

Historic Preservation Commission Meeting Agenda

Wednesday, June 24, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. HPC Meeting Minutes June 10, 2026
4. **Voucher Approvals**
5. **HP Programs and Revolving Loan Program**
 - a. Revolving Loan Requests
 - Tate and Ron Underhill, 33 Taylor Ave., Windows & Doors Loan
 - Jay and Danelle Weiher, 62 Denver, Vacant Home Loan
 - b. Grant Extension Request - Bob Bailey - 51 Highland
6. **Old or General Business**
 - a. Permission to hire Quiksigns in the amount of \$7,072.39 to wrap the utility boxes at Deadwood Recreation & Aquatic Center. (Paid 1/2 from Block Club reserves and 1/2 from HP Public Ed.)
 - b. Final approval of PA 260093 - 308 Main, PA 260093 - 306 Main, PA 260095 - 388 Main, PA 260096 - 390 Main and PA 260097 - 390 1/2 Main Street and approve Developer's Agreement with Optima, LLC.
 - c. Accept low quote from Competitive Masonry for retaining wall and sidewalk project at 85 Charles at a cost of \$25,413.30. (To be paid from HP Retaining Wall line item).
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. PA 260127 - 62 Denver - Jay Weiher - Repair stucco and stairs
 - b. PA 260128 - 300 McGovern Hill - Trinity Conrad - Replace deck and awning
9. **Items from Citizens not on Agenda**

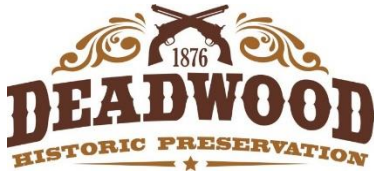
(Items considered but no action will be taken at this time.)
10. **Staff Report**

(Items considered but no action will be taken at this time.)
11. **Committee Reports**

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

12. **Adjournment**

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



Historic Preservation Commission Meeting Minutes

Wednesday, June 10, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission 2nd Vice Chair Knipper called the Deadwood Historic Preservation Commission meeting to order on June 10, 2026, at 4:00 p.m., at City Hall.

a. Swearing in new HP Commissioners

Bobby Rock - 3 year term - June 2026 to May 2029

Lexi Lux - 3 year term - June 2026 to May 2029

b. Election of Officers

Chair

Vice Chair

2nd Vice Chair

It was moved by Commissioner Posey and seconded by Commissioner Lux to nominate Anita Knipper as Chairman. Voting Yea: Morris, Posey, Lux, Knipper, Allen, Williams.

It was moved by Commissioner Morris and seconded by Commissioner Lux to nominate Jesse Allen as Vice Chairman. Voting Yea: Morris, Posey, Lux, Knipper, Allen, Williams.

It was moved by Commissioner Knipper and seconded by Commissioner Lux to nominate Beverly Posey as the 2nd Vice Chairman. Voting Yea: Morris, Posey, Lux, Knipper, Allen, Williams.

2. Roll Call

PRESENT

HP Commissioner Chair Anita Knipper

HP Commissioner Vice Chair Jesse Allen

HP Commissioner 2nd Vice Chair Beverly Posey

HP Commissioner Diana Williams

HP Commissioner Bobby Rock

HP Commissioner Alexandra Lux

Mayor Charlie Struble-Mook

City Commissioner Charles Eagleson

ABSENT

HP Commissioner Molly Brown

STAFF PRESENT

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

Susan Trucano, Neighborworks

Jenny Reinbold, Neighborworks

3. Approval of Minutes

- a. HPC Meeting Minutes May 26, 2026

It was motioned by Commissioner Allen and seconded by Commissioner Lux to approve minutes of the May 26, 2026, meeting. Voting Yea: Morris, Posey, Lux, Knipper, Allen, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers June 10, 2026

It was motioned by Commissioner Allen and seconded by Commissioner Santochi to approve the operating vouchers in the amount of \$221,848.18. Voting Yea: Morris, Posey, Lux, Knippers, Allen, Williams.

- b. HP Grant Vouchers 6/10/26

It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve the grant vouchers in the amount of \$180.00. Voting Yea: Morris, Posey, Lux, Knippers, Allen, Williams.

- c. HP Revolving Vouchers 6/10/26

It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve Revolving Vouchers in the amount of \$31,707.87. Voting Yea: Morris, Posey, Lux, Knippers, Allen, Williams

5. HP Programs and Revolving Loan Program

- a. Neighborworks Updates

Mrs. Trucano stated we have no loans. Our portfolio has 183 loans at a total of \$3,354,607.19. We have provided the delinquency report to the commission. I would like to introduce Jenny; she is new in our office and she will be working with some of the commission on items that we worked together on through Neighborworks.

6. Old or General Business

- a. 2026 Historic Preservation Commission Committee Assignments

The Commission reviewed the Committee Assignments list and made assignments.

- b. West River History Conference will be held this year in Rapid City on October 1 and 2, 2026. Historic Preservation Commission sponsors every year in the amount of \$500.00.

Mr. Kuchenbecker stated West River History Conference will be held in Rapid City this year on October 1 and 2, last year it was in Deadwood. We have supported

that conference for the last thirty years and they are requesting for us to consider sponsorship in the amount of \$500.00. As it gets closer to that time, if any commissioners would like to go, we pay for the registration and mileage.

It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the sponsorship of the West River History Conference in the amount of \$500.00. Voting Yea: Morris, Posey, Lux, Knipper, Allen, Williams.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

a. PA 260119 - 32 Lincoln - Scott Ericksen - Install Shed and Gazebo

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit, constructed in 1881. Because of the alterations it has lost its historic significance. The applicant is requesting permission to install an 8x5 resin plastic shed along the right side of the lot towards the back of the lot. Install a metal 6x8 gazebo along side of the garage in the back yard. The proposed gazebo and shed are easily reversible and typically, due to their construction, have a short life expectancy. Staff opinion is that these structures would be more compatible, constructed of a wood material to fit the period and the style of the neighborhood. 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. The building official has also stated to please not make the gazebo the wood material going over the grill!

Commissioner Posey asked it would be nice if they are wood, but you can not seem to see anything from the street, and on the sidewalk, you have to look down into their back yard just to see. Because they are so small, does this require permission?

Mr. Kuchenbecker stated typically, they will still fill out an application and we will go through the process. They will not require a building permit.

Commissioner Allen stated wood is an option for the shed although it may not really matter.

It was moved by Commissioner Allen 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: Morris, Posey, Lux, Knipper, Allen, 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 stated we sent out a draft of the developers agreement. This will be on the next agenda for approval for Optima LLC to relocate the houses and also provide final plans. We have spoken with Optima LLC and they have reviewed the final plans.

Mr. Kuchenbecker stated one and half weeks ago Bonny, Jesse, Leo and I travelled to Pierre for the Certified Local Government Conference. There was about 8 cities represented there. The South Dakota State Historical Office has new staff members that will be coordinating to come out and talk to us about becoming a CLG and have treated us as such for the last thirty years. Before my time, my predecessor took us off of that. There are some advantages to becoming a Certified Local Government and we will hear about those and include some grants. We also learned more about some of the State programs they provide.

Commissioner Allen stated it was really nice to see other cities being represented across the state and some of the projects that others are doing compared to some of the projects we are doing here in Deadwood. Some places have similar things going on, but they also have different issue as well.

Mr. Kuchenbecker stated one of the communities hand out an annual preservation award and we think we should look into something like that also.

Mr. Kuchenbecker stated Bonny and I went back to Pierre for the State History Conference on May 27th, 28th, and back home on the 29th. The sessions were well received and we stayed for the awards portion of the conference.

Mr. Kuchenbecker stated we have done quite a few site visits on projects. We have three retaining walls that we have bid openings on tomorrow. Those retaining walls are 10 Centennial, 31 Centennial, and 56 Lincoln. For the three walls, engineers estimated a total cost of \$525,000.00.

Mr. Kuchenbecker stated congratulations to the new Historic Preservation Commissioners. We look forward to working with you. Earlier this week, we did an orientation, so hopefully there was good information to come from that.

Mr. Kuchenbecker stated the next sesquicentennial event going on is the Vintage Base Ball game and Flag Day ceremony by the Elks 3:00pm. Vintage Base Ball will begin at 4:00pm at Ferguson Field. The teams that are playing against each other are Deadwood and Lead. Mike Runge, Bill Pearson, and Kerry Ruth went to Rapid City at 4:45am this morning and did a T.V. interview promoting the Flag Day activities and the Vintage Base Ball game coming this weekend. The next game will be July 5th.

Mr. Kuchenbecker stated will be a campaign kick-off and ribbon cutting at the State Museum with the Historical Society and that is July 1st at 4:00pm with a member sneak peek at 3:00pm.

Mr. Kuchenbecker stated all commissioners received two tickets to the Trial of Jack McCall. We are encouraging locals to go to that trial and tell everyone about the experience. There are some that have lived here their whole life and have never seen it and there are others that have been here for a while and haven't been to the trial in a long time. The weekend after that is Wild Bill Days.

Mrs. Anfinson stated next Wednesday at 1:00pm we are closing the office to commemorate the Flag City USA and honor Jan Peppmeier's retirement gathering.

11. Committee Reports

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

Commissioner Allen stated the stagecoach is going well for Deadwood Alive. We had a meeting with Trampus this morning and he thought we started a little slower, but now since the first of June things have picked up quite a bit, especially on Main Street.

Commissioner Allen the Mickelson Trail Marathon happened last weekend and we partnered with them on Saturday and did a group hike from the Chamber that utilized the White Rocks Trail went through the cemetery and looped back around by Seth Bullock's grave and back down. It was a four mile guided hike and we had 80 people register, but due to the heat, about 60 people showed up.

Commissioner Allen stated PBR is this weekend and they are getting set up at the event complex. Next weekend is Wild Bill Days. All the Deadwood Alive performances during Wild Bill Days will be located in the Wild Bill's camp area which is kind of the center of Main Street by the Holiday Inn Express.

Commissioner Posey stated the MSI meeting for the month of June has been rescheduled to June 23rd at 11:30am and is preceded by the Housing Study meeting at 10:30am.

Mr. Kuchenbecker stated if you have not got an invite and wish to go to the Housing Study meeting, please let our office know.

Commissioner Rock stated we have the vendor markets at Outlaw Square on Friday and Saturday, if you would like to go shopping stop by.

Mayor Struble-Mook stated thank you and congratulations to the new commissioners. It is an honor to have you both on the commission and I look forward to working with both of you and we know each of you will do an amazing job.

Commissioner Eagleson stated Farmers Market this Friday at Gordon Park from 4:00pm to 7:00pm.

Commissioner Knipper stated we received a letter from Janel Hess, one of the scholarship winners.

Commissioner Knipper stated there is a park on Railroad Avenue and unsure how often it is used, but it does not appear to be maintained that well and there is curiosity if there is an opportunity to possibly get rid of that park and utilize those funds to maintain the other parks or if there is another idea. There is a spring underneath of the park, so it seems to always be wet. Is it possible to de-commission a park and utilize the funds elsewhere? Something to think about.

Mr. Kuchenbecker stated the parks department has been spread really thin with all the events and this time of year with everything growing they are playing catch up with the cemeteries. We will make note and inform the parks department for when better available.

12. Adjournment

The HP Commission meeting adjourned at 4:31 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

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



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

MEMORANDUM


Date: June 17, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Grant Extension Request

Bob Bailey, 51 Highland, is requesting an extension on their Siding and Windows and Doors grants. They have completed the foundation work and are currently doing work on the interior. As you will read in their request, they need to hire an engineer for the replacement of the deck on the back of the structure which has put a temporary hold on the remaining exterior work. The current grants expire in July of 2026. Staff recommends extending the grant until July of 2027 per their request. The Loan Committee has reviewed this request and recommend approval.

RECOMMENDATION: Move to grant a one-year extension of the siding, wood windows and doors grants for Bob Bailey, 51 Highland. The grants will expire on July 25, 2027.

Deadwood Historic Preservation Commission
c/o Deadwood Historic Preservation Office

June 17, 2026



Subject: Request for Windows, Doors, and Siding Grant Extensions - 51
Highland Avenue.

I respectfully request the subject grants be extended until July 2027 to provide my wife and I the necessary time to properly complete the exterior renovation of our home. Since embarking on our complete home renovation in March 2025, we have made great progress but have encountered several unanticipated hurdles, as well (see attached).

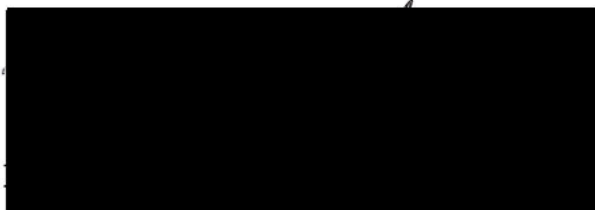
We are in the process of hiring an engineer to provide structural design options to construct our deck, which was previously approved by the commission last summer. This work cannot be accomplished until my wife is able to join me and make the necessary decisions later this summer, as she is taking care of her ailing mother in Missouri. We plan to have the deck constructed in accordance with the engineering plans in 2027.

In addition, we are contracting to have our front porch built this fall. Both projects will directly effect the completion of the exterior renovations, to include the windows, doors, and siding.

Please understand there has been zero procrastination since the renovation began, as I have worked solo on the home a minimum of six day weeks for eight months (stopped for winter) last year, and am maintaining the same work schedule in 2026.

This house is our forever home, and we want to devote the necessary time and attention to it that it deserves. To accomplish this, we ask for your approval for this extension request.

Thank you for your review and consideration,



 **Progress Report 2025/26**

******Note: Home was Vacant for approximately 13 years******

- Rubble Foundation reconstructed, new concrete floor poured, new posts and LVL beam erected in accordance with engineering plans.
- Home lifted and new sill plate and rim joist were installed.
- Basement: original windows and period doors rebuilt and installed; masonry vapor barrier installed, new finished sub-floor and floors, interior doors, wall construction for finished basement completed.
- Extensive Demo: Front porch, exterior stairs from main to basement floor, back porch deck, Three floors of plaster, lathe, chimney brick, false ceilings, and two layers of flooring removed (4 - 20' dumpsters).
- Rough-ins for plumbing & electrical approved by state inspectors.
- Rough-in construction approved by Deadwood Home Inspector.
- Rockwool insulation installed on all floors & attic.
- New roof installed.
- Structural repairs to joists, rafters, headers, and studs completed in accordance with engineering recommendations.
- Archeology Survey required & completed - New electric, gas, and segments of water and sewer lines were installed - first time these services were active in 13 years.
- New HVAC installed throughout home.
- Vapor barrier system is currently being installed on all floors.
- New flooring in areas where original flooring was damaged or missing was installed.
- Two showers and toilet installed.
- Drywall to begin in July.



Estimate #53921

4/21/2026

Prepared For:

Deadwood, City of
100 Sherman Street
Deadwood, SD 57732

Phone: 641-2874

Fax: 578-3101

Alt. Phone:

Email: rmcgrath@cityofdeadwood.com

Prepared By:

Kelsie Darling
Quik Signs
2925 E. Colorado Blvd.
Spearfish, SD 57783

Phone: 605-717-SIGN (7446)

Fax: 605-717-7447

Alt. Phone:

Email: kelsie@quiksigns.com

Description: Rec Center - 2026

Estimated Time For Production: 8 working days

Quantity	Description	Each	Total	Taxable
60	Mileage	0.75	\$45.00	
2	180.00 in x 93.00 in Oracal 3751RA Top laminated with Oracal 290 Mounted on <Customer Supplied> PowerDak	1,394.6850	\$2,789.37	
2	56.00 in x 93.00 in Oracal 3751RA Top laminated with Oracal 290 Mounted on <Customer Supplied> PowerDak	446.68	\$893.36	
2	66.00 in x 56.00 in Oracal - 3551 Proslide Top laminated with Oracal - 210 (use w/ oracal) Mounted on <Customer Supplied> - 38363	233.01	\$466.02	
2	22.00 in x 56.00 in Oracal - 3551 Proslide Top laminated with Oracal - 210 (use w/ oracal) Mounted on <Customer Supplied> - 38363	102.72	\$205.44	
1	23.00 in x 56.00 in Oracal - 3551 Proslide Top laminated with Oracal - 210 (use w/ oracal) Mounted on <Customer Supplied> - 38363	190.45	\$190.45	
2	59.00 in x 92.00 in Oracal - 3551 Proslide Top laminated with Oracal - 210 (use w/ oracal) Mounted on <Customer Supplied> Tall one	333.51	\$667.02	
2	41.00 in x 92.00 in Oracal - 3551 Proslide Top laminated with Oracal - 210 (use w/ oracal) Mounted on <Customer Supplied> Tall one	291.5750	\$583.15	
1	41.00 in x 64.00 in Oracal - 3551 Proslide Top laminated with Oracal - 210 (use w/ oracal) Mounted on <Customer Supplied> Tall one	227.03	\$227.03	
2	26.00 in x 44.00 in Oracal - 3551 Proslide Top laminated with Oracal - 210 (use w/ oracal) Mounted on <Customer Supplied> DW03 PS-A	86.92	\$173.84	
2	24.00 in x 44.00 in Oracal - 3551 Proslide Top laminated with Oracal - 210 (use w/ oracal) Mounted on <Customer Supplied> DW03 PS-A	85.80	\$171.60	


Estimate #53921
4/21/2026

1	26.00 in x 28.00 in Oracal - 3551 Proslide Top laminated with Oracal - 210 (use w/ oracal) Mounted on <Customer Supplied> DW03 PS-A	128.63	\$128.63
2	32.00 in x 37.00 in Oracal - 3551 Proslide Top laminated with Oracal - 210 (use w/ oracal) Mounted on <Customer Supplied>	130.8820	\$261.76
2	18.00 in x 37.00 in Oracal - 3551 Proslide Top laminated with Oracal - 210 (use w/ oracal) Mounted on <Customer Supplied>	83.1172	\$166.23
1	18.00 in x 32.00 in Oracal - 3551 Proslide Top laminated with Oracal - 210 (use w/ oracal) Mounted on <Customer Supplied>	103.4656	\$103.47
		Subtotal	\$7,072.37
		Total	\$7,072.37

Terms: All sales are final. Payment due on receipt of invoice. Any account 15 days past due will be billed interest at 18% per annum in addition to a late fee.

By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms on this agreement. All prices listed are CASH prices. All Credit/Debit cards will be charged a 4% fee.

Signed by
Date
Amt. Paid Today

DEVELOPER'S AGREEMENT

by and between Optima LLC, the City of Deadwood, and the Deadwood Historic Preservation Commission regarding relocation of historic resources from Lower Main Street to parcels near Deadwood Community Hospital

This Developer's Agreement ("Agreement") is entered into by and between **Optima LLC** ("Developer"), the **City of Deadwood, South Dakota** ("City"), and the **Deadwood Historic Preservation Commission** ("HPC"). The parties enter into this Agreement to establish the terms and conditions under which Developer will relocate four contributing historic resources and one non-contributing resource from Lower Main Street in Deadwood to one or more parcels located near Deadwood Community Hospital, together with all related site development, preservation, zoning, and long-term use restrictions.

Recitals

WHEREAS, the Developer proposes to move four structures identified as contributing resources within the Deadwood historic context and one structure identified as a non-contributing resource from Lower Main Street to parcels near Deadwood Community Hospital; and

WHEREAS, the City and HPC desire to ensure that the relocation, site development, preservation treatment, and future use of such properties are completed in a manner consistent with applicable ordinances, zoning requirements, historic preservation standards, and the public interest; and

WHEREAS, the parties wish to set forth the required approvals, improvements, restrictions, and assurances that shall apply to the project before, during, and after relocation of the structures.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Project Description

The project subject to this Agreement includes: (a) the relocation of four contributing resources and one non-contributing resource from Lower Main Street to one or more receiving parcels located near Deadwood Community Hospital; (b) preparation of the receiving parcels for placement of the relocated structures; (c) construction of all required site, access, utility, drainage, and landscape improvements; (d) rezoning of the receiving parcels to R1-Residential zoning; and (e) imposition of preservation covenants

and deed restrictions to ensure long-term residential and preservation-compliant use of the relocated resources and associated parcels.

2. Relocation of Resources

Developer shall be solely responsible for coordinating, financing, and completing the physical move of the five identified resources. All relocation work shall be performed by qualified contractors and in compliance with all permits, approvals, and conditions imposed by the City, HPC, and any other governmental authority having jurisdiction. Prior to movement of any structure, Developer shall provide a relocation schedule, route plan, temporary protection measures, and evidence that the receiving parcels will be capable of accommodating the structures in accordance with the approved site and preservation plans.

3. Archaeological Survey and Monitoring

Before any ground disturbance occurs on the receiving parcels or within areas affected by associated infrastructure improvements, Developer shall obtain and submit an archaeological survey prepared by a qualified professional acceptable to the City and HPC. Developer shall also provide for archaeological monitoring during excavation, grading, utility installation, foundation work, driveway construction, sidewalk installation, and any other subsurface disturbance as may be required by the City or HPC. If archaeological materials, features, or human remains are encountered, work in the affected area shall cease immediately and Developer shall comply with all applicable notice, protection, and treatment requirements before work resumes.

4. Final Site Plan

Developer shall prepare and submit a final site plan for review and approval by the City and HPC before issuance of any final authorization to proceed with relocation or site development. The final site plan shall show the location and orientation of each relocated structure, finished grades, foundation locations, setbacks, drainage patterns, utilities, parking or staging if any, landscape areas, sidewalks, driveway alignments, curbcuts, approaches, and all other site improvements required by this Agreement or applicable ordinances. No material deviation from the approved final site plan shall occur without prior written approval from the City and HPC.

5. Platting of Parcels and Access Easements

Developer shall be responsible for completing all subdivision, replatting, parcel configuration, and survey work necessary to create legally compliant receiving parcels for the relocated resources. Developer shall also prepare, obtain approval for, and record all necessary ingress, egress, utility, drainage and shared access easements

including any maintenance agreements needed to serve the parcels and improvements contemplated by this Agreement. No building placement or occupancy shall occur until all required plats and easements have been approved and recorded.

6. Performance Bond or Financial Security

As security for faithful performance of all obligations under this Agreement, Developer shall provide a bond, letter of credit or escrow to the City in an amount sufficient to guarantee completion of the relocation, site improvements, infrastructure, landscaping, and other required project components. The form, amount, duration, and release conditions of such financial security shall be mutually agreed upon and approved by the City. The City may draw upon the security, after notice and opportunity to cure as provided herein, to complete or cause completion of any unfinished or nonconforming work required by this Agreement.

7. Landscape Plans

Developer shall prepare and submit landscape plans for approval by the City and HPC. The landscape plans shall address grading transitions, screening where appropriate, planting areas, species or material selection, ground treatment, irrigation if proposed, and the relationship of landscaping to the historic setting of the relocated structures. All landscaping shall be installed in accordance with the approved plans, maintained in healthy condition, and replaced as necessary to preserve the intended appearance and function of the site.

8. Shared Driveway, Sidewalks, Curbcuts, and Approaches

Developer shall construct a shared paved or concrete driveway serving the receiving parcels, together with all sidewalks, curbcuts, street approaches, and related pedestrian and vehicular access improvements required by the City. The design, width, location, grades, drainage, and materials for such improvements shall be shown on the final site plan and shall comply with City engineering, public works, and safety requirements. Any shared driveway or access facility serving more than one parcel shall be supported by recorded cross-access easements and maintenance agreements in a form acceptable to the South Dakota Department of Transportation and the City.

9. Rezoning to R1-Residential

Developer acknowledges that the receiving parcels shall be rezoned to **R1-Residential** zoning and that the project is conditioned upon approval and completion of such rezoning in accordance with applicable law. Developer shall cooperate with the City in preparing applications, supporting materials, and any additional information reasonably required for the rezoning process. If rezoning is denied or materially conditioned in a

manner that defeats the essential purpose of this Agreement, the parties shall confer regarding amendment, suspension, or termination of this Agreement.

10. Preservation Covenants

As a condition of this Agreement and the approvals contemplated hereby, Developer shall execute and record preservation covenants, in form acceptable to the City and HPC, against all parcels and relocated structures included in the project. The preservation covenants shall run with the land and shall require ongoing maintenance, prohibit demolition absent lawful approval, require compliance with applicable Historic Preservation Commission review procedures, and preserve the historic character-defining features of the contributing resources to the maximum extent required by applicable standards and approvals.

11. Deed Restrictions

Developer shall record deed restrictions, in form acceptable to the City and HPC, against all affected parcels and structures providing that the properties shall not be used for commercial purposes or short-term rental use. Such deed restrictions shall run with the land and be binding upon Developer and all successors, assigns, owners, and occupants. The restrictions may allow only those residential, accessory, and preservation-related uses expressly approved by the City and permitted under applicable zoning and recorded covenants.

12. Compliance with Approvals and Laws

Developer shall comply with all conditions of approval issued by the City, HPC, planning and zoning authorities, building officials, public works officials, and any other agency with jurisdiction over the project. Nothing in this Agreement shall be construed to waive the requirement that Developer obtain all permits, certificates, and approvals otherwise required by law. In the event of any inconsistency between this Agreement and a later-issued condition of governmental approval, the more restrictive requirement shall control unless the City expressly determines otherwise in writing.

13. Default and Remedies

If Developer fails to perform any obligation under this Agreement, the City may provide written notice specifying the default and a reasonable opportunity to cure, except in the event of an emergency or immediate threat to public safety or historic resources. If Developer fails to timely cure, the City and HPC may pursue any remedy available at law or in equity, including suspension of approvals, withholding of permits, drawing upon financial security, injunctive relief, or enforcement of recorded covenants and deed restrictions. Remedies shall be cumulative and not exclusive.

14. Miscellaneous

This Agreement may be amended only by a written instrument executed by the parties. If any provision of this Agreement is held invalid, the remaining provisions shall continue in full force and effect. This Agreement shall be governed by the laws of the State of South Dakota. This Agreement shall become effective upon execution by all parties. The individuals signing below represent that they are duly authorized to bind the respective party on whose behalf they sign.

Signatures

OPTIMA LLC

CITY OF DEADWOOD

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

DEADWOOD HISTORIC PRESERVATION COMMISSION

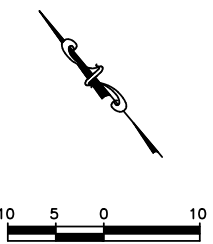
By: _____

Name: _____

Title: _____

Date: _____

NOT FOR CONSTRUCTION



Grading Callouts

- 1. N = 218170.84
E = 993938.29
Elev = 4573.12
- 2. N = 218186.48
E = 993949.98
Elev = 4572.77
- 3. N = 218206.66
E = 993965.12
Elev = 4572.35
TT
- 4. N = 218224.29
E = 993978.29
Elev = 4571.87
BT
- 5. N = 218240.28
E = 993990.30
Elev = 4571.39
BT
- 6. N = 218246.68
E = 993995.10
Elev = 4571.20
TT
- 7. N = 218261.40
E = 994006.06
Elev = 4570.85

Surface Callout Acronyms

All grading callouts are to edge of pavement unless otherwise noted.
All sidewalk callouts are to edge of sidewalk unless otherwise noted.
BT - Bottom of Taper
TT - Top of Taper

PROPOSED LEGEND

- Sanitary Sewer Cleanout
- Curb Stop
- Sanitary Sewer Service
- Water Service
- Proposed Property Line

Striping Legend

- Thermoplastic Pavement Marking, 4" White
- Thermoplastic Pavement Marking, 12" White
- High Build Waterborne Pavement Marking Paint, 4" Yellow
- High Build Waterborne Pavement Marking Paint, 12" Yellow

SURFACING LEGEND

- 5" Asphalt Concrete Composite 6" Base Course
- 6" Reinforced PCC Pavement, on 4" Aggregate Base Course
- 4" Nonreinforced Sidewalk, on 2" Aggregate Base Course
- Buildings Moved By Owner

Building Corner Locations

	390
A.	N = 218196.94 E = 994009.21
B.	N = 218174.16 E = 994031.81
C.	N = 218171.75 E = 994029.38
D.	N = 218163.24 E = 994037.83
E.	N = 218180.62 E = 993992.77
F.	N = 218174.94 E = 993998.41
G.	N = 218170.01 E = 993993.44
H.	N = 218152.92 E = 994010.40
I.	N = 218155.48 E = 994012.99
J.	N = 218146.97 E = 994021.44

Building Corner Locations

	388
A.	N = 218165.87 E = 993983.46
B.	N = 218142.32 E = 994002.61
C.	N = 218144.43 E = 994004.73
D.	N = 218135.25 E = 994012.44
E.	N = 218133.84 E = 994011.02
F.	N = 218104.19 E = 994043.26
G.	N = 218149.00 E = 993966.39
H.	N = 218127.78 E = 993987.45
I.	N = 218128.48 E = 993988.16
J.	N = 218088.70 E = 994027.64

Building Corner Locations

	306
A.	N = 218164.16 E = 994105.32
B.	N = 218149.86 E = 994119.78
C.	N = 218142.56 E = 994083.94
D.	N = 218128.25 E = 994098.39

Building Corner Locations

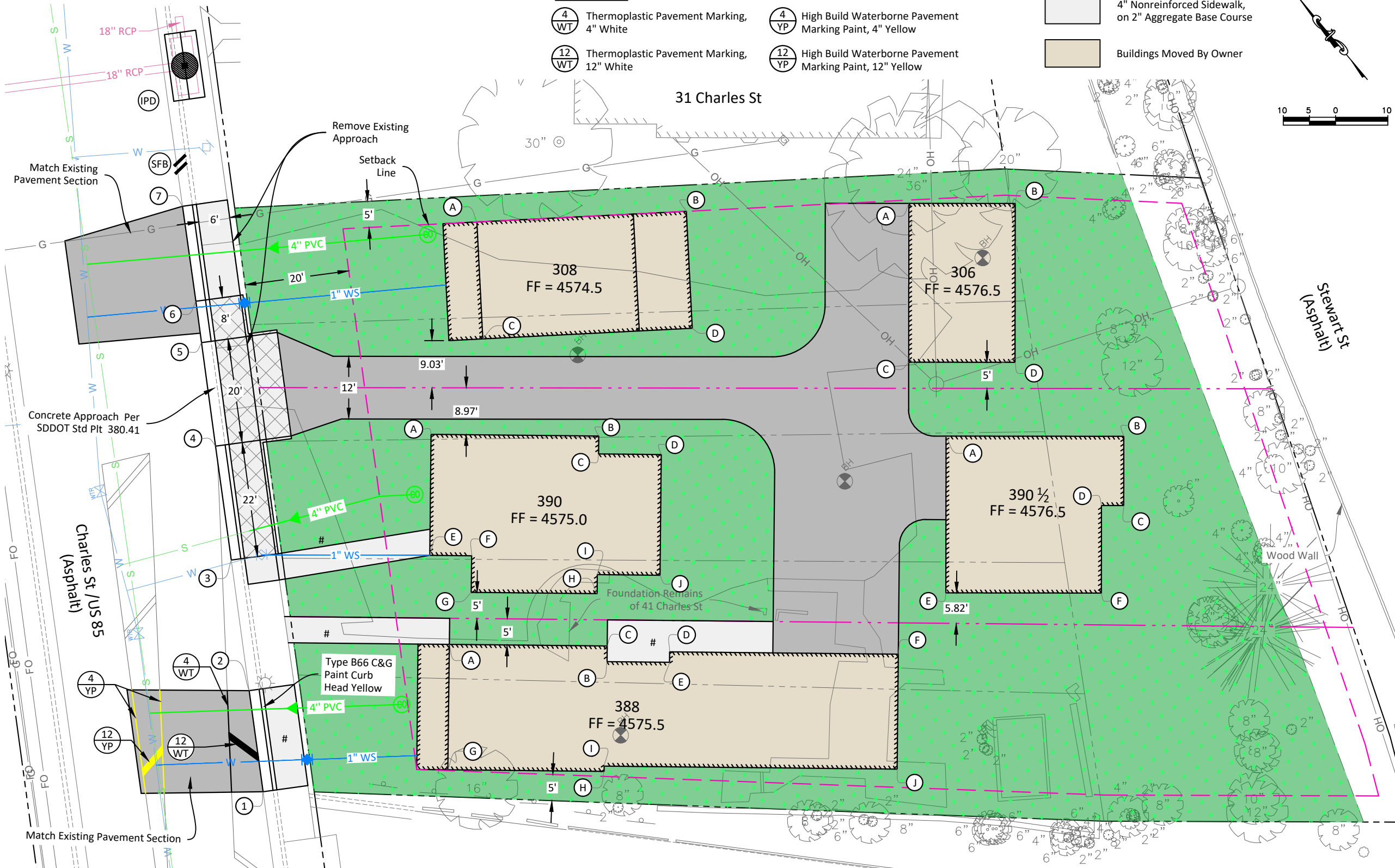
	390 1/2
A.	N = 218127.47 E = 994079.08
B.	N = 218103.55 E = 994103.24
C.	N = 218094.13 E = 994093.92
D.	N = 218097.12 E = 994090.90
E.	N = 218106.15 E = 994057.98
F.	N = 218085.22 E = 994079.12

Building Corner Locations

	308
A.	N = 218219.69 E = 994044.01
B.	N = 218192.99 E = 994073.95
C.	N = 218202.98 E = 994029.10
D.	N = 218176.27 E = 994059.04

Building Corner Locations

	388
A.	N = 218219.69 E = 994044.01
B.	N = 218192.99 E = 994073.95
C.	N = 218202.98 E = 994029.10
D.	N = 218176.27 E = 994059.04



FULL SIZE PLOT 11X17 COLOR

P:\25-149\AUTOCAD\PLANSHEETS\25-149SITE_LAYOUT.DWG

Consulting Firm:
Consultant Project No: J25-149
Designed By: JRV
Drawn By: IMM, BDH



No.	Date	By	Revision Description

Optima, LLC

Replat of Charles Street Lots
Relocated Main Street Buildings
Deadwood, South Dakota

Site Layout

Sheet No.

5 19

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 19, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Recommendation to hire Contractor for 85 Charles St. Retaining Wall and Sidewalk

With the exterior restoration nearing completion at 85 Charles Street, the next phase is to construct a retaining wall with stone veneer between 85 Charles and 83 Charles and a sidewalk in the front. Staff has been seeking quotes for this work. Contact was made with three contractors.

Competitive Masonry for \$25,413.30

Ancestry Masonry for \$30,000.00

Mehlberg Construction - declined

The Historic Preservation Office is recommending hiring Competitive Masonry for the project in the amount of \$25,413.30 to be paid out of the Retaining Wall line item.

As a side note, the front porch will be completed next week with final details, painting, railing, etc. Upon completion of the sidewalk, wall and porch, City crews will bring in topsoil and seed yard. (The neighbor has agreed to water.) This will complete the project and allow Historic Preservation to put the resource on the market.

Recommended Motion: *Move to recommend to the City Commission to hire Competitive Masonry for the project in the amount of \$25,413.30 to be paid out of the Retaining Wall line item.*

Deadwood SD
85 Charles St.

Concrete Retaining wall with
Stone Veneer - 90 sq ft at \$175.⁰⁰ per
= \$15,750.⁰⁰

Dirt Work - Mini Excavator &
Skid Steer. = \$2,500.⁰⁰

New footing - 56 sq ft at \$25.⁰⁰ per
= \$1,400.⁰⁰

New concrete sidewalk with
5 step downs, 177 sq ft at \$25.⁰⁰ per
= \$4,425

Drain Tile - 28 Lin Ft Two runs
(One bottom at footing - One just
below the top soil.)
= 56 Lin Ft at \$15.⁰⁰ per Ft
= \$840.⁰⁰

2% Excise = \$498.³⁰

Total = \$25,413.³⁰

Date: June 17, 2026

Case No. 260127
Address: 62 Denver

Staff Report

The applicant has submitted an application for Project Approval for work at 62 Denver, a Contributing structure located in the Deadwood City Creek Planning Unit in the City of Deadwood.

Applicant: Jay Weihar
Owner: WEIHAR, JAY
Constructed: 1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to repair the stucco on the retaining and repair the stairs leading up to the house. The stairs will be of wood construction.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

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

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

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

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

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY
Case No. 260127
 Project Approval
 Certificate of Appropriateness
Date Received 6/8/26
Date of Hearing 6/17/26

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

This application must be typed or printed in ink and submitted to:
City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION
Property Address: 62 Denver Ave
Historic Name of Property (if known):

APPLICANT INFORMATION
Applicant is: owner contractor architect consultant other

Owner's Name: Jay Weiner
[Redacted]

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

Contractor's Name: Wegner Roofing & Solar
[Redacted]

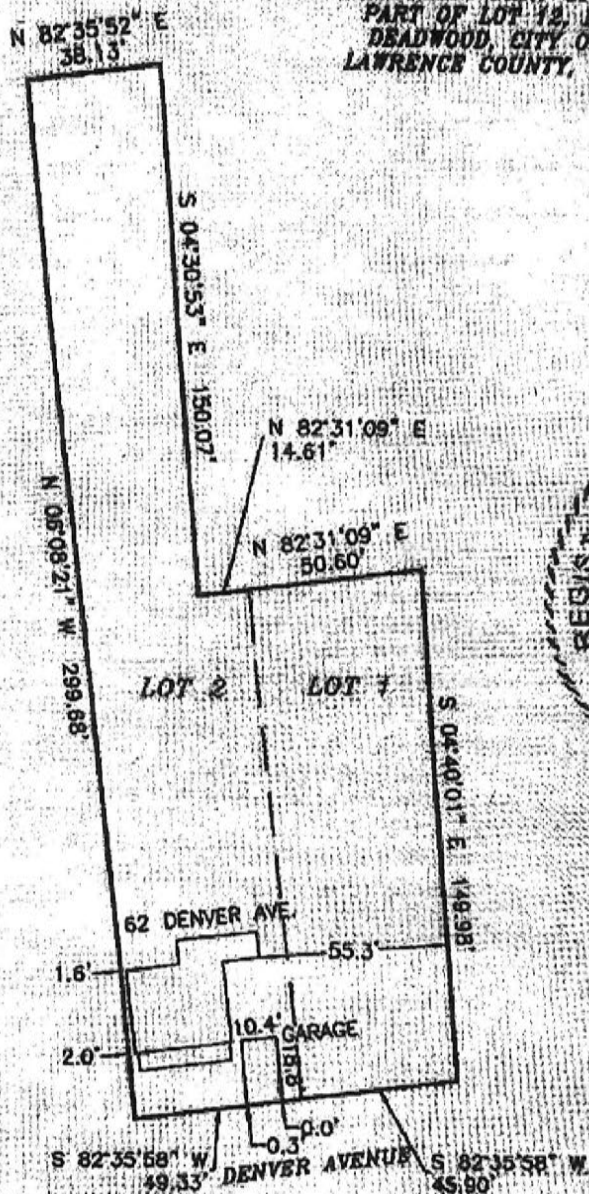
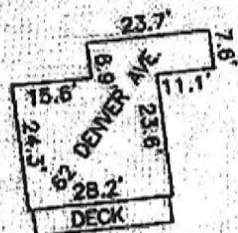
Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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>Stucco Repair</u> <u>On Retaining Wall</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

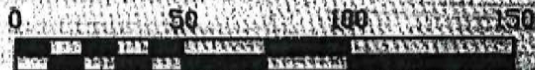
Updated October 9, 2019

LOTS 1 AND 2 OF TRACT 1 OF
 BLOCK N. O.T. DEADWOOD, FORMERLY
 THE EAST PART OF LOT 18 AND
 PART OF LOT 12, BLOCK N. O.T.
 DEADWOOD, CITY OF DEADWOOD,
 LAWRENCE COUNTY, SOUTH DAKOTA



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS MORTGAGE LOAN DISPECTION REPORT'S SOLE PURPOSE IS TO OBTAIN MORTGAGE TITLE INSURANCE. THIS IS A REMEDIATION SERVICE THAT YOUR LENDER REQUIRES FOR CLOSING YOUR LOAN. IT IS A LOCATION OF IMPROVEMENTS AND CLOSURE. CHECK FOR VIOLATIONS OR ENCROACHMENTS ONTO OR FROM THE SUBJECT PROPERTY BASED ON EXISTING BUT NOT CONFIRMED EVIDENCE. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. NO PROPERTY CORNERS WILL BE SET AND IT SHOULD NOT BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, STRUCTURE OR OTHER IMPROVEMENT. NO WARRANTY OF ANY KIND IS EXTENDED THEREIN TO THE PRESENT OR FUTURE OWNER OR OCCUPANT.



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
 832B WEST MAIN ST.
 LEAD, SD 57764
 (605) 722-8440

Date:	10/21/2022	MORTGAGE LOAN DISPECTION
Drawn By:	F. WILLARD	CHECKED BY: LINDA STODOLSKA
Project No.:	22-107	
Dwg. No.:	22-107.dwg	

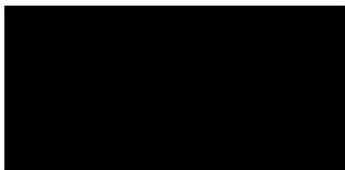
Mail



ROOFLINK



WEGNER
ROOFING & SOLAR



Customer
Jay Woher

Company Representative
Mike Kates

Description	Quantity	Price
Siding		
Material and Labor to install Stucco Siding		
1194SQFT of Stucco Material and labor price. We will match the existing walls with foam plus a basecoat with cement and mesh. We will apply a finish coat on basecoat with the color of your choice. We will clean up as we go and haul away all trash	1.00 EA	\$17,910.00
Subtotal		\$17,910.00
Total		\$17,910.00

Grand Total: \$17,910.00

PAYMENT SCHEDULE

First Payment (Due upon Contract Signing)	\$8,955.00
Final Payment (Due upon Completion of Job)	\$8,955.00

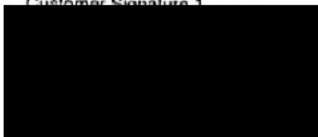


06/01/2026 4:52 PM

Date

Signature

Customer Signature 1



Date

Date

6/8/26









Date: June 17, 2026

Case No. 260128
Address: 300 McGovern Hill

Staff Report

The applicant has submitted an application for Project Approval for work at 300 McGovern Hill, a Noncontributing structure located in the McGovern Hill Planning Unit in the City of Deadwood.

Applicant: Trinity Conrad
Owner: CONRAD, TRINITY MARIE O
Constructed: 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 is a large building, probably from the 1930s, that has undergone substantial alteration. The building has new exterior siding and some modern windows; in addition, the building's owner stated that it had been heavily reconfigured following a fire. Because of the loss of integrity caused by these changes, this building cannot currently contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the rotting wood deck and awning with new wood deck.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

This project was started without project approval or a building permit. 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. 260128
 Project Approval
 Certificate of Appropriateness
Date Received 1/1/26
Date of Hearing 6/24/26

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

This application must be typed or printed in ink and submitted to:
City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

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

PROPERTY INFORMATION
Property Address: 300 McGovern H. H., Deadwood SD 57732
Historic Name of Property (if known):

APPLICANT INFORMATION
Applicant is: owner contractor architect consultant other

Owner's Name: Trinity Conrad
[Redacted]
Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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

TYPE OF IMPROVEMENT

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

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 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 checked="" type="checkbox"/> PORCH/DECK	<input checked="" type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input checked="" 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 Rotting wood deck & Awning
with New wood. New Full deck.

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.

* Met with Trent on revisions to existing structure.