

Historic Preservation Commission Meeting Agenda

Wednesday, July 08, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. [HP Meeting Minutes June 24, 2026](#)
4. **Voucher Approvals**
 - a. [HPC Operating Vouchers July 8, 2026](#)
 - b. [HP Grant Vouchers](#)
 - c. [HP Revolving Vouchers](#)
5. **HP Programs and Revolving Loan Program**
 - a. [HP Revolving Loan Request](#)
Brad & Sheila Beuckens - 31 Centennial Ave. - Retaining Wall Loan
 - b. [Neighborworks Updates](#)
 - c. [Accept 794 Main Street into the Retaining Wall Program](#)
 - d. [Preservation Grant Program Application](#)
Jeff & Kris Sampson - 25 McKinley St. - Enter into Elderly Resident Program
6. **Old or General Business**
 - a. [Deadwood Chamber Yearly Report and Review](#)
 - b. [2026 Outside of Deadwood Grants Requests - Round II](#)
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. [PA 260133 - 11 Jackson - Rachele Van Derwyst - Install Fence](#)
9. **Items from Citizens not on Agenda**

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

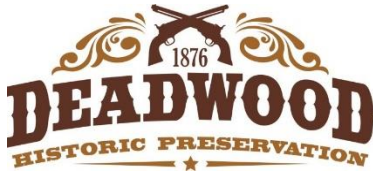
(Items considered but no action will be taken at this time.)

 - a. [International Group of Archeologist \(Team C\) tour of Historic Preservation Archives and Archaeological Laboratories](#)
11. **Committee Reports**

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

12. **Adjournment**

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



Historic Preservation Commission Meeting Minutes

Wednesday, June 24, 2026, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commissioner Vice Chair Allen called the Deadwood Historic Preservation Commission meeting to order on June 24, 2026, at 4:00 p.m., at City Hall.

2. Roll Call

PRESENT

HP Commissioner Vice Chair Jesse Allen
 HP Commissioner 2nd Vice Chair Beverly Posey
 HP Commissioner Bobby Rock
 HP Commissioner Alexandra Lux
 HP Commissioner Molly Brown
 HP Commissioner Diana Williams

City Commissioner Charles Eagleson

ABSENT

HP Commissioner Chair Anita Knipper

STAFF PRESENT

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

Susan Trucano, Neighborworks
 Jenny Reinbold, Neighborworks

3. Approval of Minutes

- a. HPC Meeting Minutes June 10, 2026

It was motioned by Commissioner Rock and seconded by Commissioner Lux to approve minutes of the June 10, 2026, meeting. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers June 24, 2026

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve the operating vouchers in the amount of \$24,013.55. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

- b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Williams to approve the grant vouchers in the amount of \$10,942.36. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Williams to approve Revolving Vouchers in the amount of \$10,330.00. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Requests

Tate and Ron Underhill, 33 Taylor Ave., Windows & Doors Loan
Jay and Danelle Weiher, 62 Denver, Vacant Home Loan

It was motioned by Commissioner Posey and seconded by Commissioner Lux to approve the Windows and Doors Loan for Tate and Ron Underhill, 33 Taylor and Vacant Home Loan for Jay and Danelle Weiher, 62 Denver. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

- b. Neighborworks Update

Mrs. Trucano stated we have provided the delinquency report to the commission along with the financials for the end of the month from May 31, 2026.

- c. Grant Extension Request - Bob Bailey - 51 Highland

Mrs. Anfinson stated the applicant is requesting an extension on their Siding and Windows and Doors grants. They have completed the foundation work and are currently doing work on the interior. Per the request, the applicant needed to hire an engineer for the replacement of the deck on the back of the structure which has put a temporary hold on the remaining exterior work. The current grants expire in July of 2026. Staff recommends extending the grant until July of 2027 per the applicant request. The Loan Committee has reviewed and recommends approval.

It was motioned by Commissioner Posey and seconded by Commissioner Williams to approve the extension on the Siding, Windows, and Doors Grant for Bob Bailey, 51 Highland. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

6. Old or General Business

- a. Permission to hire Quiksigns in the amount of \$7,072.39 to wrap the utility boxes at Deadwood Recreation & Aquatic Center. (Paid 1/2 from Block Club reserves and 1/2 from HP Public Ed.)

Mr. Kuchenbecker stated there are seven utility boxes and one generator behind the Rec Center and Ronda Feterl with the Neighborhood Block Clubs is taking the lead on getting these wrapped. There have been a couple preliminary meetings with Jeremy Russell, the Rec Center Manager, Mike Runge, and Kevin including one today as well to look at the boxes. These are very large utility boxes and you are going to see the wraps with great opportunities to display an incredible canvas on an ugly surface. The block clubs each are allocated \$1,000.00 each year to each

block club and they do not use it every year. We did a look back in the last five years and there is roughly \$17,000.00 unspent funds from their budget and it goes into the HP reserves. The block clubs were wanting to do a larger project so we challenged them to come up with an idea. We would split this expense, and the reason why is due to the generator being about half this cost. The generator is huge, but could be a great money shot for historic photographs. There is also opportunities to place interpretive panels with photos. Maybe even on the wraps we see throughout town and how this project from the Historic Preservation Commission has taken utility boxes and used them as a canvas for historic photographs all over town. We are still working through the photo process. We met today to get a better look at the generator and Mike Runge pulled historic photos and will pull additional ones. We want to use some photos from the era of the railroads as there was several tracks, an electric house for the trolley and the Rec Center which was built in 1910 with the first show there being an automobile show. We have photos of that too. With the big canvas from the generator, we could possibly use that one as an overview, for example, the 1899 glass photos. Every time you walk by there and look at the photos you see something different or new in the photo itself. Now you blow that up at 93 inches tall and keep the quality of the print, people will stop and look and when they walk back they will do the same again. There will be intrusions on these panels with the door handles and the hinges cut out to fit the generator and utility boxes. We recommend authorization to utilize the expenditure to the City Commission and then later in the year we will have to do a supplemental budget to that line item through City Commission.

It was moved by Commissioner Rock and seconded by Commissioner Brown to approve hiring Quiksigns in the amount of \$7,072.39 to wrap the utility boxes at the Deadwood Recreation and Aquatic Center. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

- b. Final approval of PA 260093 - 308 Main, PA 260093 - 306 Main, PA 260095 - 388 Main, PA 260096 - 390 Main and PA 260097 - 390 1/2 Main Street and approve Developer's Agreement with Optima, LLC.

Mr. Kuchenbecker stated to update the two new commissioners of this project, five structures are owned by Optima LLC or Cadillac Jacks. It is the Wayne Morris cottages and garage at the back as well as the Auer house and barn. In the site plan it is shown how they will be set with the long house along the parking lot of the hospital. 390 Main is the white cottage, 390 1/2 Main is the two story garage with living quarters above. 306 Main is the Auer barn and 308 Main is the Auer house. This diagram shows how everything would sit and they would be re-zoned as R1 zoning. There would be deed restrictions that would prohibit commercial use and short-term rental of these five structures. They could be sold to one investor or sold individually. There will be three lots and a common access easement for each structure and maintenance agreements set forth. Once signed by City and Historic Preservation Commissions, this is the final approval. The developers agreement has been signed by Optima LLC and sent to Commissioners individually and has been reviewed by the legal counsel and review and accepted Optima LLC. The motion

tonight would be the final action to allow to get the building permits to begin the process.

Commissioner Rock asked about the water lines in the back of the structures.

Mr. Kuchenbecker stated they have it set where there is one existing tap running at 390 Main. The grey area on Charles Street, at some point they will have to tear up and tap the middle of the street and repair the street when that process is complete. Looking into the fall when traffic decreases in Deadwood a little. They can not have more than one primary residence on a lot. 390 ½ Main water line would come from 390 Main water line if they were going to rent out as a secondary residence, but we can only have one primary residence per lot. 390 Main will have a water meter there and if the owner of 390 Main wants water to 390 ½ Main, it will be a private line going back there and a separate billed meter would go to 390 ½ Main.

Commissioner Rock asked is there going to be a separate sewer tap line if that becomes another residence living there.

Mr. Kuchenbecker stated the initial discussion was to have all hooked up to one sewer line and out, but each one now should be separate because if each are sold separately and there are three owners, but the pipe collapses for example, who is going to repair and pay for it? Moving forward, each one will have their own water and sewer line. Optima LLC met with Trent to go over additional details and they would stage it where they would move 306 Main the barn and stage in the back, move 308 Main crib it up, then they have to move 388 Main which is the long structure and get that in there and then follow up with 390 Main and 390 ½ Main. Finally put 306 and 308 Main and take them back out.

Commissioner Rock asked will any of the dirt work for this plot disrupt the retaining wall on the back end or compromise in anyway?

Mr. Kuchenbecker stated it should not, the plat is going through Planning and Zoning as a permanent construction easement and access easement for the maintenance of the retaining wall which is zoned by the City. That will be addressed on the Plat. There will be phases and they will start building foundations. As they start to dig there will be archaeological monitoring. They will most likely move a some of the houses over there, build the foundation, set a house, build the next foundation and set a house, so it will be done in phases. It will more than likely be September 20, 2026, before 388 Main gets over there because they currently have it rented out as a short-term rental. It may be in phases but it should be complete by year-end. Unlike what we have done in the past we would have had an escrow where if it is not completed we would have the ability to complete the project and that includes the landscaping that did not get done previously.

Commissioner Eagleson asked who determines the amount of the bond?

Mr. Kuchenbecker stated it will be based on the next step which we will have a building permit with projected costs, but the building permit will line item will give an amount of how much the project will cost. With the escrow, we will start with \$300,000.00. As soon as the foundation is done they are going to have to pay their

contractor and there is no use holding that money, so if we set up the escrow of \$300,000.00 where we can pull on it at the end, to finish the project and they have been very good to work with throughout this entire project.

Commissioner Posey asked is this what we used to call a "Contractor at Risk"?

Mr. Kuchenbecker stated no, not necessarily, we are calling it the Developer's Agreement which we have never had on any Preservation project where it fine lines everything out. We expect who is responsible for what and the bond, we have never bonded or escrowed before.

Commissioner Brown stated typically the developer is going to bear all the cost risks and really the City does not have any say on what they do on that property, so they are willing to let us put stipulations on this is a positive move forward.

It was moved by Commissioner Posey and seconded by Commissioner Brown to approve Optima LLC to take final action in receiving building permits to begin the relocating process. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

- c. Accept low quote from Competitive Masonry for retaining wall and sidewalk project at 85 Charles at a cost of \$25,413.30. (To be paid from HP Retaining Wall line item).

Mr. Kuchenbecker stated we would like to consider this being the final expenses for 85 Charles. We have the porch, roof, siding, windows all done, the exterior envelope has been rehabilitated. There is a steep slope coming off the side between 85 Charles and the neighbors. The best way to control that is to create a retaining wall that comes from the foundation and slopes out. Then we were looking to make a sidewalk from the street to the new steps and bring in top soil and seed it, so it looks good in case it does not get sold right away. Getting the final touches on the exterior, it will sell better and if it does not sell right away, it is a finished project.

Commissioner Rock stated looking at the maps, the new plat is being re-zoned residential but that side of the hospital, those four homes, 81, 83, 85, and 87 Charles, basically the whole block is zoned commercial. It was believed that when it gets re-zoned that whole block was going to be re-zoned to residential?

Mr. Kuchenbecker stated no, it is just that one plat. We can take 85 Charles and any adjacent owners and re-zone it residential should the owners wish to do so. When we sell 85 Charles it will almost the same exact language with a deed restriction that states this property shall not be used for commercial purposes or short-term rentals.

Commissioner Rock asked if you could take 81, 83, and 85 Charles and make them residentially zoned, but we know 87 Charles we cannot, correct?

Commissioner Brown stated 87 Charles is an AirBnB so we cannot change that to residential.

Mr. Kuchenbecker stated we will look into getting the three structures residentially zoned.

It was moved by Commissioner Posey and seconded by Commissioner Lux to accept the low quote from Competitive Masonry for retaining wall and sidewalk project at 85 Charles at a cost of \$25,413.30. Voting Yea: Rock, Posey, Lux, Allen, Brown, Williams.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260127 - 62 Denver - Jay Weihar - Repair stucco and stairs

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Creek Planning Unit in Deadwood, circa 1900. The applicant is requesting permission to repair stucco on the retaining wall and repair the stairs leading up to the house. The stairs will be of wood construction. They are new owners and are very excited, we have met with them two or three times and this house has been vacant for 15 years. The previous owner came before this commission asking permission to demolish it and it was denied. While it sat vacant, one of the spouses passed away and they decided to sell it and now we have new owners that would like to rehabilitated the structure. It is 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.

It was moved by Commissioner Posey and seconded by Commissioner Lux 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: Rock, Posey, Lux, Allen, Brown, Williams.

- b. PA 260128 - 300 McGovern Hill - Trinity Conrad - Replace deck and awning

Mr. Kuchenbecker stated this is a non-contributing structure located in the McGovern Hill Planning Unit in Deadwood, circa 1930. It has lost its historical significance due to substantial alterations. The applicant is requesting permission to replace the rotting wood deck and awning with new wood deck. This project was started without project approval or a building permit. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Commissioner Rock and seconded by Commissioner Williams 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: Rock, Posey, Lux, Allen, Brown, Williams.

9. Items from Citizens not on Agenda

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

10. Staff Report

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

Mr. Kuchenbecker stated the Crescent Drive project weekly progress meeting is tomorrow. As a part of that, we are bringing in a structural engineer and doing inspections at the grandstands at the rodeo grounds and one of the piers inside the stands holding them up has been undermined from years of wear, tear and old age and there is some wood rot. We have the structural engineer looking at that when he comes for the Crescent Drive project tomorrow and hopefully get it repaired right away, otherwise it may turn into an emergency repair.

Mr. Kuchenbecker stated we went out to bid on three retaining walls, 10 Denver, 56 Lincoln, 31 Centennial. They all came out at or under the engineers estimate and those were awarded by the City Commission and the contracts are on the next City Commission meeting. That total is about \$550,000.00 of retaining walls.

Mr. Kuchenbecker stated we have been working with and receiving quotes for smartboards in the commission room. The commission room was set up to be the zoom room with the two tv screens and it has worked well for the last few years and now it is time for an upgrade. We are looking at taking one of the tv screens and mounting it so the audience can look at it, and the other tv screen and mounting it so the commission can look at it and similar to what we have in the Century room, putting an interactive smartboard in the commission room. For example, when we need to pop-up a site plan, we can have it up on the screens while looking at the agenda packets. Then we can draw on it and explain more in depth. I budgeted \$15,000.00 under the HP Machinery/Equipment line item and Public Buildings will pick up the electrical upgrades needed. That will be on the City Commission meeting.

Mr. Kuchenbecker stated Mount Moriah improvement project is taking a little longer. We had to get ahold of the contractor again, great contractor, he had just pulled off on a couple other deadlines which we have an upcoming meeting on soon.

Mr. Kuchenbecker stated the bunting throughout town, at Gordon Park and on the four-lane, they all look really good. I think they counted 91 buntings that were put up yesterday. Some of the bunting that came in was not embroidered, it was screen printed, so the company replaced all the screen printed and said keep them.

Mrs. Anfinson stated July 5 will be the Vintage Base Ball game day. We have arranged for a Trolley to take Deadwood residents up to Lead. If you want to ride the Trolley, it will be leaving Sherman Street at 9:30 am. Do let Justin Lux know if you would like to get a ride, as there is limited seating and we can better adjust seating arrangements. The Trolleys intend to bring everyone back down to Deadwood afterwards. There is limited parking in that area.

Mr. Kuchenbecker stated we will also have a Trolley in the parade for the Fourth of July if any commissioners would like to be in the Trolley, please let Justin know. City Commissioners and some of the Base Ball players will be in there also. Let's keep the trophy here!

Ms. Schmidt stated the 150th Deadwood t-shirts for the commissioners were ordered on Monday and should be receiving them by next week.

Commissioner Lux asked at the grandstands, we are aware that we don't know the extent of the damage yet, when we say emergency repairs, are we speaking before the Days of '76 Rodeo potentially?

Mr. Kuchenbecker stated we are unsure of that yet. We will take a look at it tomorrow, we are using those terms partially rather than having to go out to bid on it, instead just get it fixed. It may only go to City Commission for approval; it depends on where it is at. We do have funds budgeted for the grandstands, although we have spent quite a bit down there, about \$600,000.00 for new ballfield lighting but there is money within the Capital Assets Line Item to perform a repair.

Commissioner Lux asked when it comes to the interactive displays in the commission room, has there been discussion about getting an Owl for in here?

Mr. Kuchenbecker stated yes that is another \$12,000.00 and that may be a future project. One of the challenges with AI cameras, for example people that talk out loud in the back of the room while the meeting is happening, the camera would detect that conversation and move to showcase those people talking in the back.

Commissioner Lux asked this may not be the right venue for it, but it would be really nice to have all the meetings recorded so citizens can go back and watch the meetings, if they are unavailable during the time of. We do not have any legal reason to not record a meeting. Is that something that has been discussed as far as adding that for the server piece of it?

Mr. Kuchenbecker stated about twenty years ago we discussed having a closed circuit tv where it would stream on cable and have its own channel. Part of it was the cost, the other part of it was who is going to move the camera around. State laws have made some changes over the past twenty years, for example we record our City Commission minutes. After the minutes are published, the recording is no longer available. We will look into that again. Another example is the State Legislature; we stay up to date on television each year.

Commissioner Lux stated the City of Lead, the School Board, and the City of Spearfish does all of their meetings and records them. At the very least there is some precedence. If there is a legal concern with it, we imagine it has been explored.

Mr. Kuchenbecker stated we think it is something to look into also with the cameras that we have, which is two and they are manually controlled here and before that we didn't have any. Like we said the quote right now is at \$12,000.00 to \$15,000.00.

11. Committee Reports

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

Commissioner Williams stated at the Project Committee, funding was portioned out to give to surrounding communities in South Dakota.

Commissioner Allen stated the round two Outside of Deadwood Grants went well. We hit our budget and recommendation will be on the next meeting. We had some carry over

from the first round into the second round because we had so many applicants. As far as right now, we got everyone taken care of.

Commissioner Brown stated there was two days of Housing Study meetings. It was quite interesting hearing the different perspectives. That should be complete by September and available through Economic Development.

Commissioner Allen stated Wild Bills Days was this last weekend and that was a great turnout. We had historical re-enactments and demonstrations. We had the old time Blacksmith and he was great with talking to the public and explained how important this was to the Gold Rush and the tools they made and how they made them. We had the TP on Main Street. The wagon display from Deadwood History was there. There were kid games on Main Street and gold panners. We had Deadwood Alive doing re-enactments and shoot-outs.

Commissioner Allen stated the Trails Committee did the Mickelson Marathon hike the Saturday before the actual marathon. We had 60 people did the hike, but 80 people signed up for it. The group enjoyed the cemetery and bullocks grave and they do want to do it again next year. As part of the marathon, they did an eight station. Last Sunday over Father's Day, we did another hike. The weather held out for us till the very end. There was about twenty participants. Kevin Forester's wife and mother were there and they did the hike and they read the proclamation on the trail and framed it and gave it to them. A lot of photos were taken! A new trail is going out to bid, called the Commuter Trail that will go behind First Gold and will go up to the Lodge area.

Mr. Kuchenbecker stated it is going to have to go out to bid because the quotes came in over the bid limit.

Commissioner Allen stated the Volksmarch and Chuckwagon Events are live and linked, so you can buy your tickets now if you want to participate in either or both of those events. There was social media event that went out for the Volksmarch event, we are trying to get the ticket link and everything else needed tied-in together for all the information. When the crafts and cut at Lead go on sale that link will be a part of that also.

Commissioner Allen stated we have a Deadwood Alive meeting today. We were getting updates and of course Deadwood is a slow start getting off the ground and the numbers were down a little for example the Stage Coach numbers were down a little last year. The Trials were slightly down and we are hoping it starts to pick up, as we noticed it was a slow start in May into June.

Commissioner Lux stated there are no updates for any committee reports. We appreciate the changes over the last couple of years during Wild Bill Days with it becoming more family oriented, a nice change of pace. The feedback is very positive about that.

Commissioner Lux stated the Vintage Base Ball game on June 14 was excellent and we had so much fun. Please everyone gather and enjoy the game on July 5. All around this is a great thing for the community and our children.

Commissioner Posey stated we are still looking for volunteers on the Promotions Committee. If you know anyone that would like to be a part of the committee and volunteer, please send them our way. We are having a difficult time completing anything

whether it be because there are so many events going on or the volunteers are not coming back. The same volunteers are always there every time, if we could get new people and others to join that would be great. The Promotions Committee is the money making engine of Main Street Initiative. We create the various programs and promotions throughout Deadwood, for example we created the Hops and Hogs event. Then we go out, speak with businesses and get everybody on board with the event. We further into managing the ticketing and keeping up with the advertising. Once we get that finalized, someone will come sell the tickets and manage the event, for example someone has to pour the beverages. We have promoted this committee everywhere like the Chamber newsletter and the City newsletter.

Commissioner Lux stated some ideas to promote this committee could be creating a community volunteer meeting. Get it out onto social media and make it more open. Not everyone truly reads their newsletters so getting it out elsewhere may be beneficial. Put an advertisement on the Chambers Facebook page. Maybe we could help with it and get a good look at the potential volunteers in the community and find strengths.

Commissioner Brown stated there are a couple things happening around that currently. One, there is supposed to be an MSI Marketing meeting which has not met, which is to address exactly this and getting messages out. The second task is the formation of the Leadership of Deadwood program, which is to start recruiting young people in the communities in businesses to help them learn more for example how our government works and these are the industries in town. That is supposed to be launched in 2027, we did not do it this year because of everything going on for the 150th anniversary of Deadwood.

Commissioner Posey stated we attempted the "Adopt a Park" in the community and that still doesn't seem very high in volume for volunteers. That did not seem to excite the community either.

Commissioner Rock asked with the Crescent Drive improvement project occurring, what is being done to protect Whitewood Creek?

Mr. Kuchenbecker stated we are following DANR guidelines with silt fencing and will continue following their guidelines.

Commissioner Eagleson stated the Farmers Market is back this Friday at Gordon Park. Our spotlight of organizations volunteers are the Chamber, the Police Department, the Northern Hills Master Gardeners, and the Freshman Impact Group. Thanks to the Parks Department, Gordon Park looks magnificent.

12. Adjournment

The HP Commission meeting adjourned at 4:50 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

Historic Preservation Commission

Bill List - 2026

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 29,726.01

Approved by _____ on ____/____/____
Chairman

HPC	07/08/26
Batch	07/21/26

7/08/2026 10:52 AM
 ACKET: 07547 7/21/26-HP OPERATING-CS
 ENDOR SET: 01 CITY OF DEADWOOD
 EQUENCE : ALPHABETIC
 UE TO/FROM ACCOUNTS SUPPRESSED

POST DATE	BANK CODE	DESCRIPTION	DISCOUNT	GROSS	P.O. #	ACCOUNT NAME	DISTRIBUTION
1-0776	ALBERTSON ENGINEERING, INC.						
I-INV06260248	FNBAP	10 CENTENNIAL & 10 DENVER RW DUE: 7/21/2026 DISC: 7/21/2026	931.25		1099: N 215 4576-600	PROFES. SERV. CURRENT EX	931.25
I-INV06260249	FNBAP	21-25 LINCOLN RW DUE: 7/21/2026 DISC: 7/21/2026	2,561.28		1099: N 215 4575-515	GRANT/LOAN RETAINING WAL	2,561.28
I-INV06260250	FNBAP	31 CENTENNIAL RW DUE: 7/21/2026 DISC: 7/21/2026	1,503.20		1099: N 215 4575-515	GRANT/LOAN RETAINING WAL	1,503.20
I-INV06260251	FNBAP	56 LINCOLN RW DUE: 7/21/2026 DISC: 7/21/2026	1,331.25		1099: N 215 4575-515	GRANT/LOAN RETAINING WAL	1,331.25
I-INV06260263	FNBAP	37 JACKSON RW DUE: 7/21/2026 DISC: 7/21/2026	1,335.25		1099: N 215 4575-515	GRANT/LOAN RETAINING WAL	1,335.25
I-INV06260287	FNBAP	FREMONT RW RECONSTR. DUE: 7/21/2026 DISC: 7/21/2026	3,129.48		1099: N 215 4576-600	PROFES. SERV. CURRENT EX	3,129.48
I-NIV06260262	FNBAP	79 STEWART RW DUE: 7/21/2026 DISC: 7/21/2026	481.25		1099: N 215 4575-515	GRANT/LOAN RETAINING WAL	481.25
				11,272.96	=== VENDOR TOTALS ===		
1-3137	ALLEN, JESSE						
I-2026-01	FNBAP	JAN-JUNE COMMISSIONER PAY DUE: 7/21/2026 DISC: 7/21/2026	385.00		1099: Y 215 4641-422	PROFESSIONAL SERVICES	385.00
				385.00	=== VENDOR TOTALS ===		
1-4711	AMAZON CAPITAL SERVICES						
I-1Y4T-DNMP-VV93	FNBAP	CITY ARCHIVE EXT HARD DRIVE DUE: 7/21/2026 DISC: 7/21/2026	209.99		1099: N 215 4573-335	HIST. INTERP. ARCHIVE DE	209.99
				209.99	=== VENDOR TOTALS ===		

PACKET: 07547 7/21/26-HP OPERATING-CS
 ENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

POST DATE	BANK CODE	DESCRIPTION	GROSS DISCOUNT	P.O. # G/L ACCOUNT	ACCOUNT NAME	DISTRIBUTION
1-5169	BROWN, MOLLY					
I-2026-01	FNBAP	JAN-JUNE COMMISSIONER PAY	350.00	1099: Y	PROFESSIONAL SERVICES	350.00
7/21/2026		DUE: 7/21/2026 DISC: 7/21/2026		215 4641-422		
		JAN-JUNE COMMISSIONER PAY				
		=== VENDOR TOTALS ===	350.00			
1-4625	FIB CREDIT CARDS					
I-7826	FNBAP	6/01/26 - 6/30/26 STATEMENT	628.35	1099: N		
7/21/2026		DUE: 7/21/2026 DISC: 7/21/2026		215 4641-427	TRAVEL	17.13
		CULVER'S-CLG CONF.		215 4641-427	TRAVEL	32.35
		PIZZA RANCH-CLG CONF.		215 4641-427	TRAVEL	87.87
		CASEY'S-CLG CONFERENCE		215 4641-427	TRAVEL	224.00
		HOLIDAY INN-CLG CONF.		215 4641-427	TRAVEL	224.00
		HOLIDAY INN-CLG CONF.		215 4641-427	TRAVEL	224.00
		CASEY'S-CLG CONFERENCE		215 4641-427	TRAVEL	43.00
		=== VENDOR TOTALS ===	628.35			
1-4875	KNIPPER, ANITA					
I-2026-01	FNBAP	JAN-JUNE COMMISSIONER PAY	315.00	1099: Y	PROFESSIONAL SERVICES	315.00
7/21/2026		DUE: 7/21/2026 DISC: 7/21/2026		215 4641-422		
		JAN-JUNE COMMISSIONER PAY				
		=== VENDOR TOTALS ===	315.00			
1-3044	LAWRENCE CO. EQUALIZATION					
I-7126	FNBAP	PICTOMETRY 2024 FLIGHT PAY #3	11,276.00	1099: N	HIST. INTERP. GIS	11,276.00
7/21/2026		DUE: 7/21/2026 DISC: 7/21/2026		215 4573-340		
		PICTOMETRY 2024 FLIGHT PAY #3				
		=== VENDOR TOTALS ===	11,276.00			
1-0551	MENARD'S					
I-11229	FNBAP	STAIN RODEO GRANDSTANDS	242.85	1099: N	CAPITAL ASSETS RODEO GRO	242.85
7/21/2026		DUE: 7/21/2026 DISC: 7/21/2026		215 4577-735		
		STAIN RODEO GRANDSTANDS				
		=== VENDOR TOTALS ===	242.85			

PACKET: 07547 7/21/26-HP OPERATING-CS
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

POST DATE	BANK CODE	DESCRIPTION	GROSS DISCOUNT	P.O. # G/L ACCOUNT	ACCOUNT NAME	DISTRIBUTION
11-4049	POSEY, BEVERLY					
I-2026-01	JAN-JUNE COMMISSIONER PAY		420.00	1099: Y 215 4641-422	PROFESSIONAL SERVICES	420.00
7/21/2026	FNBAP	DUE: 7/21/2026 DISC: 7/21/2026				
		JAN-JUNE COMMISSIONER PAY				
		=== VENDOR TOTALS ===	420.00			
11-0407	SHERWIN WILLIAMS CO					
I-7457-9	SHERWIN WILLIAMS CO		1,404.20	1099: N 215 4577-735	CAPITAL ASSETS RODEO GRO	1,404.20
7/21/2026	FNBAP	DUE: 7/21/2026 DISC: 7/21/2026				
		STAIN-RODEO GRANDSTANDS				
		=== VENDOR TOTALS ===	1,404.20			
11-2744	SKYLINE ENGINEERING LLC					
I-10348	BALLFIELD LIGHTING		920.00	1099: N 215 4577-735	CAPITAL ASSETS RODEO GRO	920.00
7/21/2026	FNBAP	DUE: 7/21/2026 DISC: 7/21/2026				
		BALLFIELD LIGHTING				
		=== VENDOR TOTALS ===	920.00			
11-5321	THE JUNK DRAWER					
I-62226	STAFF 150TH SHIRTS		87.00	1099: N 215 4572-235	VISITOR MGMT ADVOCATE	87.00
7/21/2026	FNBAP	DUE: 7/21/2026 DISC: 7/21/2026				
		STAFF 150TH SHIRTS				
		=== VENDOR TOTALS ===	87.00			
11-2014	TOMS, DON					
I-070726	TAX RECORD PROJ		600.00	1099: Y 215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
7/21/2026	FNBAP	DUE: 7/21/2026 DISC: 7/21/2026				
		TAX RECORD PROJ				
		=== VENDOR TOTALS ===	600.00			
11-4739	WATERS HARDWARE-HP PAINT PROGR					
I-18965 /S	794 MAIN		62.97	1099: N 215 4575-525	GRANT/LOAN PAINT PROGRAM	62.97
7/21/2026	FNBAP	DUE: 7/21/2026 DISC: 7/21/2026				
		794 MAIN				
		=== VENDOR TOTALS ===	62.97			
11-19115 /S	794 MAIN		108.98	1099: N 215 4575-525	GRANT/LOAN PAINT PROGRAM	108.98
7/21/2026	FNBAP	DUE: 7/21/2026 DISC: 7/21/2026				
		794 MAIN				
		=== VENDOR TOTALS ===	108.98			

PACKET: 07547 7/21/26-HP OPERATING-CS
 ENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

POST DATE	BANK CODE	DESCRIPTION	DISCOUNT	G/L ACCOUNT	ACCOUNT NAME	DISTRIBUTION
1-4739	WATERS	HARDWARE-HP PAINT PRGR (** CONTINUED **)				
I-19161 /S	FNBAP	65 FOREST	43.99	1099: N 215 4575-525	GRANT/LOAN PAINT PROGRAM	43.99
7/21/2026		DUE: 7/21/2026 DISC: 7/21/2026				
65 FOREST						
I-19246 /S	FNBAP	37 DENVER	48.84	1099: N 215 4575-525	GRANT/LOAN PAINT PROGRAM	48.84
7/21/2026		DUE: 7/21/2026 DISC: 7/21/2026				
37 DENVER						
===		VENDOR TOTALS ===	264.78			
1-1731	WHEELER	LUMBER OPERATIONS				
I-1340-041145	FNBAP	RODEO GRANDSTANDS	1,034.88	1099: N 215 4577-735	CAPITAL ASSETS RODEO GRO	1,034.88
7/21/2026		DUE: 7/21/2026 DISC: 7/21/2026				
RODEO GRANDSTANDS						
===		VENDOR TOTALS ===	1,034.88			
1-4433	WILLIAMS,	DIANA				
I-2026-01	FNBAP	JAN-JUNE COMMISSIONER PAY	315.00	1099: N 215 4641-422	PROFESSIONAL SERVICES	315.00
7/21/2026		DUE: 7/21/2026 DISC: 7/21/2026				
JAN-JUNE COMMISSIONER PAY						
===		VENDOR TOTALS ===	315.00			
===		PACKET TOTALS ===	29,726.01			

PACKET: 07547 7/21/26-HP OPERATING-CS
 ENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS 29,726.01
 DEBIT MEMO TOTALS 0.00
 CREDIT MEMO TOTALS 0.00

BATCH TOTALS 29,726.01

** G/L ACCOUNT TOTALS **

ANK	YEAR	ACCOUNT	NAME	AMOUNT	*****LINE ITEM*****		*****GROUP*****	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
		215-2020	ACCOUNTS PAYABLE	29,726.01	292,500	227,113.61	881,500	599,668.77
		215-4572-235	VISITOR MGMT ADVOCATE	87.00	50,250	24,523.52		
		215-4573-335	HIST. INTERP. ARCHIVE DE	809.99	35,000	11,485.31		
		215-4573-340	HIST. INTERP. GIS	11,276.00	600,000	492,551.80		
		215-4575-515	GRANT/LOAN RETAINING WAL	7,212.23	25,000	22,148.07		
		215-4575-525	GRANT/LOAN PAINT PROGRAM	264.78	80,000	67,549.27		
		215-4576-600	PROFES. SERV. CURRENT EX	4,060.73	440,000	433,240.79		
		215-4577-735	CAPITAL ASSETS RODEO GRO	3,601.93	35,000	24,342.21		
		215-4641-422	PROFESSIONAL SERVICES	1,785.00	17,500	6,416.46		
		215-4641-427	TRAVEL	628.35				
		999-1306	DUE FROM FUND 215	29,726.01				
			** 2026 YEAR TOTALS	29,726.01				

7/08/2026 10:52 AM
PACKET: 07547 7/21/26-HP OPERATING-CS
ENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
215	7/2026	29,726.01

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Historic Preservation Commission 2026 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 695.43

Approved by _____ on ___/___/___
HP Chairperson

Approved by _____ on ___/___/___
HP Officer

HPC	07/08/26
Batch	07/21/26

PACKET: 07550 07/21/26 - HP GRANTS - BA
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
01-5469		BAILEY, ROBERT				
I-063026		51 HIGHLAND BAILEY	695.43			
7/21/2026	FNBP	DUE: 7/21/2026 DISC: 7/21/2026		1099: N		
		51 HIGHLAND BAILEY		216 4653-962-04	SIDING GRANT EXPENSE	553.72
		51 HIGHLAND BAILEY		216 4653-962-03	WINDOWS GRANT EXPENSE	141.71
		=== VENDOR TOTALS ===	695.43			
		=== PACKET TOTALS ===	695.43			

PACKET: 07550 07/21/26 - HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	695.43
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	695.43
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** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	2026	216-2020	ACCOUNTS PAYABLE	695.43-*				
		216-4653-962-03	WINDOWS GRANT EXPENSE	141.71	120,000	113,258.23		
		216-4653-962-04	SIDING GRANT EXPENSE	553.72	60,000	49,506.28		
		999-1307	DUE FROM FUND 216	695.43 *				
			** 2026 YEAR TOTALS	695.43				

7/08/2026 10:20 AM

A/P Regular Open Item Register

Section 4 Item b.

PACKET: 07550 07/21/26 - HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	7/2026	695.43

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

7/8/2026 9:24am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 7/1/2026 - 7/31/2026
 Batch = 1

Page 1 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
07/2026								
LAWRENCE COUNTY REGISTER OF DEEDS - REC MODS HECKMAN - 7/8/2026 - 60.00 - Batch: 1 - Header Memo: Record Modifications-358 Williams-Heckman								
Record Modifications-358 Williams-Heckman	100	5200				CLOSING COSTS DISBURSED	60.00	
Record Modifications-358 Williams-Heckman	100	2000				ACCOUNTS PAYABLE		60.00
Total:							60.00	60.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT UNDERHILL 5 - 7/8/2026 - 30.00 - Batch: 1 - Header Memo: Record Mortgage-33 Taylor-Underhill-23-260055								
Record Mortgage-33 Taylor-Underhill-23-260055	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage-33 Taylor-Underhill-23-260055	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT WEIHER - 7/8/2026 - 30.00 - Batch: 1 - Header Memo: Record Mortgage-62 Denver-Weiher								
Record Mortgage-62 Denver-Weiher	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage-62 Denver-Weiher	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
Neighborhood Lending Service, LLC - 2026-2 - 7/8/2026 - 899.73 - Batch: 1 - Header Memo: Client Credit Reports-2nd Qtr 2026								
Client Credit Reports-2nd Qtr 2026	100	5200				CLOSING COSTS DISBURSED	899.73	
Client Credit Reports-2nd Qtr 2026	100	2000				ACCOUNTS PAYABLE		899.73
Total:							899.73	899.73
NHS OF THE BLACK HILLS - 2026-6 - 7/8/2026 - 3,850.00 - Batch: 1 - Header Memo: Servicing Contract-June 2026								
Servicing Contract-June 2026	100	5000				PROF & ADMIN FEES	3,850.00	
Servicing Contract-June 2026	100	2000				ACCOUNTS PAYABLE		3,850.00
Total:							3,850.00	3,850.00
SoDak Title - OE-0318-16 - 7/8/2026 - 150.00 - Batch: 1 - Header Memo: OE Report-56 Lincoln-Thompson								

7/8/2026 9:24am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 7/1/2026 - 7/31/2026
 Batch = 1

Page 2 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
07/2026 (cont'd from page 1)								
SoDak Title - OE-0318-16 - 7/8/2026 - 150.00 - Batch: 1 - Header Memo: OE Report-56 Lincoln-Thompson (cont'd from page 1)								
OE Report-56 Lincoln-Thompson	100	5200				CLOSING COSTS DISBURSED	150.00	
OE Report-56 Lincoln-Thompson	100	2000				ACCOUNTS PAYABLE		150.00
Total:							<u>150.00</u>	<u>150.00</u>
Total:							<u>5,019.73</u>	<u>5,019.73</u>
Report Total:							<u>5,019.73</u>	<u>5,019.73</u>

BORROWER LATE REPORT

Deadwood Historic Preservation

Wednesday, July 8, 2026

Loan Account	Borrower Name	Next Payment	Billed Through	Days Late	Pmts Late	Term Left	Payments Past Due	Late Charges	Unpaid Charges	Unpaid Interest	Total Amount Due
11-240003	Dragon Belly LLC	05/01/2026		68	3	35	\$140.34	\$50.00	\$0.00	\$0.00	\$190.34
HPRRLTHOM	Lee Thompson	03/01/2026		129	5	61	\$1,344.20	\$125.00	\$0.00	\$0.00	\$1,469.20
							\$1,484.54	\$175.00	\$0.00	\$0.00	\$1,659.54

(2)

* Dragon Belly LLC plans to payoff today (7-7-26)

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: July 2, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Accept 794 Main into Retaining Wall Program

The Historic Preservation Commission has received an application for the Retaining Wall Program.

- Robert & Sharon Burns – 794 Main – Staff has determined this is a historic wall. The project meets the criteria and recommends accepting the wall at 794 Main into the Retaining Wall Program. Because of the low cost of this wall it will be a 50/50 project and funds are available to do the project this year. City portion of the costs will be \$5,279.00.

Recommended Motion:

Move to accept Robert & Sharon Burns, 794 Main, into the retaining wall program.



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

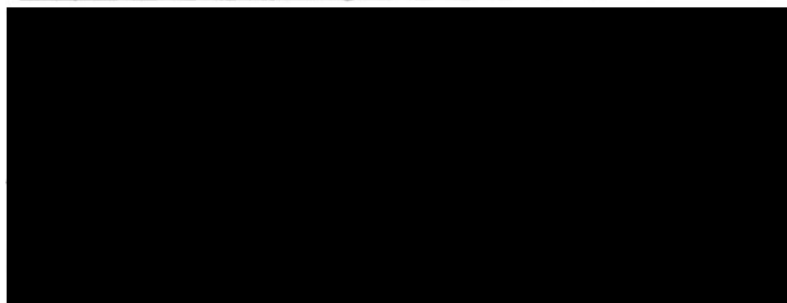
Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.
Application fee may apply to this submittal.

1. Address of Property:

794 Main St
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Sharon Burns



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: _____
- Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)
- Revolving Loan Program
- Retaining Wall Program

Contractor

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

Telephone: (_____) _____ - _____

E-mail _____

Telephone: (_____) _____ - _____

E-mail: _____

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		
Vacant Home		
Revolving Loan		
Retaining Wall	10,558.00	Repair walls along both sides of garage.

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:  _____

Date submitted: 6/18/26

Owner's signature: _____

Date submitted: ___/___/___

Email: [REDACTED]

794 Main St. Deadwood

Stone Veneer for Retaining wall 120 sqt at \$35,00 per = \$4,200.00

Proper Drain tile and fittings \$1,200

Catch pan behind retaining wall \$2,500.00

The owner will supply stone. Competitive Masonry will supply mortar and fasteners. A concrete catch pan will be cast- in place behind the retaining wall. Drain tile will be placed underneath the catch pan/drain. All water will be diverted away from the garage.

2% Excise tax = \$158.00

Total = \$8,058.00

From: Julian Brown Eyes <compma@compmason.com>
Subject: [REDACTED]
Date: Jun 8, 2026 at 3:48:03 PM
To: Robert Burns <robertburns@thefood.com>

----- Forwarded message -----

From: Julian Brown Eyes (via Google Docs) <[REDACTED]>
Date: Mon, Jun 8, 2026 at 3:30 PM
Subject: 794 Main St
[REDACTED]

Julian Brown Eyes attached a document



Julian Brown Eyes <[REDACTED]> has attached the following document:

[REDACTED]

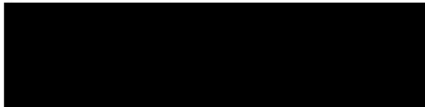
Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because compmason@gmail.com shared a document with you from Google Docs.



COMPETITIVE MASONRY

[REDACTED]

Jason Roth Concrete



May 12, 2026

To: Sharon Burns



Phase 1: Excavate walls \$50.00 per hour

Phase2: Install 46' x 5' x 12' footing

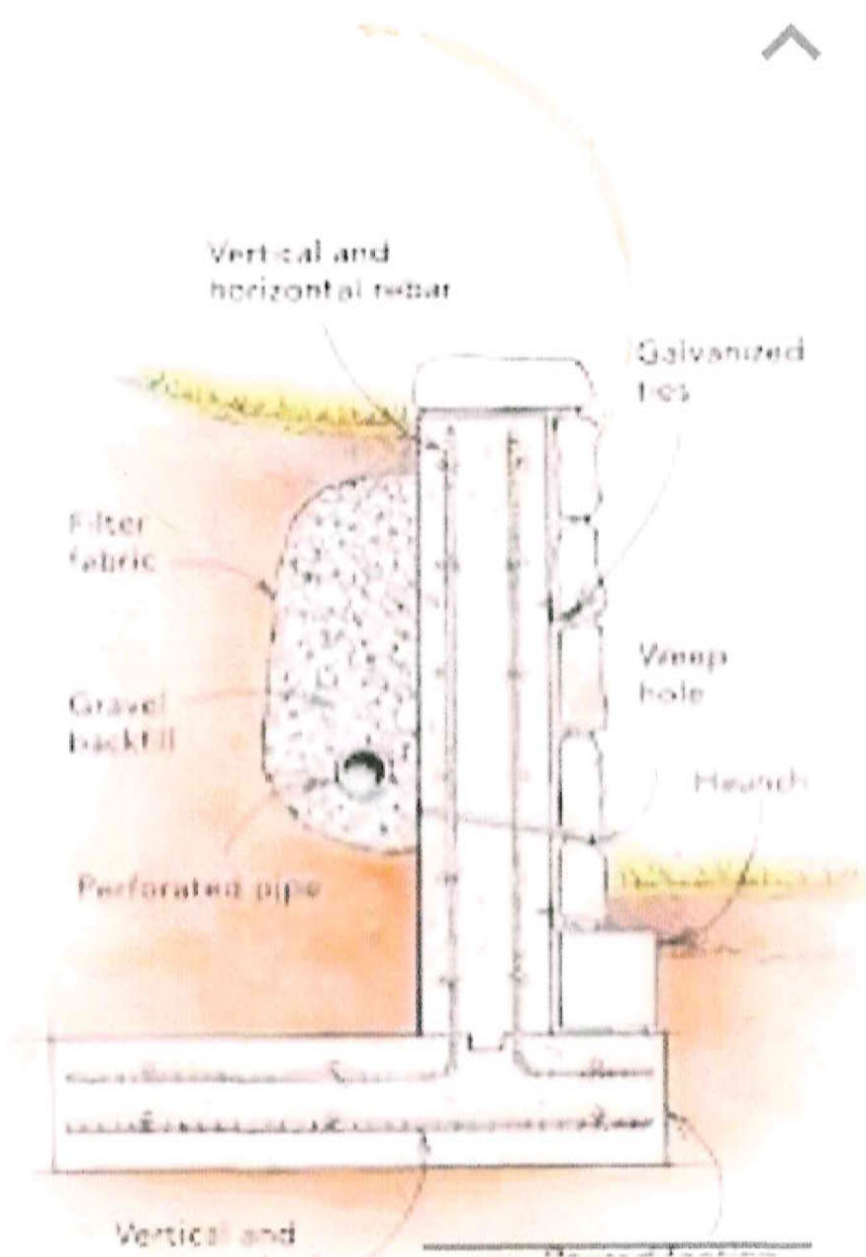
Phase 3: Install 46' x 3' x 10' wall

Total Labor and Materials \$2,500

3:15

5G

f three ft by 10 inch



Q diagram of **three ft by 10**





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: July 2, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

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

Jeff & Kris Sampson – 25 McKinley -- Elderly Resident Grant Program

This property is owner occupied, 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.



For Office Use Only:

Owner Occupied
 Application Fee Received if owner occupied
 Non-owner Occupied
 Assessed Value of Property 266,260
 Verified Lawrence County Dept. of Equalization
 Date: 6/26/26 Initials: JA

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:

25 McKinley
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Jeff & Kris Samason



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

Telephone



E-mail

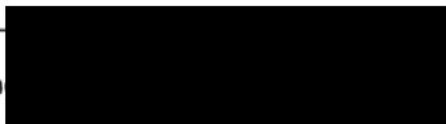
4. Historic Preservation Programs – Please check all that apply

- Foundation Program
- Siding Program
- Wood Windows and Doors Program
- Elderly Resident Program
What year were you born: _____
- 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

Black barn construction
Shawn

Telephone



E-mail:

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	29,816.38	crawl space replace joists, minor digging add 4 steel beams to stabilize flooring
Vacant Home		
Revolving Loan	29,816.38	Crawl space Joists are missing or not supported minor digging & add 4 steel beams
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)

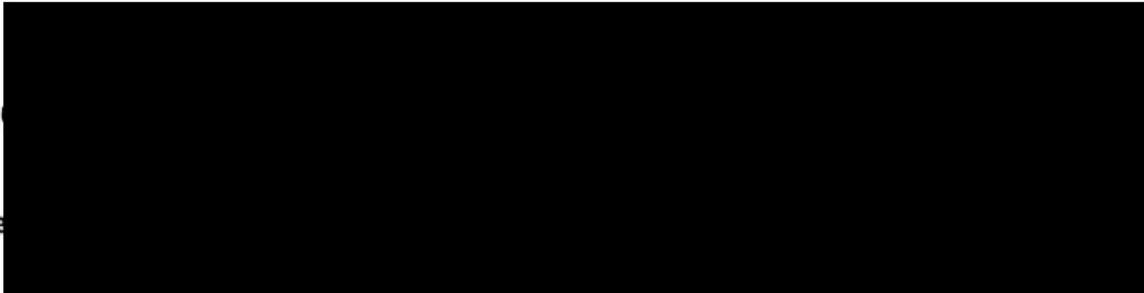
11. Acknowledgement

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

Owner’s signature





Proposal

Quote: PR105955
Project 1
Date Issued: 06/05/2026

Blackburn Foundation Repair

[Redacted]
[Redacted]
[Redacted]

www.blackburnbasementrepair.com
TF(800) 392-3389

Prepared for:
[Redacted]
[Redacted]
[Redacted]

Job Location:
[Redacted]
[Redacted]

Prepared by:
[Redacted]
[Redacted]
[Redacted]

Proposal Summary

Total Investment	\$29,220.00
Taxes	\$596.38
Total Contract Price	\$29,816.38
Deposit Required	\$7,454.10
Amount Due Upon Installation	\$29,816.38

Authorized Signature

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. Customer shall grant contractor a 60 day right to remedy any problem after reported. Final location of product(s) may be subject or altered due to existing field conditions. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____ **Date** _____

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract. "I/We agree that this Agreement shall be interpreted by the laws of the State of South Dakota. I/We waive any claims that I/we may have or assert regarding conflict of laws principles regarding the interpretation or enforcement of this Agreement. I/We further agree that any dispute arising out of or related to this Agreement, regardless of its legal origin, shall be governed by the laws of the State of South Dakota, and that I/we waive the ability to assert any conflict of laws principles regarding the same. I/We further agree that any action arising out of or related to this Agreement shall be brought in Minnehaha County, South Dakota. I/We consent to personal jurisdiction and venue in Minnehaha County, South Dakota."

Customer Signature _____ **Date** _____

ALL DEPOSITS ARE NON-REFUNDABLE Initial _____

FINAL PAYMENT IS DUE UPON PROJECT COMPLETION. IF THERE ARE MULTIPLE PROJECTS WITH MULTIPLE INSTALL DATES BLACKBURN WILL COLLECT PAYMENT AT EACH PHASE OF COMPLETION Initial _____

I understand that Blackburn Foundation Repair has recommended a comprehensive solution for my [Foundation/Basement/Concrete/Radon] issues. By choosing to install a partial system, I acknowledge that this may not fully resolve all identified concerns, and further work may be necessary in the future. Initial _____



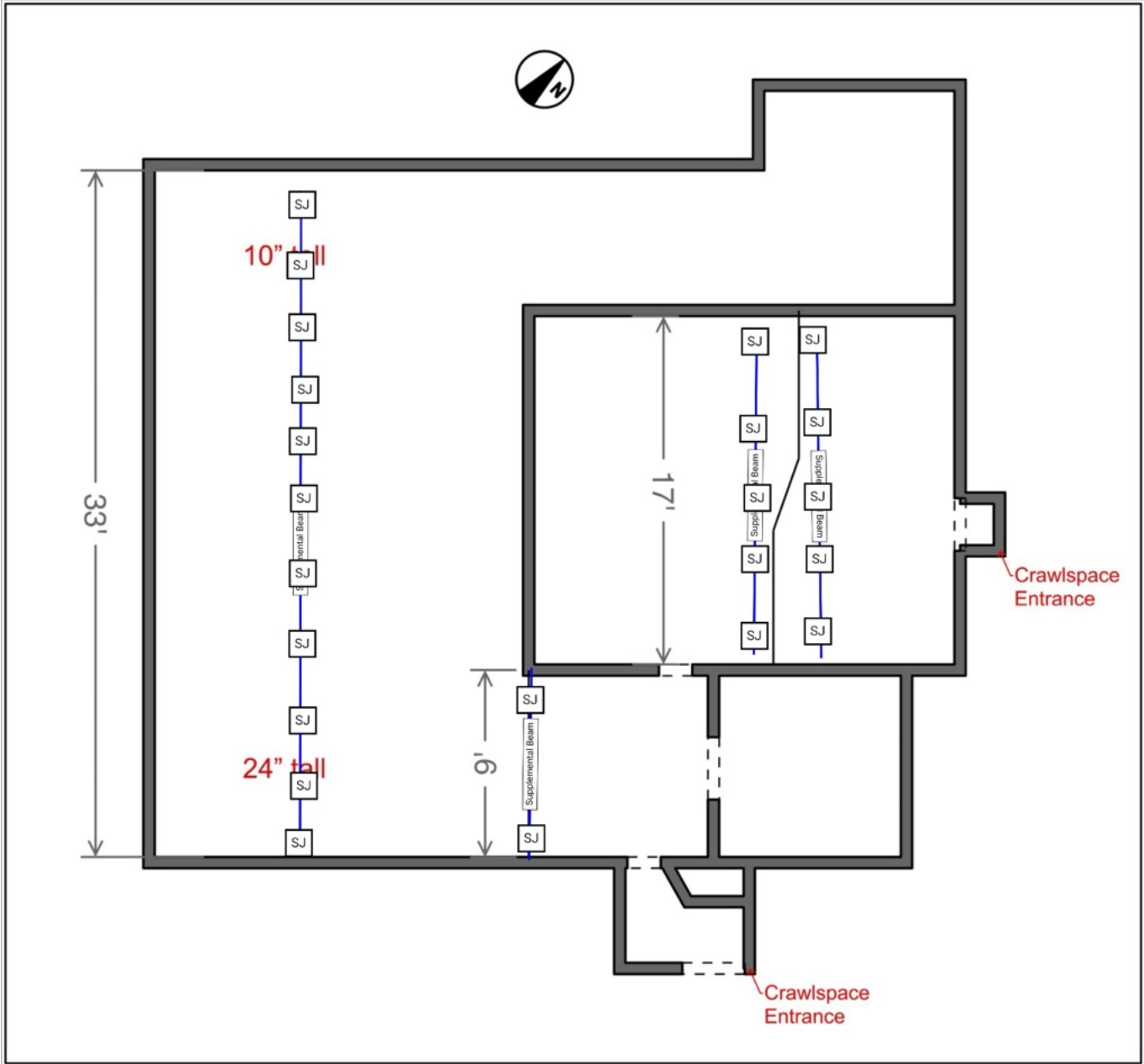
Included Products

My Project

Qty	Product Name	
Floors: Permanently Stabilize Floors		
76	Supplemental Beam	
23	SmartJack 350	
60	Joist Assist Bracket	
Floors: Custom		
1	Mobilization Fee Zone 1	
1	Digging	
Total Investment		\$29,220.00
Taxes		\$596.38
Total Contract Price		\$29,816.38



Drawing



Customer Will

1. Move items at least 8 feet away from the work area for any interior work. If Blackburn Foundation Repair crews have to move personal items upon arrival to install the project a fee of \$625 per hour will be added to the final invoice, unless otherwise agreed to in writing. Blackburn is not responsible for any damages to homeowners belongings. Please discuss details with your Design Specialist. Also Customer MUST BE PRESENT for final project walk through to sign off, approving work completed. If customer is not there for final walk through and Blackburn has to return to address any issues a fee of \$625 an hour will be added to final invoice.
2. Mark any private lines that may be hidden underground, and assumes all liability if damage should occur to such lines. This includes Electrical, Propane lines, or any sewer and waterlines not marked by the utility companies.
3. Be responsible for reviewing the "Recommendations" page of the proposal and contacting contractor to schedule the recommended work, should they choose to do it, with the understanding that the pricing and recommended work is NOT included in the original proposal.

Contractor Will

1. Attempt to lift the foundation and or floors, but is not responsible for cosmetic damage that may result. (Achieving lift is not guaranteed)

Additional Notes

Blackburn will complete the following,

We will install four separate runs of beam and Jack's.

One beam will go the entire length of the main section of the house as close to the shallow end of the wall as possible.

The other beam will stretch where the existing beam is in the 6 foot tall section of the crawlspace with a jack on either end of it.

The other two beams will go into the smaller crawlspace one on either side of the existing beam support that they have today.



Limited Warranty

Limited Warranty

SmartJacks

SmartJacks – Contractor warrants that the SmartJacks will stabilize the affected area(s) against further settlement for life from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks. Additionally, the manufacturer of SmartJacks warrants that SmartJacks will, under normal use and service, be free from defects in material and workmanship for life from the date of installation (see manufacturer’s warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer. Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard.

Exclusions From This Warranty

This Warranty does not cover and Contractor specifically disclaims liability for: 1) exterior waterproofing; 2) system damage caused by Customer's negligence, misuse, abuse, or alteration which includes penetrating the watertight system in any way with fasteners or for any other reason. To finish walls after WaterGuard System is installed it is required to use construction adhesive, 3) dust incidental to installation; 4) damage to personal property of any type; 5) utility line breakage; 6) damage caused by mold; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any other cause outside of its control; 8) damage done during a lifting operation; 9) heave or any damages caused by it, and 10) damage caused by lateral movements and forces of hillside creep, land sliding or slumping of fill soils of deep embankments 11) If full Cleanspace wall is not installed with WaterGuard, Blackburn Foundation Repair cannot warrant against wall seepage. The only way to guarantee a leak free basement is the installation of the Cleanspace wall system with the WaterGuard system, 12) Blackburn can not guarantee Radon System will not freeze up due to weather conditions outside of our control and this would not be considered a warranty situation.

ERV

Each ERV system comes with a 5 year parts replacement warranty, and a 10 year core replacement/repair warranty.

Dehumidifiers

Contractor warrants that dehumidifiers will be free from defects for 5 years from the original date of installation for April Aire Systems or Contractor will repair or replace the defective dehumidifier(s). For purposes of this Dehumidifier Limited Warranty, “Defect” means the failure of a dehumidifier to operate under normal use and service.

Sump Pumps

Contractor warrants that sump pumps will be free from defects for 5 years from the original date of installation or Contractor will replace or repair the defective sump pump(s). For purposes of this Sump Pump Limited Warranty, “defect” means the failure of a sump pump to operate under normal use and service. Contractor makes no warranty that the number and type of sump pumps installed are sufficient to handle the volume of water on the Property, and this Limited Warranty does not cover the cost of any additional sump pumps or sump pits determined to be necessary to handle such volume.

Soil Vapor Intrusion Mitigation

Soil Vapor Intrusion Mitigation

Unless otherwise noted in this Contract, the Soil Vapor Mitigation System (the “System”) is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation.

The above warranty language is not applicable and the Contractor does NOT warrant that after completion of the work

Limited Warranty (Continued)

the airborne soil vapor contaminants of the structure in which the System is installed will measure below any specific level. Should airborne soil vapor contaminants measure at a level that is not at a low enough level, the Contractor can, at Customer's request, attempt further mitigation measures at an additional cost to the Customer to reduce the levels. Operation, Maintenance, and Monitoring (OM&M) Procedures for post-installation of Soil Vapor Intrusion Mitigation System via Sub-Slab Depressurization and/or Sub-Membrane Depressurization. It is recommended that the Contractor will perform both a visual and performance inspection of each installed fan system, to ensure their continued and proper operation. This inspection will be performed by Contactor for a maintenance fee schedule charge in addition to this proposal.

A visual inspection will include assurance the ducting, connections, attachments and other installation related hardware remain securely fastened. A performance inspection will also be conducted, which will include a visual inspection of the extraction fan(s) and its housing but will also include confirmation of their proper operation by viewing the installed Pressure Differential Gauge (manometer) attached to the system at the time of installation.

These inspections will be performed on an annual basis within 30 days of the anniversary date of the initial installation. Soil Vapor Sampling measurements or any other air sampling measurements are not included in this proposal.

Radon Resistant New Construction Depressurization System

Radon Resistant New Construction Depressurization System

Unless otherwise noted in this Contract, the Radon Resistant New Construction (RRNC) System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation.

The Radon Resistant New Construction Radon Mitigation System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation. Additionally, for an Active system (extraction fans installed) the Contractor warrants that after completion of the Work, the radon levels in the livable areas of the Structure will measure below 4 pCi/L for ten (10) years from the day the Work is installed. Should a radon test measure levels at or above 4 pCi/L after the completion of the Work and prior to the end of the ten (10) year period, Contractor will, at no further cost to Customer, take whatever actions it deems necessary to reduce the levels to below 4 pCi/L or, at contractor's discretion, may refund to Customer the price that Customer paid to Contractor for the System.

Multi-Family Radon Mitigation System

Multi-Family Radon Mitigation System

Unless otherwise noted in this Contract, the Radon Mitigation System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation. Additionally, Contractor warrants that upon installation of the System, the radon levels in the livable areas of the structure in which the System is installed will measure below 4 pCi/L: 1) for five (5) years from the date of installation for a System installed WITHOUT fan moisture guard; or 2) for ten (10) years from the date of installation for a System installed WITH fan moisture guard.

Should a radon test measure levels at or above 4 pCi/L in that timeframe, Contractor will, at no further cost to Customer, take whatever actions it deems necessary to reduce the levels to below 4 pCi/L or, at Contractor's discretion, may refund to Customer the price that Customer paid to the contractor for the System.

If noted on this Contract, the above warranty language is not applicable and the Contractor does NOT warrant that after completion of the work that the radon levels in the livable areas of the structure in which the System is installed

Limited Warranty (Continued)

will measure below 4 pCi/L. Should a radon test measure levels at or above 4 pCi/L after the completion of the work, Contractor can, at Customer's request, attempt further mitigation measures at an additional cost to Customer to reduce the levels to below 4 pCi/L although such reduction may not be possible.

Multi-Family Radon Mitigation System

Unless otherwise noted in this Contract, the Radon Mitigation System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation. Additionally, Contractor warrants that upon installation of the System, the radon levels in the livable areas of the structure in which the System is installed will measure below 4 pCi/L: 1) for five (5) years from the date of installation for a System installed WITHOUT fan moisture guard; or 2) for ten (10) years from the date of installation for a System installed WITH fan moisture guard.

Should a radon test measure levels at or above 4 pCi/L in that timeframe, Contractor will, at no further cost to Customer, take whatever actions it deems necessary to reduce the levels to below 4 pCi/L or, at Contractor's discretion, may refund to Customer the price that Customer paid to The contractor for the System.

If noted on this Contract, the above warranty language is not applicable and the Contractor does NOT warrant that after completion of the work that the radon levels in the livable areas of the structure in which the System is installed will measure below 4 pCi/L. Should a radon test measure levels at or above 4 pCi/L after the completion of the work, Contractor can, at Customer's request, attempt further mitigation measures at an additional cost to Customer to reduce the levels to below 4 pCi/L although such reduction may not be possible.

Warranty Effective

Warranty is in effect when job is completed and paid in full.

Radon System

If a Radon System is installed; the Radon Mitigation System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation. Additionally, Contractor warrants that after completion of the Work, the radon levels in the livable areas of the structure will measure below 4 pCi/L for ten (10) years from the day the System is installed. Should a radon test measure levels at or above 4 pCi/L after the completion of the Work and prior to the end of the ten (10) year period, Contractor will, at no further cost to the Customer, take whatever actions it deems necessary to reduce the levels to below 4 pCi/L or, at the Contractor's discretion, may refund the Customer the price that Customer paid to Contractor for the System.

Unless otherwise noted in this Contract, the Radon Mitigation System (the "System") is warranted to be free of defects due to workmanship or materials for ten (10) years from the date of installation. Additionally, Contractor warrants that upon installation of the System, the radon levels in the livable areas of the structure in which the System is installed will measure below 4 pCi/L: Contractor will, at no further cost to Customer, take whatever actions it deems necessary to reduce the levels to below 4 pCi/L or, at Contractor's discretion, may refund to Customer the price that Customer paid to Contractor for the System.

Water Control

• If water from the floor wall joint passes through the perimeter water control system and onto the basement floor contractor will provide the additional labor and materials to fix the leak at no additional charge to the homeowner. This warranty applies to WaterGuard systems, along the specific areas where the system is installed. Said warranty will be in effect for the lifetime of the structure. This warranty may be transferred to future homeowners provided the contractor is notified within 30 days of the real estate transfer. The water control system shall not rust, rot or corrode for the life of the home. If the entire perimeter of the basement was not treated, then additional work at additional charge could be necessary to extend the system or treat other areas or other problems not addressed by this work. In



Limited Warranty (Continued)

addition, a pump or power failure is possible, therefore this warranty is not a guarantee of a dry basement, as the scope of this work cannot guarantee that in all circumstances. This warranty shall not apply to: condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the walls over the system, window well flooding, plumbing leaks, surface water flooding, leaks from chimneys or garages, or efflorescence (white powder) on concrete. Contractor cannot be responsible for peeling paint, water once pumped from the house, dust created from installation, damage to hidden fuel lines or plumbing, or frozen discharge lines. Floor cracks are NOT warranted against leakage. In the event that the basement floor is deteriorating or cracked beyond repair Blackburn Foundation Repair recommends full floor replacement by outside contractor to guarantee a leak free floor. Primary AC operated sump pumps and DC back-up pumps are covered under a separate manufacturer’s warranty which is 60 months from date of installation. Failure of any pump for any reason is outside the scope of this warranty. Back-up pumps that run off a battery, if not maintained, or that are called on to run beyond the current life of the battery, can fail. These systems are very much recommended, but cannot be relied upon to work in every situation. Annual maintenance is recommended, to find potential problems, but not required for this warranty to be in effect. Electrical work is not included in the contract and problems from electrical connections or lack thereof are disclaimed. Systems that drain to daylight cannot be warranted by the contractor if such drain: does not drain enough water, does not drain water from under the floor, clogs or freezes. While drainage systems clogging or malfunctioning from iron ochre, iron gel or iron bacteria from the soil are rare, the contractor cannot be responsible for these situations, and that system will require cleaning, flushing or other service as necessary to keep it functioning for that particular situation. FOR WOOD FOUNDATIONS - Due to the organic nature of wood foundation walls, Blackburn Foundation Repair does not warrant issues related to moisture absorption, wicking, or deterioration of the wall material, including any resulting impact to finished surfaces. Wall cracks repaired with FlexiSpan are warranted against leakage for a period of 15 years. A CleanSpace, crawl space encapsulation system will isolate the home from the earth. The humidity level in the air can only be guaranteed to be lowered by installing an April Aire dehumidification system provided by Blackburn Foundation Repair, reducing moisture needed for mold growth, however the encapsulation system does not claim to be a mold mitigation system. Wet crawl spaces require a drainage system, and a Sump system to remedy the problem with water below the CleanSpace liner. CleanSpace has a transferable lifetime warranty – there will be no charge for service calls on any tears or holes in the CleanSpace liner, in the unlikely event this occurs. Sump pumps are covered under a separate manufacturer warranty. Installation of the system does not include extending discharge lines, or electrical work unless specified. Contractor is not responsible for frozen discharge lines, water once pumped from house, or condensation. Customer will need to remove the flex hoses in the winter months when temperatures are below the freezing point (32 degrees Fahrenheit). THIS WARRANTY DOES NOT COVER, AND THE CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR WATER DAMAGE TO FLOOR COVERINGS, FURNITURE, STORED ITEMS, FINISHED WALLS AND OTHER OBJECTS INSIDE THE FOUNDATION. Contractor will not be responsible for any damages caused by mold, to include but not be limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects. Homeowner agrees to keep area dry and report all other obligations on contractor’s part. There are no other warranties verbal or written.

System Installed

This warranty applies only to areas where the system was installed.

Items For Which Customer Is Responsible

Items For Which Customer Is Responsible – Customer is responsible for: 1) making full payment to the crew leader upon completion of the work; 2) preparing the work area for installation; 3) any finish carpentry, trim work, painting, paneling, landscaping, etc. that may be necessary after Contractor’s work is finished; 4) marking any private lines such as satellite cables, propane lines, sprinkler system lines, etc.; 5) maintaining positive drainage away from the repaired wall(s); 6) keeping gutters clean and in good working order; 7) directing downspouts a sufficient distance away from the repaired wall(s); 8) maintaining proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under “Customer Will” or “Additional Notes.”



Limited Warranty (Continued)

Foundation Piers

Contractor warrants that the foundation piers will stabilize the affected area(s) against further settlement for life from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the foundation piers. Customer should be aware that damage can occur to the structure during a lift operation and that Contractor is not responsible for such damages. Foundation piers provide vertical support only and cannot be expected to provide lateral support. If lateral movement occurs, additional work may be needed at an additional cost. EXCLUSION: Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard. Damage may occur to the structure during a lift operation and that Contractor is not responsible for such damages. Foundation Piers provide vertical support only and cannot be expected to provide lateral support. If piers cannot be advanced to proper load bearing strata or if lateral movement occurs, additional work may be needed at an additional cost.

General Terms

General Terms – For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. THIS WARRANTY IS IN EFFECT IF THE JOB SPECIFIED IN THIS CONTRACT IS COMPLETED AND PAID IN FULL AND, ALTERNATIVELY, IS NULL AND VOID IF FULL PAYMENT IS NOT RECEIVED. CONTRACTOR DOES NOT WARRANT PRODUCTS NOT MENTIONED BELOW, BUT SOME OF SUCH PRODUCTS MAY BE COVERED BY A MANUFACTURER'S WARRANTY. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry. Contractor’s workers are fully covered by Workers’ Compensation insurance.

Standard Exclusions Permitted By State Law

Standard Exclusions Permitted By State Law – This Foundation Limited Warranty (“Warranty”) is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of the contractor (“Contractor”) to the customer (“Customer”). There are no other verbal or written warranties, no warranties which extend beyond the description on the face hereof, and NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Some states do not allow the exclusion or limitation of certain warranties, so some of the above exclusions and limitations may not apply to Customer.

EverBrace Wall Stabilization

EverBrace Wall Stabilization – Contractor hereby warrants that the EverBrace wall stabilization system will stop further inward movement of the wall(s) repaired for life from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem and stabilize the wall(s). Walls that do not have an EverBrace System installed entirely from corner to corner, by Contractor, are not warranted. An EverBrace system warrants only to stabilize the affected wall(s) and not straighten them. An EverBrace system does not warrant against foundation settlement or any sort of vertical movement to ground water seepage. If these problems occur additional work may be needed at an additional cost.

SealantPro™

In areas where SealantPro is applied, the contractor warrants against pitting and spalling from moisture for 1 year. If pitting or spalling does occur from a proven moisture-related event, the contractor will provide patching of the area and resealing at no expense to the customer.



Limited Warranty (Continued)

CleanSpace

Clean Space™. Contractor warrants that the Clean Space™ liner will be free from Defects life from the original date of installation or Contactor will repair or replace the Clean Space™ liner. For the purposes of this Clean Space™ Limited Warranty, "Defect"* shall mean (a) any hole or tear in the Clean Space™ liner or (b) when Clean Space™ is installed with a Drainage System warranted by Contractor under this Limited Warranty, the presence of ground water on the top of the Clean Space™ liner.

Concrete Protection System (CPS)

For areas where Contractor has installed Concrete Protection Systems, Contractor warrants that, for a period of five years from the original date of installation, the concrete will not experience settlement of more than ¼ inch and the Sealant will remain intact. In the event the concrete settles more than ¼ inch and/or Sealant does not stay intact, Contractor will repair the area at no additional cost to Customer. Exclusion: Contractor does not warrant heave of any slab where the work is performed, nor any damages caused by such heave.

Joint and Crack Sealant

For areas where Contractor has installed NEXUSPRO® Joint Sealant ("Sealant"), Contractor warrants that, for a period of one year from the original date of installation, the Sealant will remain intact. In the event the Sealant does not stay intact, Contractor will re-apply the Sealant to the area at no additional cost to the Customer.

PolyLEVEL

For concrete slabs raised with PolyLEVEL, Contractor warrants that the area where the slab of concrete was lifted will not settle more than ¼ inch for a period of five (5) years from the date of installation. If it does, Contractor will provide the labor and materials to re-level the area at no additional charge to Customer. This Warranty does not include patching or caulking between slabs. This Warranty is void if Customer does not maintain grade around slabs and seal joints between slabs. Contractor will only provide a 2 year warranty against settlement of 1/4 inch or more if all adjacent joints are not sealed with NEXUS PRO Joint Sealant. PolyLEVEL system does not warrant against cracking of any slabs during the lift. In the event that lift cannot be achieved, no charges will be applied to those areas. Replacement of slab/concrete is the responsibility of the homeowner. Contractor does not represent that PolyLEVEL will lift the Customer's slab to meet any criteria of levelness, but instead that it will lift the slab as much as practical.

PowerBraces

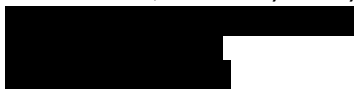
PowerBraces – Contractor hereby warrants that the PowerBraces will stop further inward movement of the wall(s) repaired for life from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the PowerBraces. Walls that do not have PowerBraces installed entirely from corner to corner, by Contractor, are not warranted. PowerBraces are warranted only to stabilize the affected wall(s) and not straighten them. If Customer desires further outward movement in the wall(s) repaired, Customer may tighten the installed PowerBraces as recommended by the manufacturer, but assumes all liability for damages due to over-tightening of the PowerBraces. PowerBrace system does not warrant against foundation settlement.

Geo-Lock Wall Anchors

Geo-Lock Wall Anchors – Contractor hereby warrants that the Geo-Lock wall anchors ("Anchors") will stop further inward movement of the wall(s) repaired for life from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the Anchors. Walls that do not have Anchors installed entirely from corner to corner, by Contractor, are not warranted. Anchors are warranted only to stabilize the affected wall(s) and not straighten them. If Customer desires further outward movement in the wall(s) repaired, Customer may tighten the installed Anchors as recommended by the manufacturer, but assumes all liability for damages due to over-tightening of the Anchors. Wall anchor system does not warrant against foundation settlement.

Notice of Right to Cancel

You are entering into a contract. If that contract is a result of, or in connection with a salesman's direct contact with, or call to you at your residence without your soliciting the contract or call, then you have a legal



right to void the contract or sale by notifying us within three business days from whichever of the following events occurs last:

1. The date of the transaction, which is: _____ or
2. The date you received this notice of cancellation.

How to Cancel

If you decide to cancel this transaction, you may do so by notifying us in writing at:

You may use any written statement that is signed and dated by you and states your intentions to cancel, or you may use this notice by dating and signing below. Keep one copy of the notice because it contains important information about your rights.

I Wish to Cancel

Owner's Signature

Date

Owner's Signature

Date

The undersigned acknowledges receipt of the two copies of the Notice of Right to Cancel.

Owner's Signature

Date

Owner's Signature

Date



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

MEMORANDUM

Date: July 1, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning & Historic Preservation Officer
 Bonny Anfinson, Preservation Coordinator
Re: 2026 Round 2 Outside of Deadwood Grants

On June 22, 2026, the Projects Committee reviewed the 2026 Round 2 Outside of Deadwood Grant applications. This round included eight (8) Outside of Deadwood Grant applications for a project total of \$193,083.00 which included requests from the program of \$80,235.00.

The budget for 2026 is set at \$100,000.00 with two funding cycles, January and June of each year. Round 2 budget is set at \$50,000.00. The Projects Committee closely reviewed the applications and made the following recommendations for grant approval. The table below lists the applicant, project, location and amount for seven recommended grants totaling \$50,000.00.

2026 RD 2 Outside of Deadwood Grant Requests					
Organization Name	City	Project Budget	Matching Funds	Amount Requested	Suggested Approval
Friends of Whitewood Cemetery - Item A	Whitewood	\$13,940.00	\$6,970.00	\$6,970.00	\$ 5,000.00
Czech Heritage Preservation - Item B	Tabor	\$25,300.00	\$16,400.00	\$16,400.00	\$ 10,000.00
Little Spearfish Conser. Society - Item C	Rapid City	\$19,400.00	\$9,700.00	\$9,700.00	\$ 5,000.00
Sully County Courthouse - Item D	Onida	\$36,073.00	\$26,073.00	\$10,000.00	\$ 7,500.00
City of Central City - Item E	Central City	\$42,840.00	\$32,840.00	\$10,000.00	\$ 10,000.00
Newell Museum Sign - Item F	Newell	\$1,226.00	\$613.00	\$613.00	\$ -
Historic Rapid City McGilliculty - Item G	Rapid City	\$18,450.00	\$9,225.00	\$9,225.00	\$ 5,000.00
Roberts County Courthouse - Item H	Sisseton	\$35,854.00	\$17,927.00	\$17,327.00	\$ 7,500.00
TOTAL GRANT REQUESTS		\$193,083.00	\$119,748.00	\$80,235.00	\$ 50,000.00

Recommended Motion:

Move to recommend to the City Commission to approve the 2026 Round 1 Outside of Deadwood Grant requests in the amount of \$50,000.00.

Date: June 26, 2026

Case No. 260133
Address: 11 Jackson
St.

Staff Report

The applicant has submitted an application for Project Approval for work at 11 Jackson St., a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Rachelle Van Derwyst
Owner: SIMS, KATHERINE A0
Constructed: c 1942

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 growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal traditional styles.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to install a four foot high aluminum/iron fence in front and side of the structure with two gates.

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

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

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

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY
Case No. 260133
 Project Approval
 Certificate of Appropriateness
Date Received 6/23/26
Date of Hearing 7/8/26

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

PROPERTY INFORMATION	
Property Address:	<u>11 Jackson Street</u>
Historic Name of Property (if known):	

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

Owner's Name:	<u>Rachelle VanDerKuyt</u>	Architect's Name:	_____
Address:	[REDACTED]	Address:	_____
City:	[REDACTED]	City:	_____ State: _____ Zip: _____
Telephone:	[REDACTED]	Telephone:	_____ Fax: _____
E-mail:	[REDACTED]	E-mail:	_____

Contractor's Name:	<u>Kordonowy Construction</u>	Agent's Name:	_____
Address:	[REDACTED]	Address:	_____
City:	[REDACTED]	City:	_____ State: _____ Zip: _____
Telephone:	[REDACTED]	Telephone:	_____ Fax: _____
E-mail:	[REDACTED]	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 checked="" 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: <u>July/August</u> 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 checked="" 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 checked="" type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material <u>aluminum/iron</u> 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).

fence will go in front and side of
house w/ 2 gates Aluminum fence
4" fence aluminum

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.



ood Ordinances, South Dakota
bilitation and copies are available

(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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



Kordonowy Construction LLC

RECIPIENT:

Rachelle Vanderwyst

Quote #124

Sent on

Jun 09, 2026

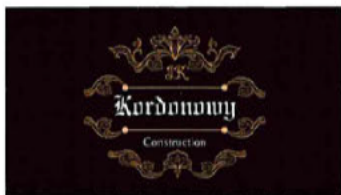
Total

\$8,949.00

Product/Service	Description	Qty.	Unit Price	Total
4' Tall Aluminum Fence Install	Kordonowy Construction LLC will furnish all labor, materials, and equipment necessary to install approximately 82 linear feet of 4-foot-tall aluminum picket fencing with two ALEKO pedestrian gates. Work includes layout and verification of the fence line, excavation of post holes, and installation of aluminum posts set in concrete to manufacturer-recommended depth and spacing. Prefabricated aluminum fence panels will be installed plumb, level, and aligned to maintain consistent spacing and clean visual flow across the full fence run. The ALEKO pedestrian gates will be installed using the included galvanized steel posts and hinge hardware. Upon completion, the work area will be cleaned and all construction debris removed, leaving a finished fence that meets industry standards for durability, appearance, and long-term performance.	1	\$8,770.00	\$8,770.00
				Optional

A deposit of \$4,474.50 will be required to begin.

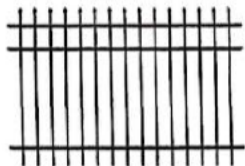
Subtotal	\$8,770.00
ET (2.041%)	\$179.00
Total	\$8,949.00



Kordonowy Construction LLC

Images

View online <https://l.jbbr.io/MaQJW5S>



Reviews

Michelle Ca



Jesse & his team did a fantastic job on our backyard remodel. The stamped concrete patio was beautifully layed out. They were able to create our vision perfectly. The price was reasonable and the attention to detail and follow-up were above average. Jesse is an honest man of his word and his team works well together. Highly recommend

Mitchel Cramer



Did excellent work me in a timely manner, very fair price made it affordable for me. 100% would recommend. Thank you!

Jesse Carr



I called 2 places, left voicemails and never got a call back. Emailed 2 other places, never got a reply... These guys not only answered the phone on the first attempt, but I lucked out and they had a moment at the end of the day to come put eyes on the project for an estimate. Then lucked out again with an opening the next day to get blown insulation done. They gave a small window of time of when they would be here to start the job and they were perfectly on time, and got the job done very timely. I took a look at the job when they got done an...

This quote is valid for a period of 30 days, after which the values may be subject to change.

Payment and Work Agreement

1. Owners agree to compensate Kordonowy Construction LLC for services rendered. Work will be carried out in accordance with the manufacturer's specifications. A processing fee of 3% will be applied to credit card payments. The contract and any addendums will outline the terms and conditions.

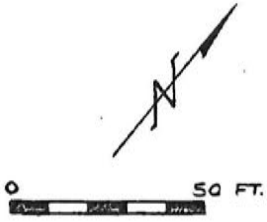
Entire Understanding

2. This contract represents the complete understanding between the parties involved. No additional verbal agreements shall be enforceable.

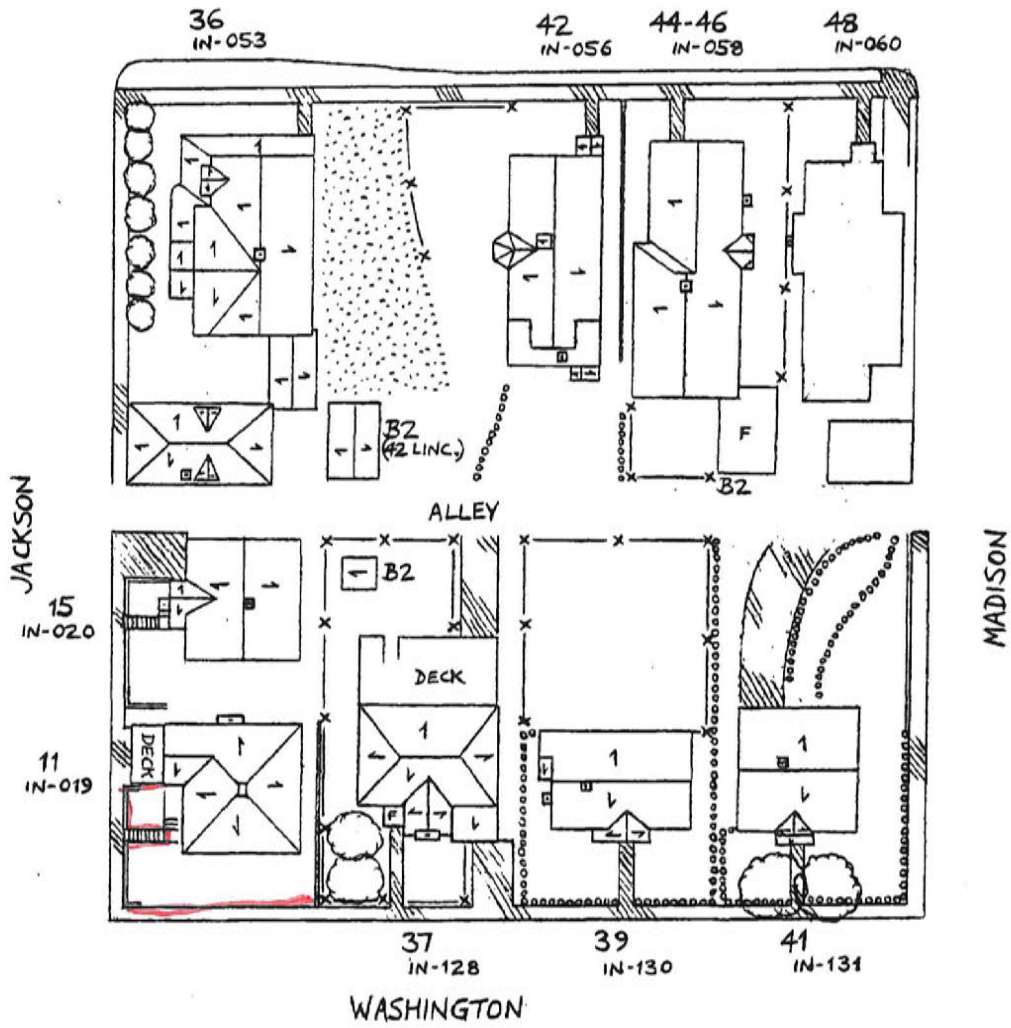
Responsibility and Liability

3. Kordonowy Construction LLC assumes no responsibility for payments made to its employees or subcontractors. Checks must be made payable to Kordonowy Construction LLC. Warranty coverage is provided by the manufacturer.

DEADWOOD
INGLESIDE 9
BLOCK 48



LINCOLN AVE.





Current



current



current



current



current



current





**International Visitor
Leadership Program**
U.S. Department of State

Updated May 14, 2026

**Freedom 250: Cultural Heritage Preservation and Celebration
A Multi-Regional Project
GROUP C: NEW MEXICO AND SOUTH DAKOTA**

These visitors are invited to the United States under the auspices of the Department of State's International Visitor Leadership Program. Their program is arranged by Meridian International Center.

Meridian International Center Program Contacts:

Erica GINSBERG, (202) 939-5861, eginsberg@meridian.org
Colin BLAIS, (202) 292-2299, cblais@meridian.org

Department of State Program Contacts:

Chanettia NELSON, (202) 632-3332, nelsonc1@state.gov
Ardiana SCOTT, (202) 679-6651, scottah@state.gov

Accompanied by International Visitor Liaisons:

Emalyn CHAPMAN, (505) 364-4257, emalynoc@gmail.com

Santa Fe, New Mexico: June 26 – July 1, 2026

Rapid City, South Dakota: July 1 – 7, 2026

OVERALL PROFESSIONAL OBJECTIVES

The Department of State has outlined the following specific objectives for the project:

- Showcase leading practices in cultural heritage preservation, policy development, and interagency collaboration;
- Examine innovative models for community engagement, educational programming, and outreach.
- Explore strategies to prevent the destruction, looting, and trafficking of cultural heritage;
- Increase knowledge of U.S. laws and law enforcement mechanisms to prevent smuggling of cultural property into and out of the United States;

- Provide opportunities for creation of partnerships and linkages with U.S. museums, auction houses, academic institutions, U.S. law enforcement agencies, and other entities that manage, protect, and preserve cultural property.

SPECIFIC THEMES TO EXPLORE IN NEW MEXICO

- Strategies for the preservation and stewardship of historical, archaeological, and cultural heritage assets across state governments, museums, and markets for the promotion of cultural tourism as a driver of economic development

SPECIFIC THEMES TO EXPLORE IN SOUTH DAKOTA

- Best practices among federal, state, and tribal governments, as well as private organizations in preservation and stewardship of historical, archaeological and cultural heritage assets
- Observance of Independence Day

LIST OF PARTICIPANTS

Bangladesh	Afroza Khan MITA Regional Director, Regional Directorate Office, Department of Archaeology, Dhaka and Mymensingh Division
Belize	Akirah AUGUST Research and Enforcement Officer, Institute of Archaeology, National Institute of Culture and History
Costa Rica	Arturo HERNANDEZ RUIZ Coordinator and Curator of Archaeological Collections, National Museum of Costa Rica
Iraq	Dlshad MARF University Professor, Archaeology Department, University of Sulaimani
Nepal	Pashupati NYAUPANE Assistant Professor, Central Department of Nepalese History, Culture and Archaeology, Tribhuvan University
Rwanda	Colombe UMUHOZA Head Guide, Kigali Genocide Memorial
Vanuatu	Richard SHING Director, Vanuatu Cultural Center

BIOGRAPHIC INFORMATION

Bangladesh

Name: **Afroza Khan MITA**

City: Dhaka

Present Position: Regional Director, Department of Archaeology, Dhaka and Mymensingh Division

Concurrent Position: Deputy Project Director, Conservation and Development of the Important Archaeological Sites of Mymensingh Division

Email Address: mitaafrozakhan@gmail.com

Languages: Bangla (primary), English

U.S. Travel: No previous U.S. travel

Professional Background: An archaeologist by training, **Afroza Khan Mita** is the regional director of the Department of Archaeology under Bangladesh's Ministry of Cultural Affairs, with responsibility for more than 120 archaeological sites in Dhaka and Mymensingh, including the former The U.S. Ambassadors Fund for Cultural Preservation (AFCP) site at Lalbagh Fort. She is also actively involved in several archaeological excavation projects.

Belize

Name: **Akirah AUGUST**

City: Belmopan

Present Position: Research and Enforcement Officer, Institute of Archaeology,
National Institute of Culture and History

Email Address: iaoutreach@nichbelize.org

Languages: English (primary)

U.S. Travel: Arkansas, New York, Tennessee, Virginia

Professional Background: **Akirah August** works for the National Institute of Culture and History's Institute of Archaeology where her role includes developing the Belize National Collection, monitoring archaeological research projects, and facilitating and engaging in fieldwork with U.S. and other global universities and researchers.

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Costa Rica

Name: **Arturo HERNANDEZ RUIZ**

City: Alajuela

Present Position: Coordinator and Curator of Archaeological Collections,
National Museum of Costa Rica

Email Address: arturohernand41@gmail.com

Languages: Spanish (primary), English, Portuguese

U.S. Travel: Florida, New York

Professional Background: **Arturo Hernández Ruiz** coordinates and curates archaeological collections at the National Museum of Costa Rica. In addition to leading land and subaquatic archaeological conservation projects, he has provided technical coordination on preventative conservation strategies and proactive engagement in preventing the illicit trafficking of archaeological artifacts.

Iraq

Name: **Dlshad Aziz MARF**

City: Sulaimaniyah

Present Position: University Professor, Archaeology Department, University of Sulaimani

Email Address: dlshad.marf@univsul.edu.iq

Languages: Kurdish (primary), English, Arabic

U.S. Travel: California

Professional Background: ***Dlshad Marf*** is an archaeologist, university professor, and documentary producer with nearly two decades of experience in the study and preservation of human heritage. His work bridges academic research, cultural preservation, field archaeology, and public education, emphasizing the interconnectedness of cultures and the importance of understanding heritage within an open scientific framework.

Nepal

Name: **Pashupati NYAUPANE**

City: Lumbini

Present Position: Assistant Professor, Central Department of Nepalese History, Culture and Archaeology, Tribhuvan University

Email Address: pashupati.neupane@cdnhca.tu.edu.np

Languages: Nepali (primary), English

U.S. Travel: No previous U.S. travel

Professional Background: ***Pashupati Nyaupane*** is an assistant professor at the Central Department of Nepalese History, Culture, and Archaeology at Tribhuvan University and is a nationally recognized leader in cultural heritage preservation. Through his efforts, over 50 traditional settlements have been documented and preserved. Nyaupane has been instrumental in developing heritage curricula in Nepal and advocating for community-based preservation models.

Rwanda

Name: **Colombe UMUHOZA**

City: Kigali

Present Position: Head Guide, Kigali Genocide Memorial

Email Address: colombe.umuhoza@aegitrust.org.rw

Languages: Kinyarwanda/Rwanda (primary), English

U.S. Travel: No previous U.S. travel

Professional Background: **Colombe Umuhoza** is head guide at the Kigali Genocide Memorial where she educates visitors about Rwanda's history. In this role, she coordinates visits to the memorial and assists with administrative operations. Umuhoza's work has helped highlight the importance of Rwandan history on local and global platforms.

Vanuatu

Name: **Richard SHING**

City: Port Vila

Present Position: Director, Vanuatu Cultural Center

Email Address: shinr@vanuatu.gov.vu

Languages: Melanesian Pidgin (primary), English

U.S. Travel: No previous U.S. travel

Professional Background: **Richard Shing** is the director of the Vanuatu Cultural Centre where he oversees the National Museum, National Archives, National Library, and the National Film and Sound Unit. These institutions play a vital role in protecting, promoting, and developing Vanuatu's custom and culture, as well as serving as focal points for archaeological and research work.

U.S. DEPARTMENT of STATE

Freedom 250 International Visitor Leadership Program:

CULTURAL HERITAGE PRESERVATION AND CELEBRATION

June 20 - July 11, 2026

TEAM C: WASHINGTON, DC • SANTA FE, NEW MEXICO • RAPID CITY, SOUTH DAKOTA • PHILADELPHIA, PENNSYLVANIA



BANGLADESH
Afroza MITA
Regional Director
Department of Archaeology, Dhaka and Mymensingh Division
MITA mitaafrozakhan@gmail.com



BELIZE
Akirah Lynnae AUGUST
Research and Enforcement Officer
Institute of Archaeology, National Institute of Culture and History
AKIRAH iaoutreach@nichbelize.org



COSTA RICA
Arturo HERNANDEZ
Coordinator and Curator of Archaeological Collection
National Museum of Costa Rica
ARTURO ahernandez@museocostarica.go.cr



IRAQ
DLshad MARF
University Professor
Archaeology Department, University of Sulaimani
DLSHAD dlshad.marf@univsul.edu.iq



NEPAL
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Assistant Professor
Department of Nepalese History, Culture and Archaeology, Tribhuvan University
NYAUPANE pashupatinayau@gmail.com



RWANDA
Colombe UMUHOZA
Head Guide
Kigali Genocide Memorial
COLOMBE colombe.umuhoza@aegistrust.org.rw



VANUATU
Richard SHING
Director
Vanuatu Cultural Center
RICHARD shinr@vanuatu.gov.vu

Accompanied by International Visitor Liaison:
EMALYN CHAPMAN, emalynoc@gmail.com

TEAM D: WASHINGTON, DC • JACKSON HOLE, WYOMING • NEW ORLEANS, LOUISIANA • PHILADELPHIA, PENNSYLVANIA



ARMENIA
Ani GINOSYAN
Artistic Director
Karin Traditional Song and Dance Ensemble
ANI ani.ginosyan.g@gmail.com



BAHAMAS
Don G. CORNISH
Director
National Museum of the Bahamas
DON abacodon@gmail.com



ESWATINI
Thobejane MAGAGULA
Executive Director
Babukisi Foundation
TBJ infobabukisi@mail.com



JAPAN
Hirofumi IKAWA
Senior Cultural Properties Specialist
Cultural Resources Utilization Division, Agency for Cultural Affairs
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