENT(S)

 DATE

 SIGNATURE OF AGENT(S)

 DATE

 SIGNATURE OF OWNER(S)

 DATE

 SIGNATURE OF AGENT(S)

 DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

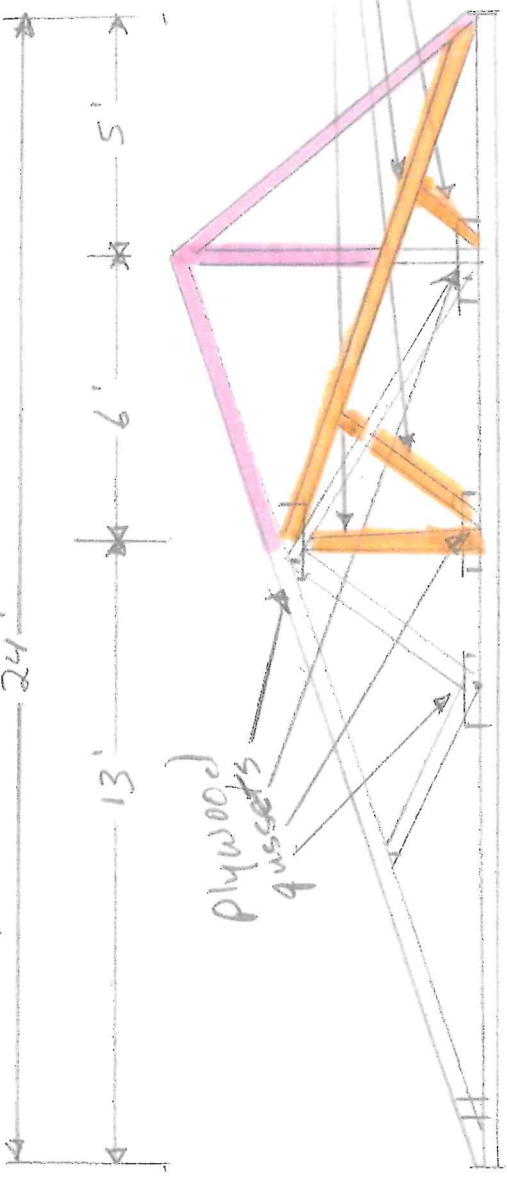
PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

proposed truss modifications to 38 Burnham Ave, Carport
 pending review by Trent Mohr



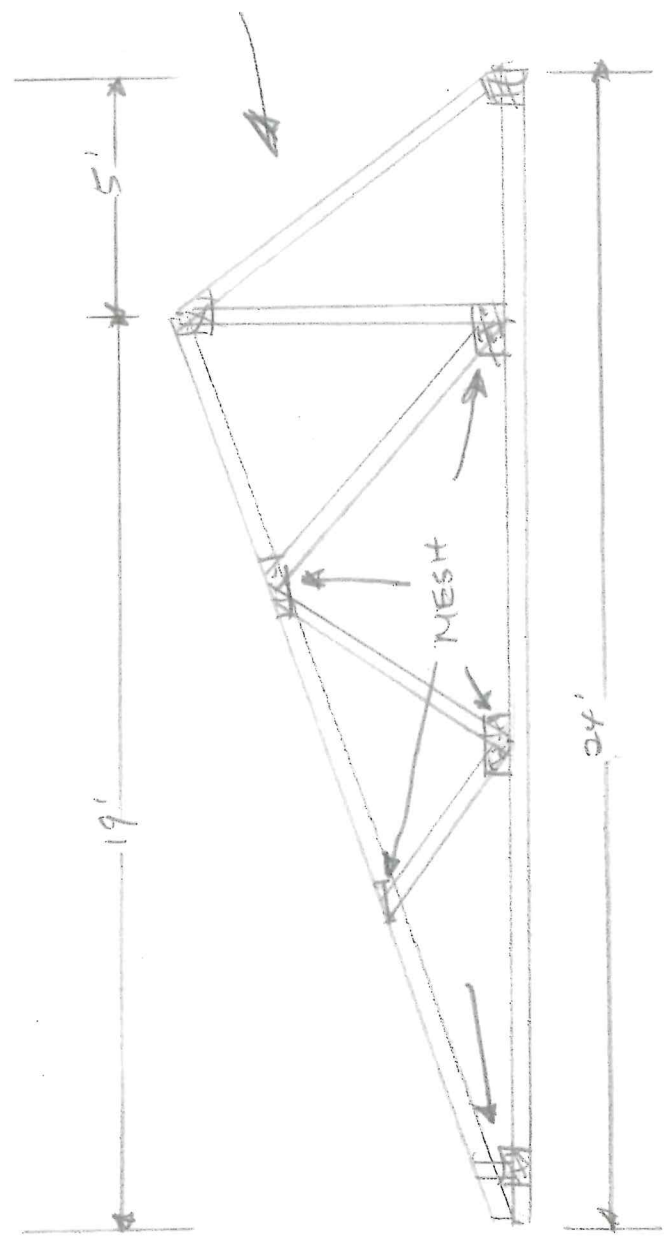
cut out & remove
 from original trusses

New 2x4s added
 to meet snow
 load specs

with plywood
 gussets and
 approved fasteners

current truss
 design

factory truss
 mesh



Date: July 18, 2025

Case No. 250129
Address: 128 Williams St.

Staff Report

The applicant has submitted an application for Project Approval for work at 128 Williams St., a Contributing structure located in the Highland Planning Unit in the City of Deadwood.

Applicant: Brian & Roberta Arsaga
Owner: ARSAGA, BRYAN P & ROBERTA L
Constructed: 1939

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This 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. (as of 1993)

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a deck onto the back of the structure. The attached drawing shows a deck on the back and side. Plans are to construct the back deck at this time. The style of decking and railing has not been decided.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Staff recommends approval contingent upon staff reviewing the decking material and railing design. 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. 250129☒ Project Approval☐ Certificate of AppropriatenessDate Received 7/14/25Date of Hearing 7/23/25

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: 128 Williams St.

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Brian & Roberta Arsaga

Address: 128 Williams

City: Deadwood State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: True Builders LLC

Address: _____

City: _____ State: _____ Zip: _____

Telephone: 605 569-3355 Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☒ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

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

☐ **ALTERATION** ☐ Front ☐ Side(s) ☐ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____☐ **ROOF** ☐ New ☐ Re-roofing ☐ Material
☐ Front ☐ Side(s) ☐ Rear ☐ Alteration to roof☐ **GARAGE** ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear☐ **FENCE/GATE** ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____ Dimensions _____

☐ **WINDOWS** ☐ **STORM WINDOWS** ☐ **DOORS** ☐ **STORM DOORS**
☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Material _____ 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**

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APPLICATION DEADLINE

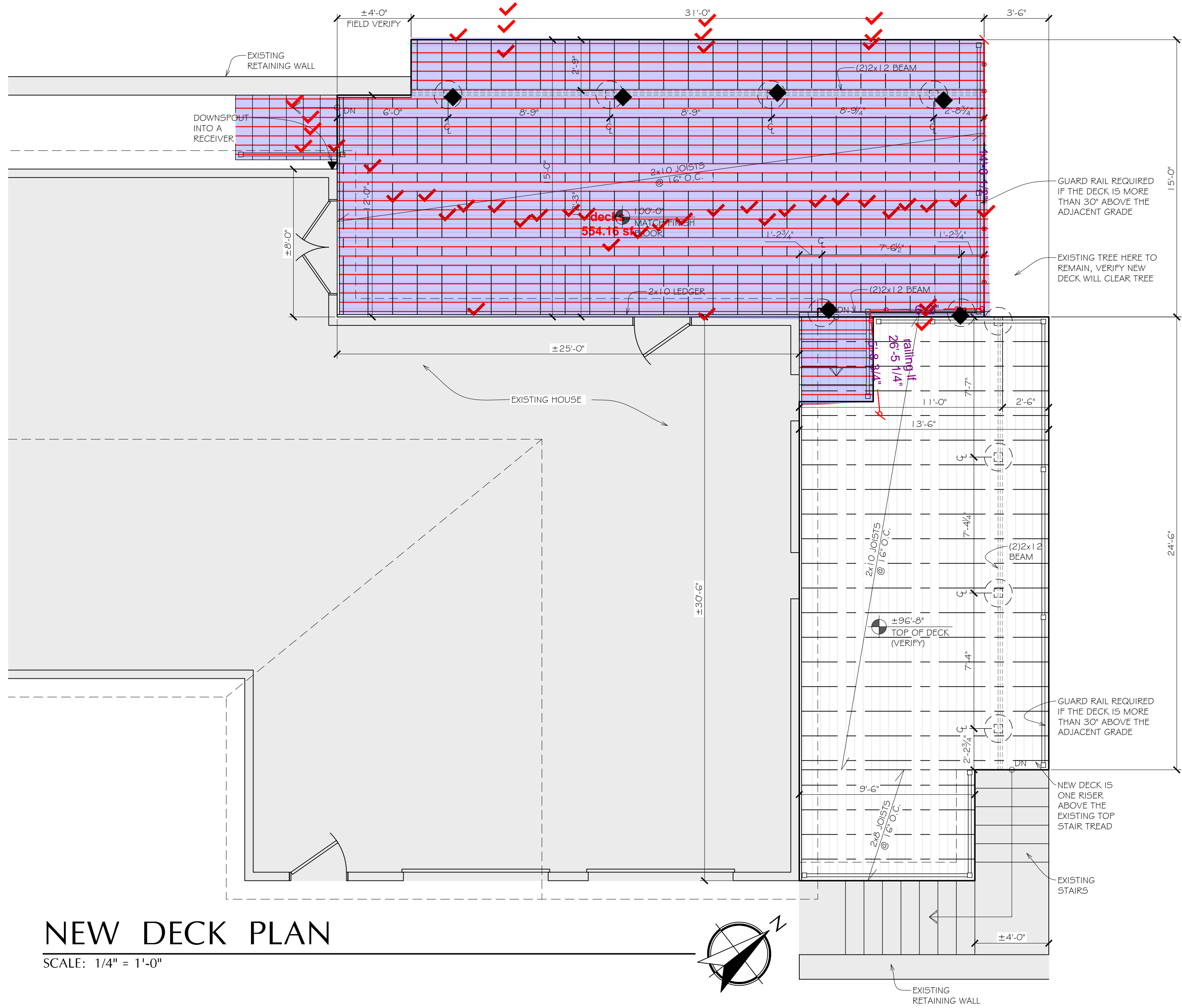
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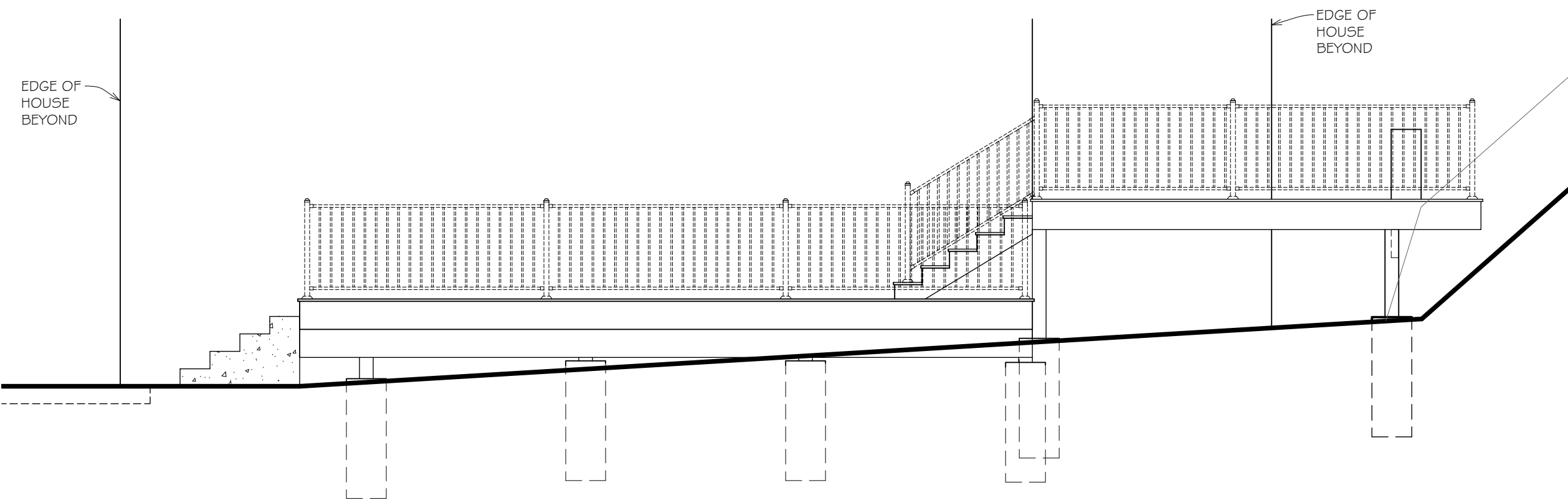
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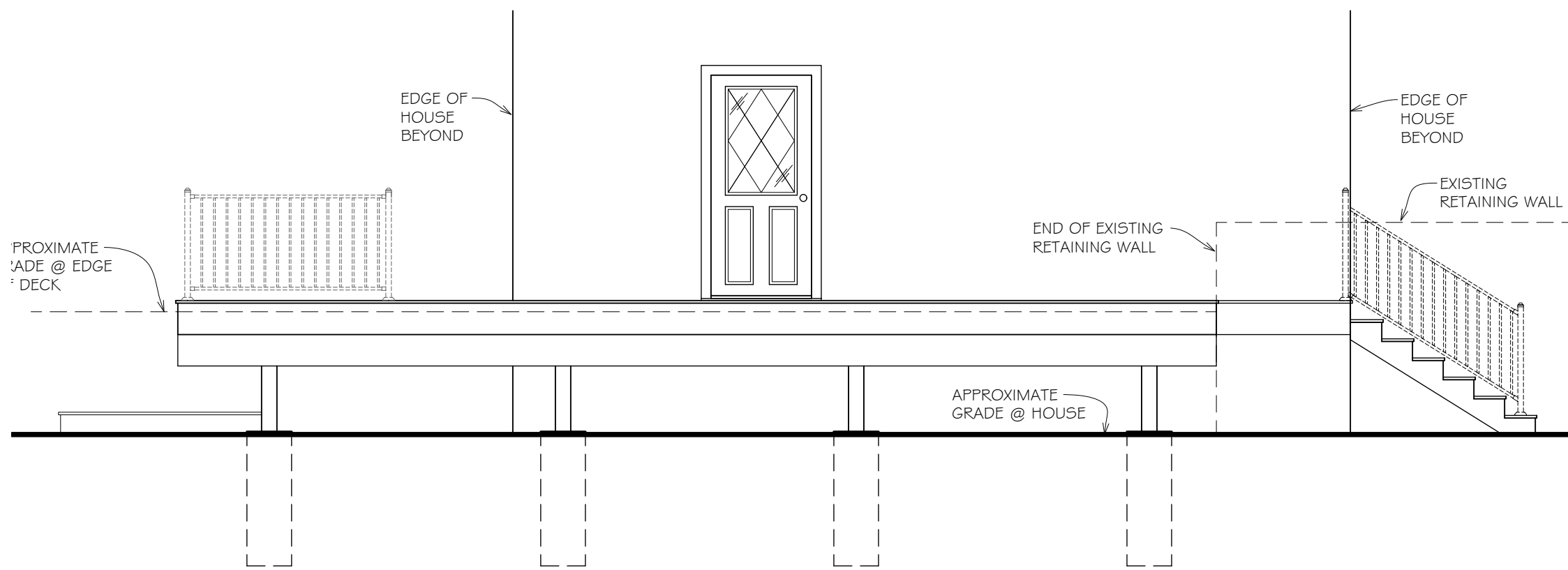
BLACK HILLS DRAFTING
523 GRANT STREET
BELLE FOURCHE
SOUTH DAKOTA 57717
PHONE: 605.569.6048
EMAIL: chap@bhdraft.com



NEW DECK PLAN
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

BRYAN & ROBERTA ARSAGA
NEW DECK ADDITION
128 WILLIAMS ST.
DEADWOOD, SOUTH DAKOTA 57732

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB SITE ACCORDING TO THESE DRAWINGS. ANY DISCREPANCIES IN NOTES AND OR DIMENSIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF BLACK HILLS DRAFTING PRIOR TO COMMENCING WORK. SO THAT ANY REQUIRED REMEDIAL WORK CAN BE PERFORMED.

ISSUE DATE: 2025-05-21
PROJECT NO.: 202518
DRAWN BY: MRB

NO.	DESC.	DATE

SHEET NAME
DECK PLAN

SHEET NO.

A3.10











Betty Bruner

news@bellefourchebeacon.com

NEWELL-With funding coming from the Deadwood Historic Preservation Commission Outside of Deadwood Grant Program, the directory for Hope Cemetery has a new home. The polycarbonate panels surround the directory, shielding it from the elements. New panels are on the way to complete the directory.

According to Newell Museum Curator Linda Velder, the new shelter will protect the displays from severe weather. With the 82 mph winds and hail in the past, the display has suffered major damage. In fact, one panel was completely destroyed and never found.

The contractor for the project was NEEDAK Manufacturing Company. Ken Ballou and the 2024-2025 NHS welding class also helped with the

project.

Velder points out that the names on the directory will be updated on a timely basis. And adds that suggestions and donations are always welcome for upkeep of the directory. Send correspondence to Newell Museum, PO Box 433, Newell, SD 57760.

Be sure to stop and check out the beautiful directory and building. It's a welcome addition to Hope Cemetery.



DEADWOOD HISTORIC
PRESERVATION COMMISSION
FUNDED THIS PROJECT

HistoryLink

June 4, 2025







