

Historic Preservation Commission Meeting Agenda

Wednesday, September 10, 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 - August 27th, 2025

4. **Voucher Approvals**

[a.](#) HPC Operating Vouchers

[b.](#) HP Grant Vouchers

[c.](#) HP Revolving Vouchers

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

[a.](#) Historic Preservation Loan Requests

Robert and Mary Sjomeling - 416 Williams - Request to forgive loan

Tom and Janet McNary -- 14 Van Buren -- Life Safety loan request

Nancy Fairbairn -- 57 Forest -- Extension request

[b.](#) Alan & Phyllis Wright - 822 Main St. - Elderly Resident Grant

6. **Old or General Business**

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

[a.](#) COA 250168 - 817 1/2 Main - Tyler Peterson - Replace siding and railing

[b.](#) COA 250167 - 69 Sherman St - Mike Trucano - Construct 6' privacy fence

[c.](#) COA 250148 - Dale Berg - 650 Main Street - Application withdrawn

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

[a.](#) PA 250169 - 49 Terrace - Tyler Peterson - Remove stucco and wood siding, remove vinyl and wood slide windows

[b.](#) PA 250172 - 51 Highland Ave - Bob Bailey - Install composite shakes as new roof

[c.](#) PA 250171 - 822 Main - Alan & Phyllis Wright - Replace deck railing to meet code

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.)

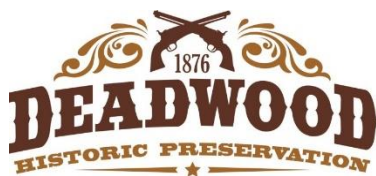
[a.](#) Deadwood History Inc. Big Thank You - September 11, 2025, 5:00-7:00 p.m. - Adams Museum

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, August 27, 2025, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on August 27, 2025, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Molly Brown

HP Commissioner 2nd Vice Chair Anita Knipper

HP Commissioner Trevor Santochi

HP Commissioner Beverly Posey

HP Commissioner Jesse Allen

City Commissioner Charles Eagleson

ABSENT

HP Commissioner Diana Williams

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. 2026 HP Budget Meeting Minutes

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve 2026 HP Budget Meeting Minutes of August 21, 2025. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- b. HPC Meeting Minutes 08-13-2025

It was motioned by Commissioner Knipper and seconded by Commissioner Posey to approve minutes of August 13, 2025, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Brown.

4. Voucher Approvals

- a. HP Operating Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Allen to approve Operating Vouchers in the amount of \$5,565.33. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Grant Vouchers in the amount of \$16,319.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- c. HP Revolving Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve Revolving Vouchers in the amount of \$26,400.68. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Requests

Dorrene Julius -- 33 1/2 Jackson -- Request to forgive siding loan
Lee Thompson -- 47 Forest -- Request to defer loan payments

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to forgive siding loan for Dorrene Julius, 33 1/2 Jackson and defer loan payments for Lee Thompson, 47 Forest. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- b. HP Program Application Request

Anne Monfred Wieringa - 61 Madison - Foundation & Elderly Resident Grants

Mr. Kuchenbecker stated the applicant submitted an application for review by the Loan Committee and recommends approval. This property is owner occupied, non-contributing. The applicant has submitted the required paperwork. Staff as well as the Loan Committee has determined the proposed project, and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Anne Wieringa, 61 Madison, into the Grant Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

6. Old or General Business

7. New Matters Before the Deadwood Historic District Commission

- a. COA 250148 - Dale & Susan Berg - 650 Main - Install Window in Façade

Mr. Kuchenbecker stated this is a contributing structure located in the Original Town Deadwood, Circa 1880. We have participated in the Façade Easement on this Façade program in 2016 for this structure. Based on a historic photo, it appears there were windows on the second floor at one time. In discussion with the applicant the window will be a 4x4 picture wood window. A current picture from the inside of the structure shows the actual window opening. Plans are to rent this area out as office space. To install the window the historic awning will have to be

removed. The applicant has stated plans to replace the awning later and lower the awning. My concern is that it will change the scale of the building that we reversed when we did the Façade Easement and if it was approved, the window would be behind the awning and reinstalled within one month. The proposed work, if those contingencies are met, then the project would not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. That is only if the awning is removed, windows up, awning put back and give them some light. I don't think that's what he wants, it's unclear in his application as submitted. I am concerned about how this project moves forward in the future, due to past history.

Mr. Kuchenbecker stated the original floor to ceiling on first floor was probably 18 feet tall, so it's got a mezzanine in there. The applicant has an office in that mezzanine that he wants to put a window in and if you lower that it's going to change the scale of the building.

2nd Vice Chair Knipper stated I am not sure how you can lower the awning; it'd be too low; you wouldn't be able to walk under it, so I think maybe that was a mis-state on his part, was to lower the awning.

Chair Diede stated was there a window there before.

Mr. Kuchenbecker stated if you think of the Bodega, they have the very tall, tall windows, that's what the historic front looked like.

Chair Diede stated when they put the mezzanine in, that's when the fish windows went in and that was about late 30's or early 40's, end of the Decko period.

Chair Diede stated you also stated the awning was historic. When was there an awning there, because from personal experience I can state in the 70's and 80's there was not one on there?

Mr. Kuchenbecker stated there was a canopy "Good Food". When we did the Façade Program in 2016, that was removed, but then we put an awning on it to give back the proportions to give back to the building. Which is on it right now.

Chair Diede stated if we put the awning will be at the same lining as the window? Or would the awning cover part of the window? I'm confused.

Mr. Kuchenbecker stated you'd be able to look down on the sidewalk with some natural light coming in when you looked down.

Vice Chair Brown stated can you explain how it affects the Conservation Easement.

Mr. Kuchenbecker stated no, because we don't have plans. If the awning was removed to not put up or lowered it would be in violation of the Conservation Easement.

It was moved by Commissioner Santochi and seconded by Commissioner Posey based upon the guidance and what was submitted to deny due to lack of plans. The exterior alterations of the proposed work is incongruous with the aspects of the District. Voting Yea: Knipper, Posey, Santochi. Voting Nay: Diede, Brown, Allen.

Roll Call

Voting Yea:

Commission 2nd Vice Chair Knipper Voting Yea

Commissioner Posey Voting Yea

Commissioner Santochi Voting Yea

Chair Diede Voting Nay

Vice Chair Brown Voting Nay

Commissioner Allen Voting Nay

Motion fails.

It was moved by Commissioner Allen and seconded by Commissioner Brown based upon all the evidence presented to continue to the next meeting and request more information from the applicant. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250150 - Dale Berg - 874 Main - Construct wall with shed roof

Mr. Kuchenbecker stated in front of you should be familiar with this as we've had it a few times in the past. This is a Contributing resource on Upper Main. The applicant is requesting permission to construct a 13-foot wall along the west side of the pool deck to block the view of the camper and add a shed roof to provide shade on the pool deck. The length of the wall will be 44-feet long and 13-feet high. Once again, very limited plans, staff added descriptors for the benefit of the Commission. What you see in black marker is what we have provided before you. The submittal appears to be removing the actual roof and balancing the sides walls from previously denied plans to create screening for the camper at the rear of the lot, behind a full house. There is not enough alteration to previous plans to change the opinion of staff that it encroaches upon, damages and destroys, however the applicant's apparent conflict with staff and assumption that staff is unfair and equitable to the applicant, staff does not have the opinion written out, we leave it to the Commission to decide.

2nd Vice Chair Knipper stated is this what he submitted the last time?

Mr. Kuchenbecker stated it's a wall and a lean-to on the front of it, instead of building over the camper, now putting 13-foot fence with a lean-to on the front of it.

Chair Diede stated it was a scale and massing issue.

Mr. Kuchenbecker stated you have a new application in front of you.

Chair Diede stated we have a new application in front of us, but I don't believe it's a complete application. I'm unsure what he really wants to do. We don't have dimensions this time, like we did last time.

Mrs. Anfinson stated I put the dimensions in there, that's where I came up with the drawings, I based it off conversation that I had with Trent, and what he had submitted to Trent.

2nd Vice Chair Knipper stated it's too hard to tell what it would look like even when he completes it, based on the drawing the applicant has. Did the applicant say what material he was even going to use, it is just wood, is it going to be painted wood?

Chair Diede stated even if the applicant scaled down, just some, we would've maybe approved the application.

Commissioner Santochi stated the applicant isn't going to be able to fit a camper inside something scaled down. The applicant was already scaling to the maximum he could and still fit his camper in there. It doesn't serve his purpose, and this one serves his purpose because of the camper. It's about the camper. When he leaves that house, the camper will go with him. Then we won't have a structure up there.

Mr. Kuchenbecker stated what the applicant is doing is a 13-foot wall with a lean-to and posts out front. So it would be 44-feet long and 13-feet tall.

Chair Diede stated and again, visible from the street.

It was moved by Commissioner Posey and seconded by Commissioner Santochi based upon all the evidence presented, I make a finding that this project DOES encroach upon, damage, or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

It was moved by Commissioner Santochi and seconded by Commissioner Posey 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. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- b. PA 250151 - Larry Shama - 138 Charles St - Replace Siding

Mr. Kuchenbecker stated this is a contributing structure in the Cleveland Planning Unit, circa 1895. The applicant is requesting permission to replace siding on the left side of the addition with LP Smart Siding, same reveal. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Commissioner Knipper and seconded by Commissioner 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.

- c. PA 250152 - Michael Guilbert - 14 Harrison - Replace garage door

Mr. Kuchenbecker stated this is a contributing resource in the Ingleside Planning Unit, circa 1890. The applicant is requesting permission to replace the garage door with a new automated garage door. Design will be a carriage house type with upper panel windows. The color will match and complement the house color. The attached estimate is for no windows but will be getting upper panel windows. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Commissioner Posey and seconded by Commissioner 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.

- d. PA 250153 - Donna Wiese -- 58 Pleasant -- Replace Windows & Siding

Mr. Kuchenbecker stated this is a contributing structure in the Highland Park Planning Unit, circa 1900. The applicant is requesting permission to replace 10 windows with Jeld-wen wood W-5500 hung. Replace siding with LP Smart Siding, 5-inch reveal. Staff conducted a site visit to review the windows with the applicant and contractor. At the time there was no discussion about replacing the siding but it was submitted in the project approval application. However, upon review of the siding while there, it appeared to be in good shape. Staff is recommending approval of the window replacement contingent upon the correct molding of the windows and does not recommend replacement of the siding at this time. 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 National and State Register Historic Districts or the Deadwood National Historic Landmark District.

Commissioner Santochi stated why are they wanting to replace the siding on the house?

Commissioner Posey stated I think the windows are all narrow, so in replacing the windows, they're going to disturb the siding. And they have eyebrows on the top of the windows too.

Mr. Kuchenbecker stated from what we observed, there is no bad siding on it.

Commissioner Santochi stated if they break it, they would come talk to you about it. Are they requesting funds too or no?

Mr. Kuchenbecker stated yes.

Mrs. Anfinson stated it would come out of loans.

2nd Vice Chair Knipper stated are they looking to replace are not the same size of the windows that are currently in the structure then?

Mr. Kuchenbecker stated it's got an addition, if you're looking at the front of it, from the back left side that has a more modern addition that has some vinyl windows. And then at back of the house on the far-left window are wood replacement windows probably from the 70's, just guessing that timeframe. The original windows are on the side. They are replacing the replacement windows.

Mr. Kuchenbecker stated the front windows are tall double hung and those do not replaced, those get repaired. It's replacing the back windows that have been added on an addition.

Commissioner Posey stated are they putting in the original size windows?

Mr. Kuchenbecker stated yes, they are not changing the window openings.

2nd Vice Chair Knipper stated They are not. So there shouldn't be any damage to the siding then?

Mr. Kuchenbecker stated there shouldn't be.

Mrs. Anfinson stated they are not doing anything with the front. On that second page in your packet, you will see that addition on the back. So they're going to replace the ones in the first picture, then one on the back. Then there is four on the very back.

It was moved by Commissioner Posey and seconded by Commissioner Knipper based upon all the evidence presented, I move to make a finding that this project is approved contingent upon the molding staying the same and the refusal of the siding. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

9. Items from Citizens not on Agenda

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

10. Staff Report

Mr. Kuchenbecker stated thank you for attending the budget meeting last week. It was greatly appreciated and we're moving through the rest of the City budget. We are actively involved in helping other staff.

Mr. Kuchenbecker stated we did have a wall on Van Buren that we just received quotes and it's under \$100,000.00. We will be moving forward with City Commission. On the back side of Larry Shama's house, across the street. It'll be nice to get some of those taken care of.

Mr. Kuchenbecker stated on Tuesday night we will have first reading of the new ordinance which would prohibit sandwich boards in the core historic district. I counted 32 of them the other day. They have just kind of gotten out of control; we've gotten several complaints about them. We also have had numerous complaints about the merchandise, t-shirts, etc. We will have a first reading of an ordinance that would prohibit merchandise on the exterior of storefronts and allow administrative citation. There will be three ordinance changes going in front of the City Commission.

Mr. Kuchenbecker stated we will have one more food truck ordinance task force meeting and hopefully be moving forward with that.

Mr. Kuchenbecker stated on the 2nd of September we will have a second meeting of allowing Ride-Share in Deadwood (Uber and Lyft).

Mr. Kuchenbecker stated we received a complaint, and I will be working with MSI and the Chamber on getting word out about the conditions of the sidewalks. Lots of puke and alcohol. A lot of these complaints have come from fellow business owners. This is beyond the butt patrolling.

Chair Diede stated wasn't there an attempt for an ordinance on merchandising out on the street before?

Mr. Kuchenbecker stated a few years ago there was a citation issued to one of the owners for merchandising on the outside of a building and the argument was that they had a mechanism on the inside of the building and therefore is still part of the inside of the building. We lost that and then did not enforce any of it. With this re-writing based on the court ruling, we can define what the inside and outside of the building is. Even though a door is open and opens out and the door is open to the out, it is technically exterior. And that is going to be defined in the ordinance as well. Part of it is defining the right-of-way and working with legal counsel. Hopefully we've got the right ordinance placed.

Chair Diede stated some of the t-shirts are a little obnoxious.

Mr. Kuchenbecker stated that turns into a freedom of speech issue.

Mrs. Anfinson stated please explain what Administrative Citation is.

Mr. Kuchenbecker stated under our sign ordinance that somebody has a sign violation, we do have the ability to issue a citation. The staff have this ability and not have to go through the courts. They would appeal to the Commission. The Commission could side with staff or with the violator. We would give them a warning first, but if they don't like that, then they can take it to court. Say somebody has a sandwich board that has profane language on it, we have the ability to take the sandwich board issue a warning or citation of \$100.00 and then they pay it or appeal to the City Commission. Now, we don't have it for merchandise and those types of things. The CSO's still have the ability to give citation.

11. Committee Reports

Commissioner Allen stated Kool Deadwood Nites is over and it was the biggest one we've ever had as far as registered cars. 844 cars and over 32,000 visitors. Bid 1-6 sponsored the free Trolley rides. There was roughly over 13,000 rides.

Commissioner Allen stated we have a Deadwood Alive meeting on Thursday (tomorrow).

Commissioner Allen stated Stagecoach and carriage are back out there.

12. Adjournment

The HP Commission meeting adjourned at 4:47 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

9/10/2025 1:02 PM
 PACKET: 07193 09/16/25 - HP Operating -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0776	ALBERTSON ENGINEERING, INC.					
=====						
I-22307		114 MCGOVERN HILL RW SITE VIE	100.00			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		114 MCGOVERN HILL RW SITE VIEW		215 4577-755	CAPITAL ASSETS RETAINING	100.00
=====						
I-22311		34/35 JACKSON RW SITE VIEW	100.00			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		34/35 JACKSON RW SITE VIEW		215 4577-755	CAPITAL ASSETS RETAINING	100.00
=====						
I-22313		MAIN ST SIDEWALK VAULT INSPEC	2,857.40			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		MAIN ST SIDEWALK VAULT INSPECT		215 4641-422	PROFESSIONAL SERVICES	2,857.40
=====						
I-22315		18 JEFFERSON RW SITE VIEW	2,900.00			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		18 JEFFERSON RW SITE VIEW		215 4577-755	CAPITAL ASSETS RETAINING	2,900.00
=====						
I-22316		INFORMATIONAL SIGN-POSTINGS	1,400.00			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		INFORMATIONAL SIGN-POSTINGS		215 4641-422	PROFESSIONAL SERVICES	1,400.00
=====						
I-22317		57 VAN BUREN RW SITE VIEW	725.00			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		57 VAN BUREN RW SITE VIEW		215 4577-755	CAPITAL ASSETS RETAINING	725.00
=====						
		=== VENDOR TOTALS ===	8,082.40			
=====						
01-4711	AMAZON CAPITAL SERVICES					
=====						
I-1RX7-X19P-HJVC		OFFICE SUPPLIES	128.74			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		OFFICE SUPPLIES		215 4641-426	SUPPLIES	128.74
=====						
		=== VENDOR TOTALS ===	128.74			
=====						
01-5052	AVID4 ENGINEERING					
=====						
I-23-123.24		HP TEST VIDEO FOOTAGE	472.50			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: Y		
		HP TEST VIDEO FOOTAGE		215 4573-340	HIST. INTERP. GIS	472.50
=====						
		=== VENDOR TOTALS ===	472.50			

9/10/2025 1:02 PM
PACKET: 07193 09/16/25 - HP Operating -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----		GROSS		P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4269	BRUNSEN, RONDA					
I-228004		BERG JEWELRY DONATE COMMPICNI	13.45			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		BERG JEWELRY DONATE COMMPICNIC		215 4576-630	PROFES. SERV. NEIGHBORH.	13.45
I-31369		PAPER SUPPLIESCOMMUNITY PICNI	31.80			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		PAPER SUPPLIESCOMMUNITY PICNIC		215 4576-630	PROFES. SERV. NEIGHBORH.	31.80
I-9525		LYN'S DMART GIFT CARDS (2)	40.00			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		LYN'S DMART GIFT CARDS (2)		215 4576-630	PROFES. SERV. NEIGHBORH.	40.00
I-9625		COMMPICNIC KIDS TOYS	11.85			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		COMMPICNIC KIDS TOYS		215 4576-630	PROFES. SERV. NEIGHBORH.	11.85
=== VENDOR TOTALS ===			97.10			
=====						
01-3314	CENTURY BUSINESS PRODUCTS, INC					
I-811308		CONTRACT AUG-SEPT 2025	344.67			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		CONTRACT AUG-SEPT 2025		215 4641-428	UTILITIES	68.93
		CONTRACT AUG-SEPT 2025		101 4640-426	SUPPLIES	68.93
		CONTRACT AUG-SEPT 2025		209 4510-426	SUPPLIES	68.93
		CONTRACT AUG-SEPT 2025		101 4192-426	SUPPLIES	68.94
		CONTRACT AUG-SEPT 2025		101 4310-426	SUPPLIES	68.94
=== VENDOR TOTALS ===			344.67			
=====						
01-2994	CHAMBERLIN ARCHITECTS					
I-INVOICE #4		TWIN CITY SR CENTER DESIGN/DO	12,590.00			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		TWIN CITY SR CENTER DESIGN/DOC		215 4575-505-05	142 SHERMAN STREET	12,590.00
=== VENDOR TOTALS ===			12,590.00			
=====						
01-5278	DARK CANYON COFFEE					
I-149433		JUNE 2025 HP/PZ COFFEE	139.97			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		JUNE 2025 HP/PZ COFFEE		215 4641-426	SUPPLIES	139.97
=== VENDOR TOTALS ===			139.97			

9/10/2025 1:02 PM
 PACKET: 07193 09/16/25 - HP Operating -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION	
01-5458		DYNAMITE MEDIA SOLUTIONS					
I-2511		CITY ARCHIVE GIS PROJECT	500.00				
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N			
		CITY ARCHIVE GIS PROJECT		215 4573-340	HIST. INTERP. GIS	500.00	
=== VENDOR TOTALS ===			500.00				
01-1584		FETERL, RONDA					
I-9525		COMMUNITY PICNIC GIFT CARD	25.00				
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N			
		COMMUNITY PICNIC GIFT CARD		215 4576-630	PROFES. SERV. NEIGHBORH.	25.00	
=== VENDOR TOTALS ===			25.00				
01-4625		FIB CREDIT CARDS					
I-082125		DONUTS 2025 BUDGET MEETING	28.00				
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N			
		DONUTS 2025 BUDGET MEETING		215 4641-426	SUPPLIES	28.00	
I-082125-1		COFFEE 2025 BUDGET MEETING	39.79				
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N			
		COFFEE 2025 BUDGET MEETING		215 4641-426	SUPPLIES	39.79	
I-145005		P/Z CHARLES/WALNUT ST COPIES	30.00				
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N			
		P/Z CHARLES/WALNUT ST COPIES		101 4640-422	PROFESSIONAL SERVICES	30.00	
I-9925		(150TH) 2 VINTAGE BATS, 1 BOO	259.50				
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N			
		(150TH) 2 VINTAGE BATS, 1 BOOK		215 4573-335	HIST. INTERP. ARCHIVE DE	259.50	
I-G090689032		AZURE BILLING 4/1/25 - 4/30/2	873.43				
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N			
		AZURE BILLING 4/1/25 - 4/30/25		215 4641-422	PROFESSIONAL SERVICES	291.14	
		AZURE BILLING 4/1/25 - 4/30/25		610 4361-422	PROFESSIONAL SERVICES	291.14	
		AZURE BILLING 4/1/25 - 4/30/25		607 4580-422	PROFESSIONAL SERVICES	291.15	
I-G096544428		AZURE BILLING 5/1/25 - 5/31/2	886.20				
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N			
		AZURE BILLING 5/1/25 - 5/31/25		215 4641-422	PROFESSIONAL SERVICES	295.40	
		AZURE BILLING 5/1/25 - 5/31/25		610 4361-422	PROFESSIONAL SERVICES	295.40	
		AZURE BILLING 5/1/25 - 5/31/25		607 4580-422	PROFESSIONAL SERVICES	295.40	
I-G100500301		AZURE BILLING 6/1/25 - 6/30/2	874.90				
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N			
		AZURE BILLING 6/1/25 - 6/30/25		215 4641-422	PROFESSIONAL SERVICES	291.64	
		AZURE BILLING 6/1/25 - 6/30/25		610 4361-422	PROFESSIONAL SERVICES	291.63	
		AZURE BILLING 6/1/25 - 6/30/25		607 4580-422	PROFESSIONAL SERVICES	291.63	

9/10/2025 1:02 PM
PACKET: 07193 09/16/25 - HP Operating -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----		DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====							
01-4625	FIB CREDIT CARDS	{ ** CONTINUED ** }					
=====							
I-G105740709		AZURE BILLING 7/1/25 - 7/31/2		888.07			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025			1099: N		
		AZURE BILLING 7/1/25 - 7/31/25			215 4641-422	PROFESSIONAL SERVICES	296.02
		AZURE BILLING 7/1/25 - 7/31/25			610 4361-422	PROFESSIONAL SERVICES	296.02
		AZURE BILLING 7/1/25 - 7/31/25			607 4580-422	PROFESSIONAL SERVICES	296.03
=== VENDOR TOTALS ===				3,879.89			
=====							
01-1827	MS MAIL						
=====							
I-15364		NEWSLETTERS/MAIL PREP		708.50			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025			1099: Y		
		NEWSLETTERS/MAIL PREP			215 4641-423	PUBLISHING	708.50
=====							
I-15365		BONNY BUSINESS CARDS		37.50			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025			1099: Y		
		BONNY BUSINESS CARDS			215 4641-423	PUBLISHING	37.50
=== VENDOR TOTALS ===				746.00			
=====							
01-1278	PONDEROSA LAND SURVEYS, LLC.						
=====							
I-8632		SEWER EASEMENT HIGHLAND ADDIT		478.75			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025			1099: N		
		SEWER EASEMENT HIGHLAND ADDIT.			101 4640-422	PROFESSIONAL SERVICES	478.75
=== VENDOR TOTALS ===				478.75			
=====							
01-0563	RCS CONSTRUCTION						
=====							
I-PAY APP #2	MCGOVER	114 MCGOVERN HILL RW		30,321.00			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025			1099: N		
		114 MCGOVERN HILL RW			215 4577-755	CAPITAL ASSETS RETAINING	30,321.00
=== VENDOR TOTALS ===				30,321.00			
=====							
01-0451	RUNGE, MIKE						
=====							
I-9225		EBAY-ARCHIVE RE-IMBURSEMENT		132.97			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025			1099: N		
		EBAY-ARCHIVE RE-IMBURSEMENT			215 4573-335	HIST. INTERP. ARCHIVE DE	132.97
=== VENDOR TOTALS ===				132.97			

9/10/2025 1:02 PM
 PACKET: 07193 09/16/25 - HP Operating -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4906	STONE LAND SERVICES, LLC					
I-2025-03		BOOTS TO BRICKS GIS PROJECT	4,850.50			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		BOOTS TO BRICKS GIS PROJECT		215 4572-235	VISITOR MGMT ADVOCATE	4,850.50
=== VENDOR TOTALS ===			4,850.50			
=====						
01-2014	TOMS, DON					
I-082625		TAX RECORD PROJECT	600.00			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: Y		
		TAX RECORD PROJECT		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
I-9225		MT MORIAH CEMETERY PHOTO	2,000.00			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: Y		
		MT MORIAH CEMETERY PHOTO		607 4580-422	PROFESSIONAL SERVICES	2,000.00
=== VENDOR TOTALS ===			2,600.00			
=====						
01-4739	WATERS HARDWARE-HP PAINT PROGR					
I-11163 /S		144 CHARLES	38.22			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		144 CHARLES		215 4575-525	GRANT/LOAN PAINT PROGRAM	38.22
I-11199 /S		69 FOREST PAINT	724.17			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		69 FOREST PAINT		215 4575-525	GRANT/LOAN PAINT PROGRAM	724.17
I-11231 /S		73 SHERMAN	174.09			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		73 SHERMAN		215 4575-525	GRANT/LOAN PAINT PROGRAM	174.09
I-11280 /S		73 SHERMAN	23.34			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		73 SHERMAN		215 4575-525	GRANT/LOAN PAINT PROGRAM	23.34
I-11347 /S		144 CHARLES	67.96			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		144 CHARLES		215 4575-525	GRANT/LOAN PAINT PROGRAM	67.96
I-11403 /S		175 SHERMAN	617.89			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		175 SHERMAN		215 4575-525	GRANT/LOAN PAINT PROGRAM	617.89
I-11439 /S		38 MADISON	624.36			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		38 MADISON		215 4575-525	GRANT/LOAN PAINT PROGRAM	624.36

PACKET: 07193 09/16/25 - HP Operating -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION	
=====							
01-4739	WATERS	HARDWARE-HP PAINT PROGR(** CONTINUED **)					
=====							
I-11461 /S		116 CHARLES	602.99				
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N			
		116 CHARLES		215 4575-525	GRANT/LOAN PAINT PROGRAM	602.99	
=====							
I-11472 /S		116 CHARLES	148.66				
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N			
		116 CHARLES		215 4575-525	GRANT/LOAN PAINT PROGRAM	148.66	
=====							
I-8914 /S		5 STEWART	122.12				
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N			
		5 STEWART		215 4575-525	GRANT/LOAN PAINT PROGRAM	122.12	
=====							
=== VENDOR TOTALS ===			3,143.80				
=====							
=== PACKET TOTALS ===			68,533.29				

** T O T A L S **

INVOICE TOTALS 68,533.29
DEBIT MEMO TOTALS 0.00
CREDIT MEMO TOTALS 0.00

BATCH TOTALS 68,533.29

** G/L ACCOUNT TOTALS **

					=====LINE ITEM=====			=====GROUP BUDGET=====		
BANK	YEAR	ACCOUNT	NAME	AMOUNT	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
	2025	101-2020	ACCOUNTS PAYABLE	715.56-*						
		101-4192-426	SUPPLIES	68.94	50,650	27,018.25				
		101-4310-426	SUPPLIES	68.94	190,000	112,120.43				
		101-4640-422	PROFESSIONAL SERVICES	508.75	27,000	11,749.63				
		101-4640-426	SUPPLIES	68.93	3,000	2,488.34				
		209-2020	ACCOUNTS PAYABLE	68.93-*						
		209-4510-426	SUPPLIES	68.93	40,000	9,609.55				
		215-2020	ACCOUNTS PAYABLE	63,400.40-*						
		215-4572-235	VISITOR MGMT ADVOCATE	4,850.50	220,000	161,202.72		819,000	491,511.60	
		215-4573-335	HIST. INTERP. ARCHIVE DE	992.47	43,300	11,562.33				
		215-4573-340	HIST. INTERP. GIS	972.50	27,250	3,480.00				
		215-4575-505-05	142 SHERMAN STREET	12,590.00	0	33,663.97- Y				
		215-4575-525	GRANT/LOAN PAINT PROGRAM	3,143.80	25,000	7,610.51				
		215-4576-630	PROFES. SERV. NEIGHBORH.	122.10	8,000	6,735.45				
		215-4577-755	CAPITAL ASSETS RETAINING	34,146.00	475,000	259,949.50				
		215-4641-422	PROFESSIONAL SERVICES	5,431.60	50,000	36,528.54				
		215-4641-423	PUBLISHING	746.00	15,000	8,726.09				
		215-4641-426	SUPPLIES	336.50	15,000	8,670.49				
		215-4641-428	UTILITIES	68.93	12,500	10,949.40				
		607-2020	ACCOUNTS PAYABLE	3,174.21-*						
		607-4580-422	PROFESSIONAL SERVICES	3,174.21	10,000	8,635.70- Y				
		610-2020	ACCOUNTS PAYABLE	1,174.19-*						
		610-4361-422	PROFESSIONAL SERVICES	1,174.19	48,700	14,642.25				
		999-1301	DUE FROM FUND 101	715.56 *						
		999-1303	DUE FROM FUND 209	68.93 *						
		999-1306	DUE FROM FUND 215	63,400.40 *						
		999-1344	DUE FROM FUND 607	3,174.21 *						
		999-1345	DUE FROM FUND 610	1,174.19 *						
		** 2025 YEAR TOTALS		68,533.29						

9/10/2025 1:02 PM
PACKET: 07193 09/16/25 - HP Operating -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	9/2025	715.56
209	9/2025	68.93
215	9/2025	63,400.40
607	9/2025	3,174.21
610	9/2025	1,174.19

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 68,533.29

Approved by _____ on ____/____/____
HP Chairperson

HPC	09/10/25
Batch	09/16/25

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 20,295.82

Approved by _____ on ____/____/____
HP Chairperson

Approved by _____ on ____/____/____
HP Officer

HPC	09/10/25
Batch	09/16/25

PACKET: 07197 09/16/25 - HP GRANTS - BA
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item b.

-----ID-----		GROSS		P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-5469	BAILEY, ROBERT					
=====						
I-090225		51 HIGHLAND BAILEY REIMB	2,874.82			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		51 HIGHLAND BAILEY REIMB		216 4653-962-03	WINDOWS GRANT EXPENSE	2,874.82
=== VENDOR TOTALS ===			2,874.82			
=====						
01-5470	MASSA, PAM					
=====						
I-2515		15 WASHINGTON MASSA	10,000.00			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		15 WASHINGTON MASSA		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	10,000.00
=== VENDOR TOTALS ===			10,000.00			
=====						
01-4707	WEKOLA LLC					
=====						
I-341		374 WILLIAMS EAGLESON	7,421.00			
9/16/2025	FNBAP	DUE: 9/16/2025 DISC: 9/16/2025		1099: N		
		374 WILLIAMS EAGLESON		216 4653-962-04	SIDING GRANT EXPENSE	7,421.00
=== VENDOR TOTALS ===			7,421.00			
=== PACKET TOTALS ===			20,295.82			

PACKET: 07197 09/16/25 - HP GRANTS - BA
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item b.

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

INVOICE TOTALS	20,295.82
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00
<hr/>	
BATCH TOTALS	20,295.82

*** G/L ACCOUNT TOTALS ***

					=====LINE ITEM=====			=====GROUP BUDGET=====		
BANK	YEAR	ACCOUNT	NAME	AMOUNT	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
	2025	216-2020	ACCOUNTS PAYABLE	20,295.82-*						
		216-4653-962-01	SPECIAL NEEDS GRANT EXP.	10,000.00	50,000	3,555.76				
		216-4653-962-03	WINDOWS GRANT EXPENSE	2,874.82	120,000	110,806.18				
		216-4653-962-04	SIDING GRANT EXPENSE	7,421.00	60,000	42,579.00				
		999-1307	DUE FROM FUND 216	20,295.82 *						
			*** 2025 YEAR TOTALS	20,295.82						

9/10/2025 9:15 AM
PACKET: 07197 09/16/25 - HP GRANTS - BA
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	9/2025	20,295.82

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

9/10/2025 9:34am

HP REVOLVING LOAN FUND
A/P Invoices Report
9/1/2025 - 9/30/2025
Batch = 1

Page 1 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
09/2025								
John's Fine Karpentry - 9032025 - 9/10/2025 - 12,718.60 - Batch: 1 - Header Memo: Work Done-15 Washington-Massa								
Work Done-15 Washington-Massa	100	1201				NOTES RECEIVABLE	12,718.60	
Work Done-15 Washington-Massa	100	2000				ACCOUNTS PAYABLE		12,718.60
Total:							12,718.60	12,718.60
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORTS MCFARLAND - 9/10/2025 - 30.00 - Batch: 1 - Header Memo: Rec Mortgages-37 Lincoln-McFarland-250117 250116								
Rec Mortgages-37 Lincoln-McFarland-250117 250116	100	5200				CLOSING COSTS	30.00	
Rec Mortgages-37 Lincoln-McFarland-250117 250116	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT JULIUS - 9/10/2025 - 30.00 - Batch: 1 - Header Memo: Record Saitsfaction-33 1/2 Jackson-Julius								
Record Saitsfaction-33 1/2 Jackson-Julius	100	5200				CLOSING COSTS	30.00	
Record Saitsfaction-33 1/2 Jackson-Julius	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT RUNGE - 9/10/2025 - 30.00 - Batch: 1 - Header Memo: Record Satisfaction-37 Jackson-Runge								
Record Satisfaction-37 Jackson-Runge	100	5200				CLOSING COSTS	30.00	
Record Satisfaction-37 Jackson-Runge	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
Massa, Pam - 82525 - 9/10/2025 - 6,047.44 - Batch: 1 - Header Memo: Work Done-15 Washington-Massa								
Work Done-15 Washington-Massa	100	1201				NOTES RECEIVABLE	6,047.44	
Work Done-15 Washington-Massa	100	2000				ACCOUNTS PAYABLE		6,047.44
Total:							6,047.44	6,047.44
NHS OF THE BLACK HILLS - 2025-8 - 9/10/2025 - 3,500.00 - Batch: 1 - Header Memo: Servicing Contract-August 2025								

9/10/2025 9:34am

HP REVOLVING LOAN FUND
A/P Invoices Report
9/1/2025 - 9/30/2025
Batch = 1

Page 2 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
09/2025 (cont'd from page 1)								
NHS OF THE BLACK HILLS - 2025-8 - 9/10/2025 - 3,500.00 - Batch: 1 - Header Memo: Servicing Contract-August 2025 (cont'd from page 1)								
Servicing Contract-August 2025	100	5000				PROF & ADMIN FEES	3,500.00	
Servicing Contract-August 2025	100	2000				ACCOUNTS PAYABLE		3,500.00
Total:							3,500.00	3,500.00
RCS Construction - 202445-04 - 9/10/2025 - 9,478.35 - Batch: 1 - Header Memo: Work Done-35 Jackson-Wolfe								
Work Done-35 Jackson-Wolfe	100	1201				NOTES RECEIVABLE	9,478.35	
Work Done-35 Jackson-Wolfe	100	2000				ACCOUNTS PAYABLE		9,478.35
Total:							9,478.35	9,478.35
RCS Construction - 202445-04 34 - 9/10/2025 - 9,478.35 - Batch: 1 - Header Memo: Work Done-34 Jackson-Hogan								
Work Done-34 Jackson-Hogan	100	1201				NOTES RECEIVABLE	9,478.35	
Work Done-34 Jackson-Hogan	100	2000				ACCOUNTS PAYABLE		9,478.35
Total:							9,478.35	9,478.35
SoDak Title - OE-0439-25 - 9/10/2025 - 120.00 - Batch: 1 - Header Memo: OE Report-14 Van Burem-McNary								
OE Report-14 Van Burem-McNary	100	5200				CLOSING COSTS DISBURSED	120.00	
OE Report-14 Van Burem-McNary	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
SoDak Title - OE-0449-25 - 9/10/2025 - 120.00 - Batch: 1 - Header Memo: OE Report-49 Terrace-Peterson								
OE Report-49 Terrace-Peterson	100	5200				CLOSING COSTS DISBURSED	120.00	
OE Report-49 Terrace-Peterson	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
Total:							41,552.74	41,552.74
Report Total:							41,552.74	41,552.74

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: September 5, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Application

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

Alan & Phyllis Wright – 822 Main St. –Elderly Resident Grant

This property is owner occupied, non-contributing. The applicant has submitted the required paperwork. The grant request is for replacing railing on the deck and installing a fence above the retaining wall, replacing the gate and install a banister on the interior stairs. As per the grant guidelines the only items accepted will be the replacement of the exterior deck railing to meet code and the installation of the banister on the interior for a total amount allowed of \$3,600.00. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.



For Office Use Only:

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

Date: __/__/__ Initials: _____

Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

822 Main St Deadwood
Please attach the legal description of the property.

2. Applicant's name & mailing address:

[Redacted]

Telephone: [Redacted]

E-mail: [Redacted]

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

Telephone: (____) ____-____

E-mail _____

4. Historic Preservation Programs – Please check all that apply

- ☐ Foundation Program
☐ Siding Program
☐ Wood Windows and Doors Program
☒ Elderly Resident Program
 What year were you born: 1950/48
☐ Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)
☐ Revolving Loan Program
☐ Retaining Wall Program

5. Contractor

[Redacted]

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

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

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

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

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

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident See Attached	10,000.00	New metal fence at Perimeter Rebuild all railings to code Banister at top of Interior Stairs
Vacant Home		
Revolving Loan		
Retaining Wall		

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

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

9. Application Submittal

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

10. Required Supporting Documents

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

11. Acknowledgement

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

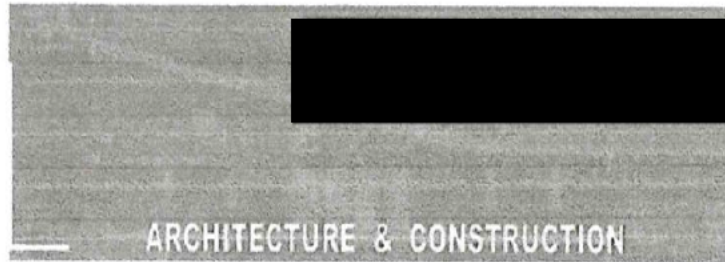
I acknowledge the Deadwood Historic Preservation Commission is merely providing funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the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

Applicant's signature _____

ate submitted: ____/____/____

Owner's signature: _____

ate submitted: ____/____/____



August 19, 2025

Project Bid for Wish and Jean Wright

Location: 822 Main St Deadwood, SD 57732

SAFETY GRANT BID

Install New Metal Fence at Perimeter \$ 5,800.00

Includes All Materials & Labor (4' Height)

Re-Build All Deck Railings to Code \$ 2,400.00

Includes All Materials & Labor

Install Metal Gate at Base of Entrance Steps \$ 600.00

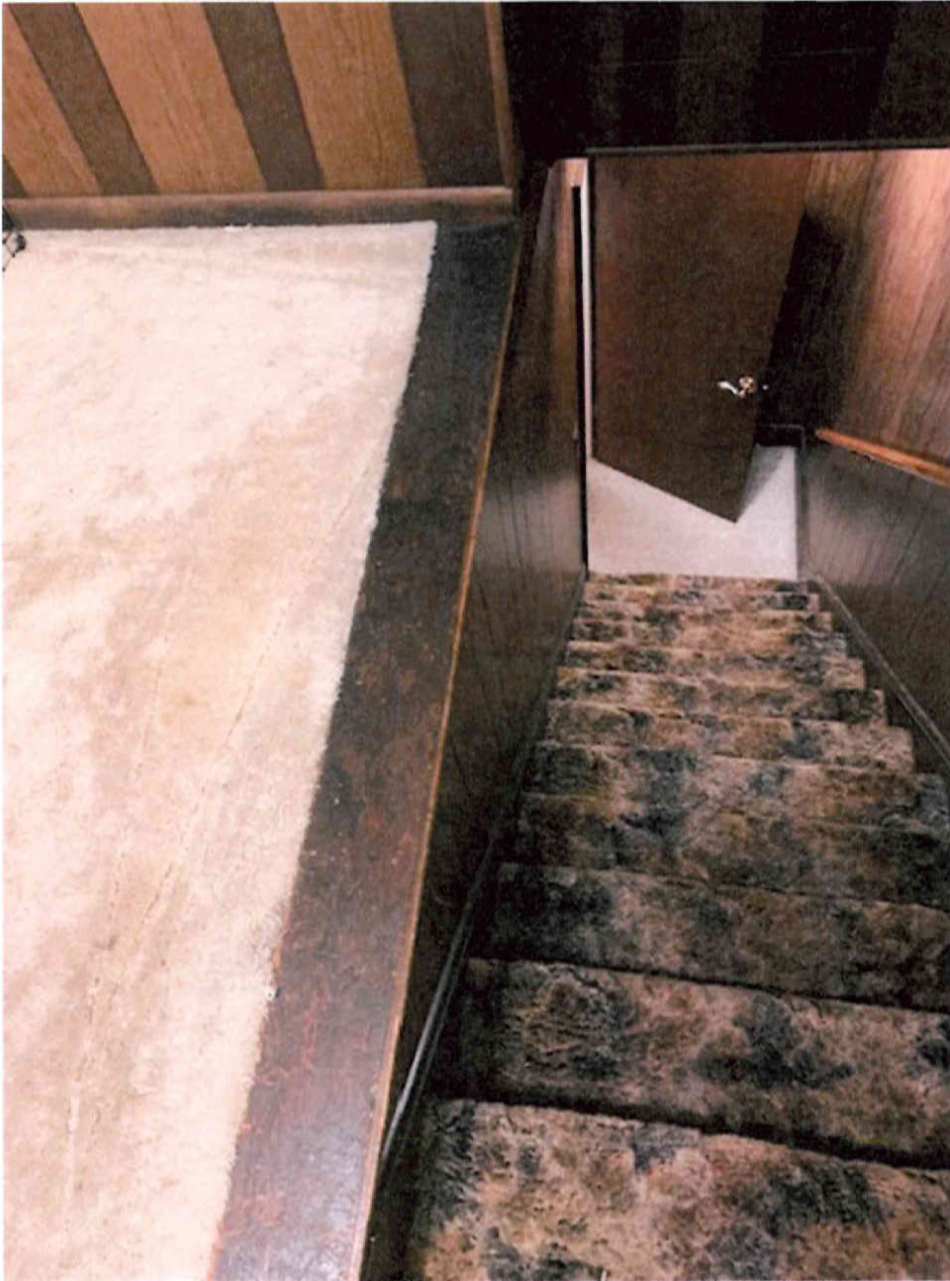
Install Handrail / Banister at Interior Stairs \$ 1,200.00

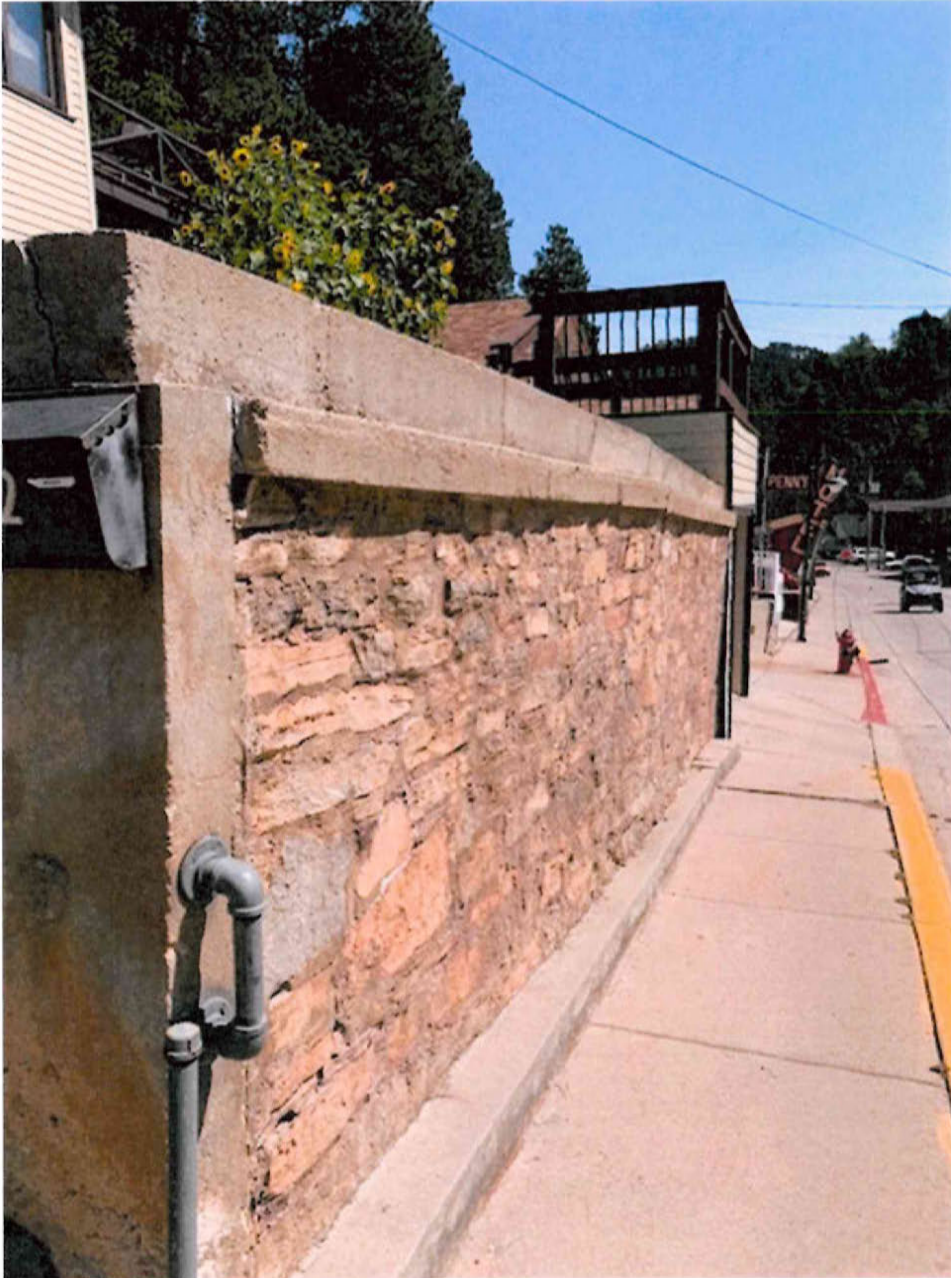
3,600.00

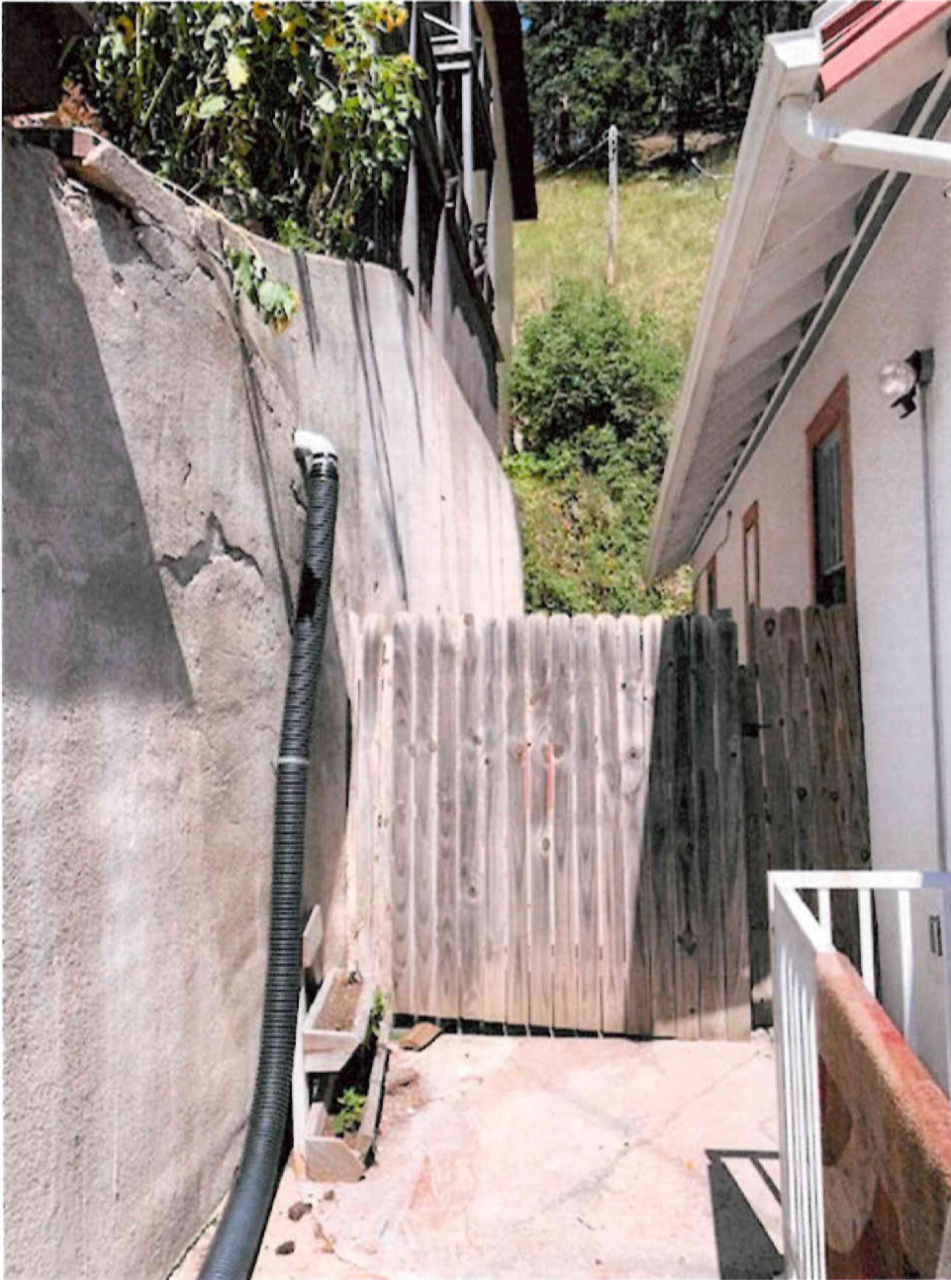
BID TOTAL \$ 10,000.00

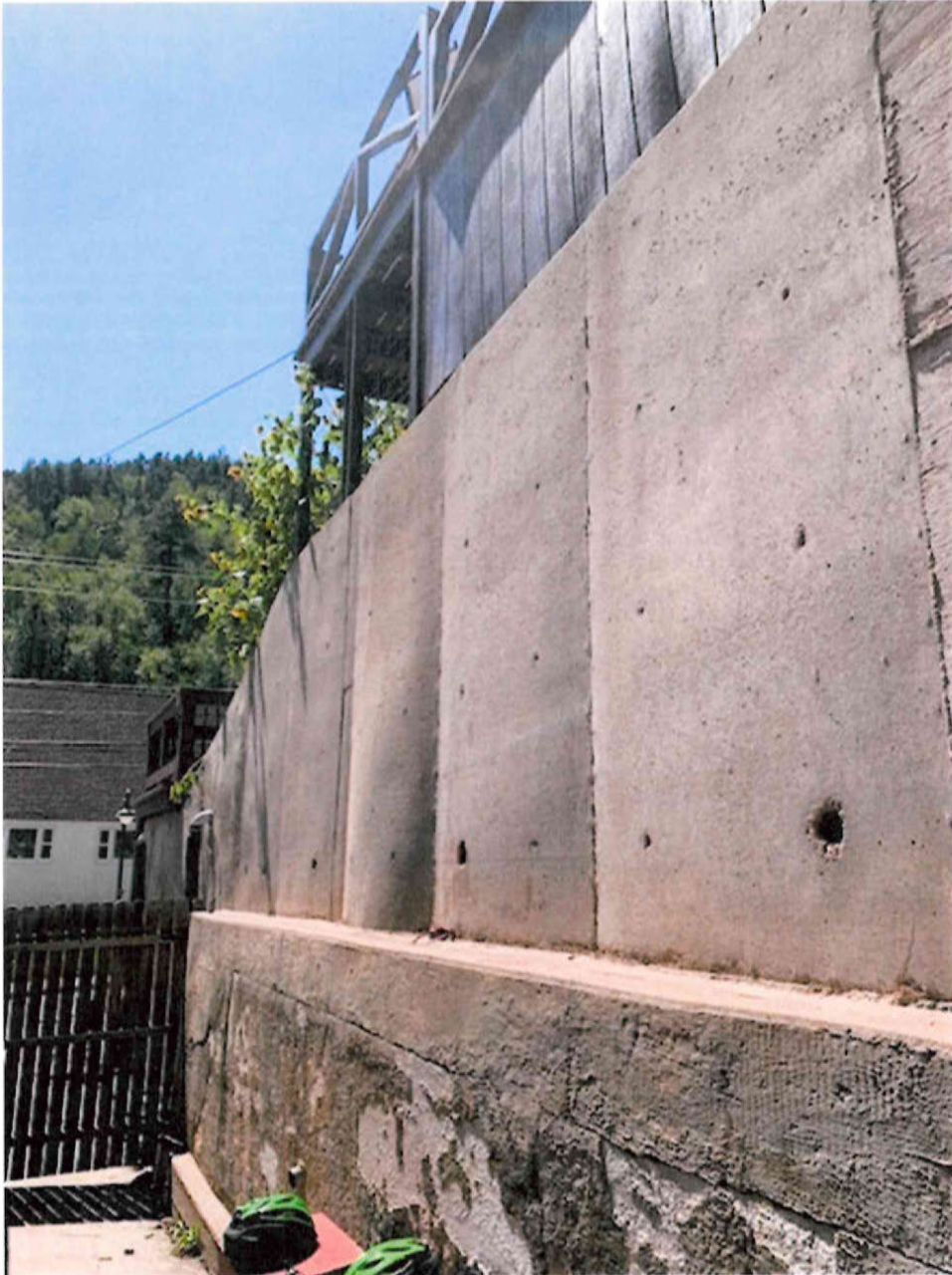
THANKS, I APPRECIATE WORKING WITH YOU !!











Date: September 03, 2025

Case No. 250168
Address: 817 1/2 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 817 1/2 MAIN ST, DEADWOOD, SD 57732, a non-contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: Tyler Peterson
Owner: LIBERTY HILLS LLC0
Constructed: c 1946

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:

This is a commercial structure constructed c 1946. Survey information is unavailable for this structure. Due to the age of the resource it does not contribute to the historic districts at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the front second story siding of the structure. Plans are to replace with a smooth siding, 5" reveal. This will match the siding on the addition on the back of the structure. Replace the metal rail with like material.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

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



Motions available for commission action:

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

OR

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

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



FOR OFFICE

Section 7 Item a.

Case No. 250168

☐ Project Approval

☒ Certificate of Appropriateness

Date Received 9/1/12

Date of Hearing 9/10/25

Sunnyside addition

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

*construct?
contrib?*

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:

817 1/2 Main St Deadwood SD

Historic Name of Property (if known):

None

APPLICANT INFORMATION

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

Owner's Name:

Address:

City:

Telephone:

E-mail:

Architect's Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail:

Contractor's Name:

Address:

City:

Telephone:

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. _____

Project Start Date: <u>9/15/25</u> <u>ASAP</u>		Project Completion Date (anticipated): <u>9/10/25/25</u>	
<input type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Note: Please provide detailed plans/drawings			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

Remove 8" reveal siding on front top elevation and east side elevation and replace with 5" reveal smooth siding. Replace metal rail with like material.

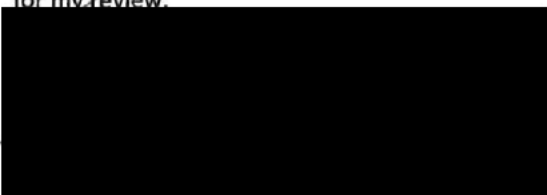
FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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



SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF 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: September 03, 2025

Case No. 250167
Address: 69 Sherman

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 69 Sherman Street, a Contributing structure located in the in the South Deadwood Planning Unit in the City of Deadwood.

Applicant: Mike Trucano
Owner: Black Hills Novelty
Constructed: 1910

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:** Jensen and Bliss Hardware Company, established in Denver, opened their Deadwood branch in 1877 on Sherman Street, but their building was destroyed by the fire of 1879. In fact, it was rumored they had black powder stored in their warehouse which had contributed to the destruction of the city during the fire. Undaunted, they built a one-story building in 1880. The firm suffered financial setbacks and dissolved in 1885. Star and Bullock acquired the property and used it as a storage facility for their hardware store. A second story and rear addition were built in 1909 during a period when it was owned by W.E. Adams and used as a commission room and cold storage. In 1920 the third story was added. The Wasmer Fruit Company and the Pioneer Fruit Company are two names under which business operated. Little remains of the original warehouse after the addition of two stories and elimination of the front door.
- 2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to construct a privacy fence. The fence will be 6' cedar.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

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

Motions available for commission action:

A: 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

Section 7 Item b.

Case No. 250161
☐ Project Approval
☒ Certificate of Appropriateness
Date Received 9/2/25
Date of Hearing 9/10/25

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: 69 SHERMAN ST.

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's BLACK HILLS HISTORICAL
Address: _____
City: D _____
Telephone: _____
E-mail: _____

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

Contractor's Name _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____
E-mail: M _____

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 type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input checked="" type="checkbox"/> Fencing |

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)Project Start Date: 10/1/25Project Completion Date (anticipated): 11/1/25☐ 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) ☐ RearMaterial CEDAR Style/type DOG-EARED Dimensions SEE ATTACHMENT☐ 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 S☐ 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).

CONSTRUCT 6' PRIVACY FENCE ON PROPERTY OWNED AT
69 SHERMAN ST. MATERIAL WILL BE CEDAR. DIMENSIONS
ON RED OUTLINE IN ATTACHMENTS

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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

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



SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

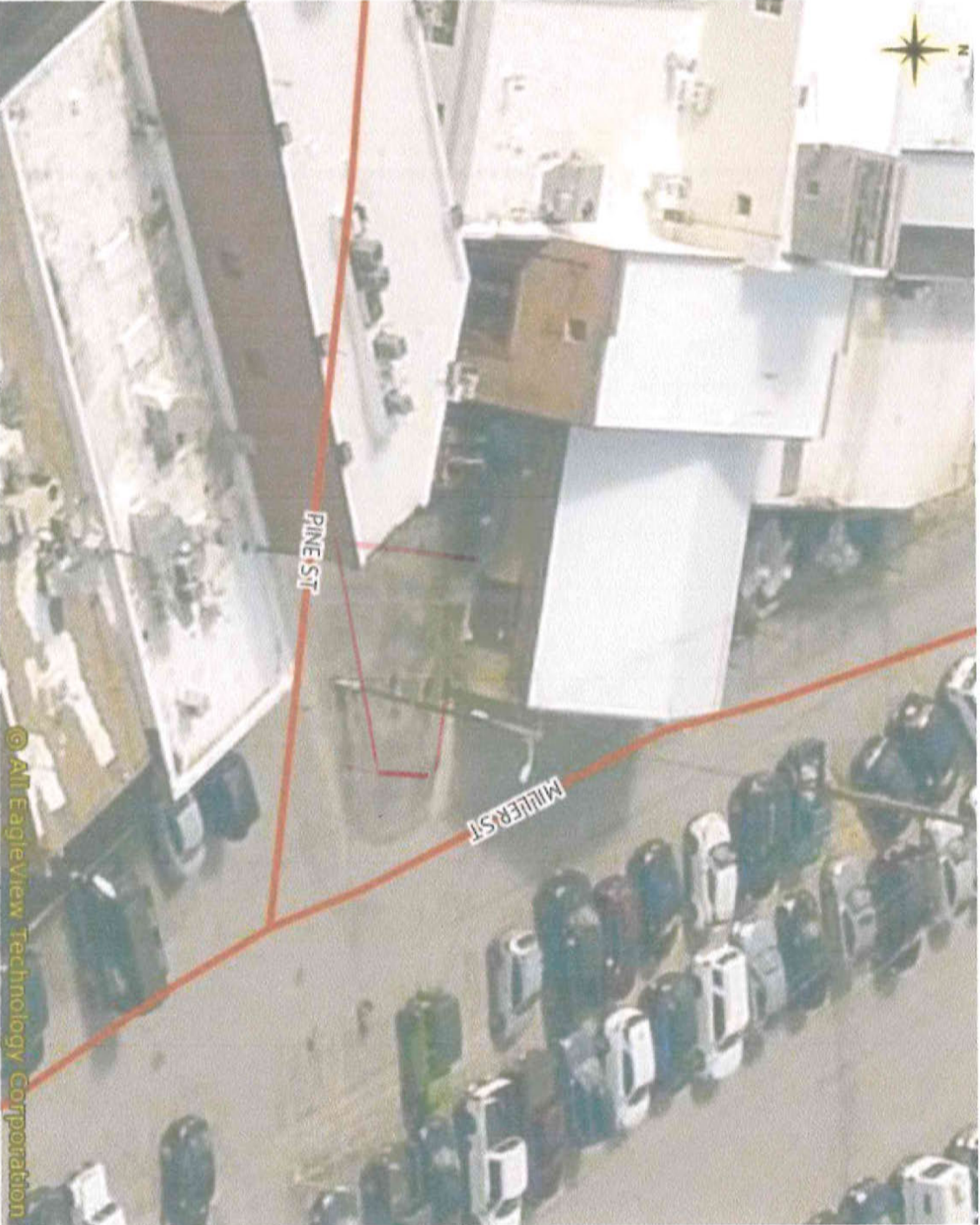
APPLICATION DEADLINE

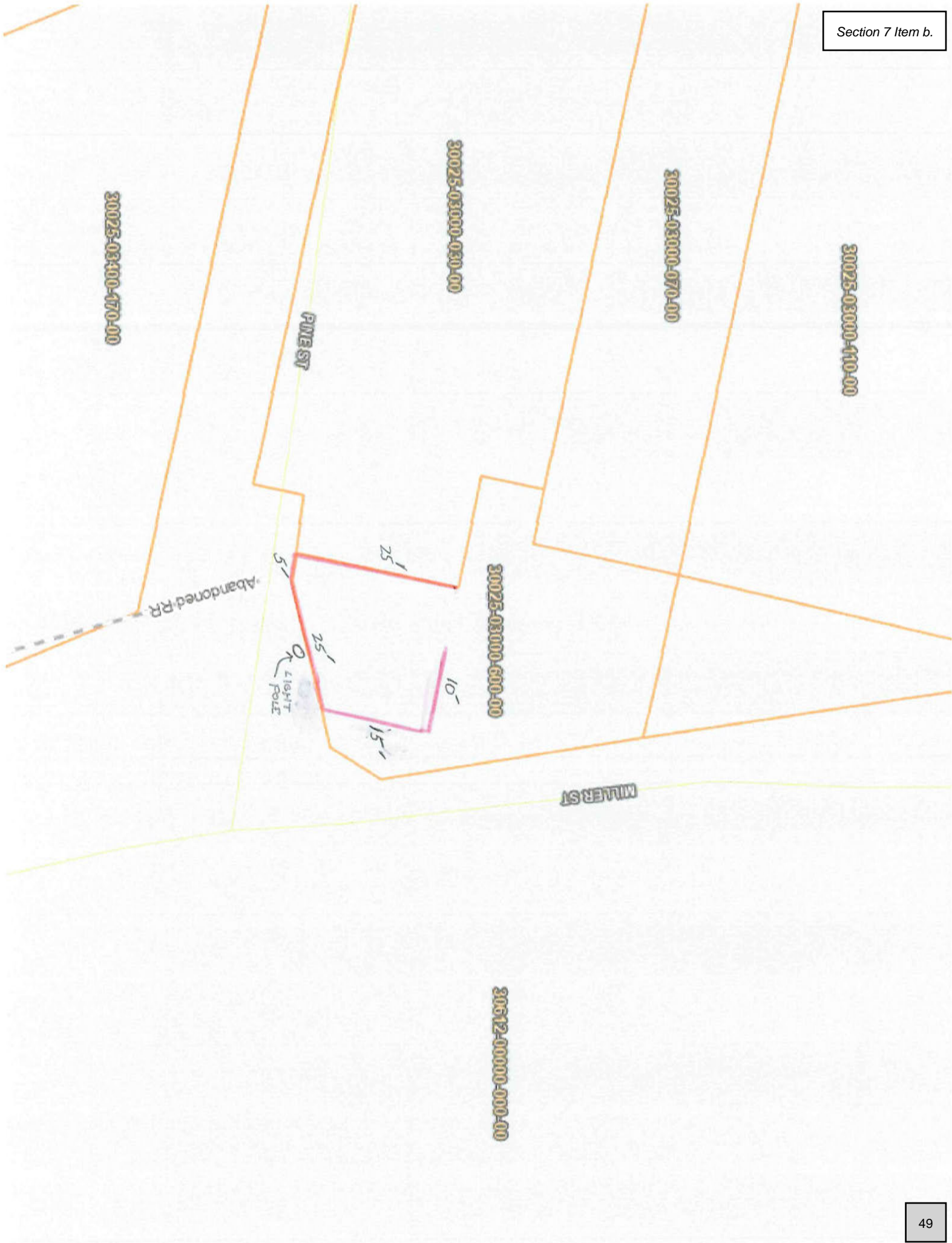
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Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation 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.

69 Sherman fence2





Date: September 04, 2025

Case No. 250169
Address: 49 Terrace

Staff Report

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

Applicant: Tyler Peterson
Owner: STOLTENBURG, JAY H & ANGEL M0
Constructed: circa 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This house has been re-sided with stucco and altered with casement windows. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to remove stucco siding and wood siding. Replace with 6" smooth lap siding. Remove vinyl and wood slide windows and bring back 32" x 60" double hung windows. Lastly, take back original wood framing by removing sheetrock.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

The replacement of the inappropriate siding will move this towards returning to contributing status. Staff have reviewed 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.

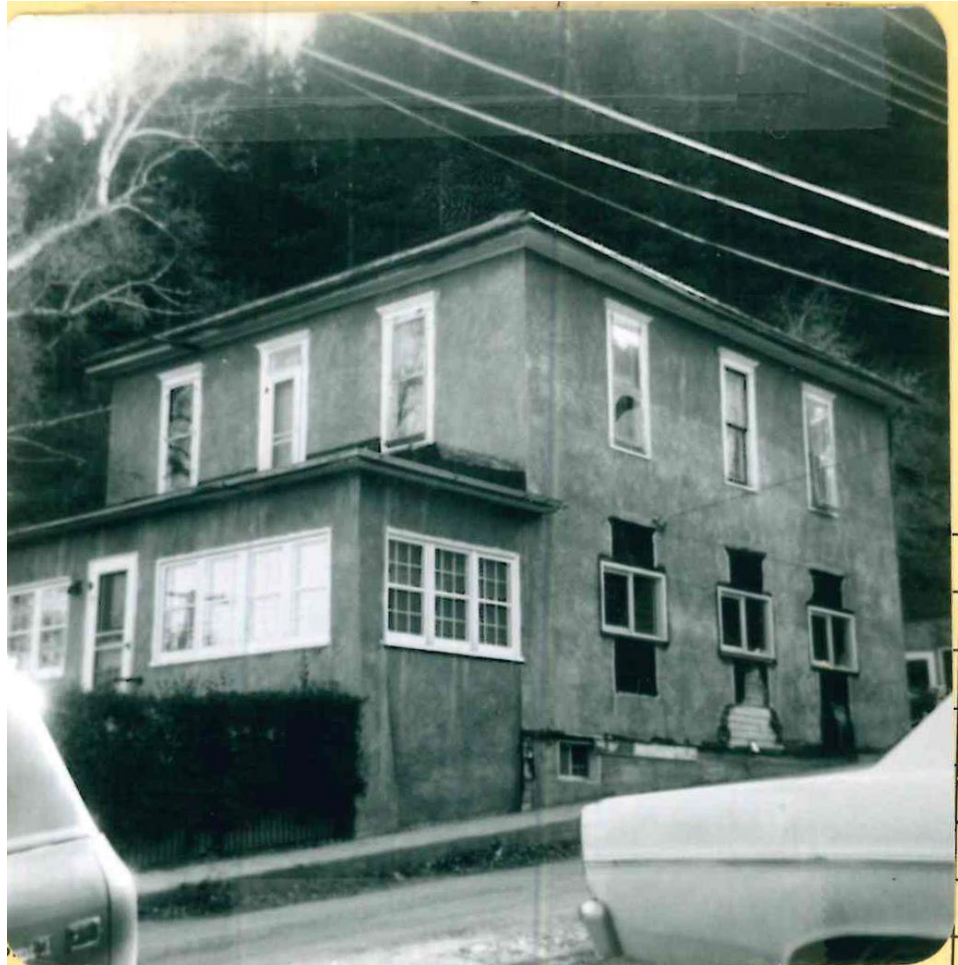
OR

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.

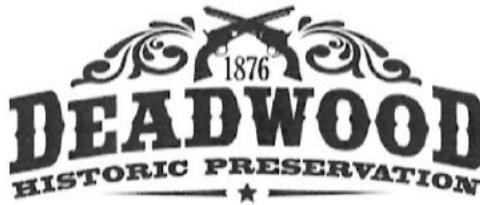
OR

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 a.

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

Cleveland PU

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address:

49 Terrace St Deadwood

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: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☒ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☒ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

Updated October 9, 2019

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" 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).

Remove Stucco Siding and wood siding underneath.
 Replace with 6" smooth lap siding. Remove
 vinyl & wood slider windows and bring back to
 32" x 60" double hung window. Take back to
 original wood framing by removing sheetrock.

FOR OFFICE USE ONLY

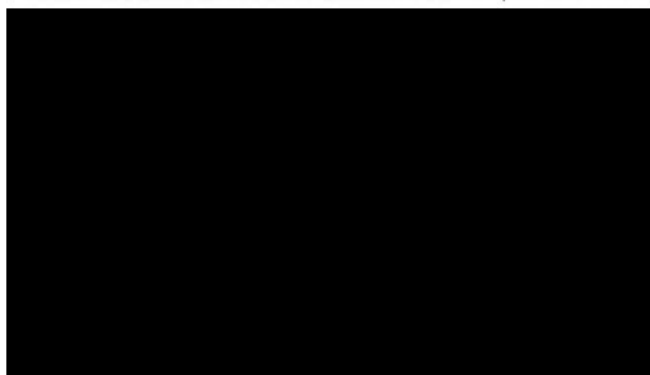
Case No. _____

SIGNATURES

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

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

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

_____
SIGNATURE OF AGENT(S)_____
DATE_____
SIGNATURE OF AGENT(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: September 04, 2025

Case No. 250172

Address: 51 Highland Ave

Staff Report

The applicant has submitted an application for Project Approval for work at 51 Highland Ave, a Contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Bob Bailey

Owner: PAGE, HEATH & CRYSTALO

Constructed: circa 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

- 1. Historic significance of the resource:** This 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 install composite shakes as a new roof material to mimic the original shake roof, while increasing the longevity of the roof. (50 year warranty)

Attachments: No

Plans: No

Photos: Yes

Staff Opinion: Staff met with the applicant to review the proposed roof replacement. 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	
Case No.	250172
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	___/___/___
Date of Hearing	___/___/___

Section 8 Item b.

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: 51 Highland Ave

Historic Name of Property (if known): 51 Dakota Street

APPLICANT INFORMATION

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

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☒ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

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

☐ **ALTERATION** ☐ Front ☐ Side(s) ☐ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____
☒ **ROOF** ☒ New ☐ Re-roofing ☒ Material
☒ Front ☒ Side(s) ☒ Rear ☐ Alteration to roof

☐ **GARAGE** ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear

☐ **FENCE/GATE** ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____ Dimensions _____

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

Material _____ Style/type _____

☐ **PORCH/DECK** ☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Note: Please provide detailed plans/drawings

☐ **SIGN/AWNING** ☐ New ☐ Restoration ☐ Replacement

Material _____ Style/type _____ Dimensions _____

☐ **OTHER** – Describe in detail below or use attachments**DESCRIPTION OF ACTIVITY**

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

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

Request to install composite shakes as new roof material to mimic original shake roof, while increasing

longevity of roof (50 year warranty).

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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

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

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF AGENT(S)

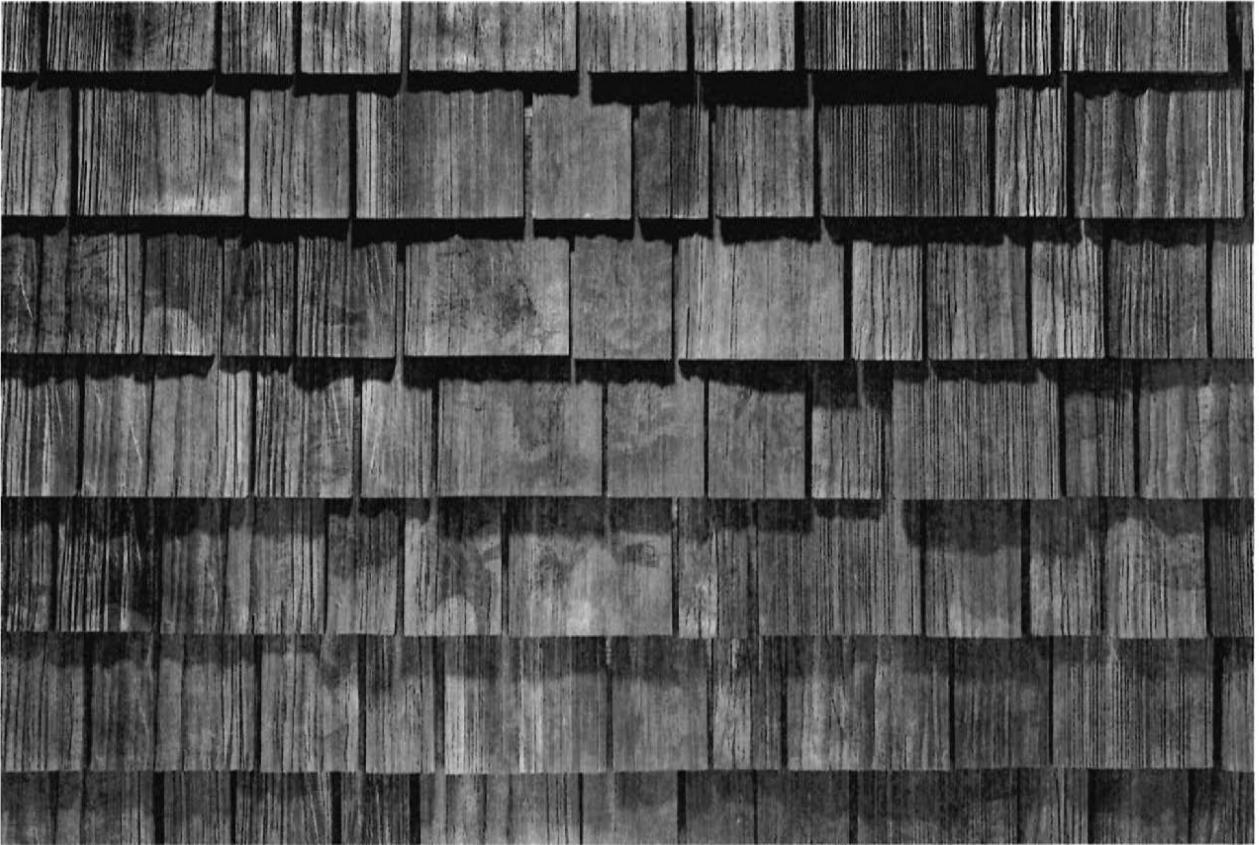
DATE

APPLICATION DEADLINE

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

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



Bonny Anfinson

From: Robert Bailey <bncbailey@me.com>
Sent: Wednesday, September 3, 2025 11:35 AM
To: Bonny Anfinson
Cc: Bob Bailey1
Subject: 51 Highland Ave. - Project Approval Request for Mod to Roofing Materials
Attachments: scan_20250903103027.pdf

Good morning, Again!

Attached is my Application for Project Approval for Roofing Materials. Please advise if you need anything further from me. The product, Brava, is essentially the same product you have in the back corner of your office.

Thanks, bob

Date: September 04, 2025

Case No. 250171
Address: 822 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 822 Main St., a noncontributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Alan & Phyllis Wright
Owner: WRIGHT, ALAN N & PHYLLIS JO
Constructed: c 1930

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. **Historic significance of the resource:** At the time of the 1993 Architectural Survey, this house had been re-sided with rough boards and has all modern replacement windows and doors. Because of these alterations, it has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.
2. **Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace the deck railing to meet code.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

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



Motions available for commission action:**A: 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:

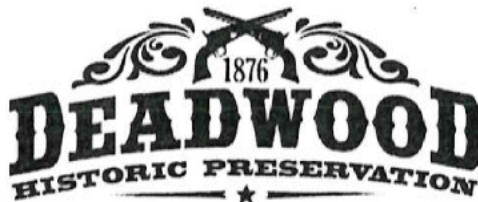
Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE**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



Case No. _____	Section 8 Item c.
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received _____/_____/_____	
Date of Hearing _____/_____/_____	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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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: <u>822 MAIN ST.</u>
Historic Name of Property (if known): _____

APPLICANT INFORMATION
Applicant is: <input type="checkbox"/> owner <input checked="" type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____

Owner	
Address	
City: <u>D</u>	
Telephone	
E-mail	

Architect	
Address	
City: _____	
Telephone	
E-mail	

Contractor's Name: <u>SAME AS ARCHITECT</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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

TYPE OF IMPROVEMENT			
<input checked="" 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 <u>RAILING</u>
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

Updated October 9, 2019

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): <u>10/1/25</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input checked="" type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Note: Please provide detailed plans/drawings <u>RAILING TO CODE w/ SPINDLES</u>			
<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
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SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

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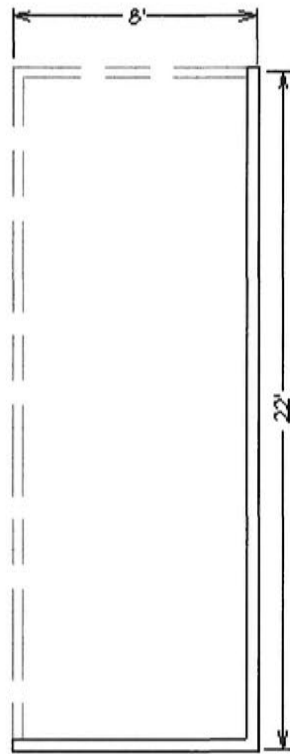
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DECK AREA
178 SQ FT

DEADWOOD
• SINCE 1876 •
HISTORY

BIG

Thank You

Thursday, September 11



Engage • Inspire • Preserve

The Deadwood History, Inc. board of directors and staff would like to thank our members and sponsors for their support with a private appreciation party.

Join us for a wine tasting sponsored by
A&B Business Solutions and hors d'oeuvres catered by
Dave's Catering.



Thursday, September 11, 2025

Adams Museum

- 54 Sherman Street, Deadwood -

5:00 PM to 7:00 PM

Advance reservations appreciated.

Please call 605-722-4800 for reservations.



Sponsored in part by the Deadwood Historic Preservation Commission, Adams-Mastrovich Family Foundation, Deadwood History, Inc., A&B Business Solutions, and Dave's Catering.