



Historic Preservation Commission Agenda

Wednesday, April 10, 2024 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. [Historic Preservation Minutes 3/27/24 Meeting](#)
4. **Voucher Approvals**
 - a. HP Operating Vouchers
 - b. HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
 - a. Historic Preservation Loan Requests
 - Glenn Fasnacht, 74 Van Buren, Retaining Wall Loan Request
 - Emily Costopoulos, LLC, 745 Main Street, Commercial Life Safety/Commercial Preservation Loans
6. **Old or General Business**
 - a. Accept 745 Main Street, Emily Costopoulos, LLC, into the Historic Facade Easement Program.
 - b. Recommend to City Commission the purchase of 85 Charles Street from Dennis Sabo in the amount of \$75,000 and direct staff prepare a scope of work to restore the exterior.
 - c. 2024 Historic Preservation Commission Scholarship Program recipient approval
7. **New Matters Before the Deadwood Historic District Commission**
 - a. COA 240040 - Emily Costopoulos, LLC - 745 Main Street - Repair stucco, foundation, replace windows and doors
 - b. COA 240042 - Grant Lincoln, SGNSD, LLC - 700 Main - Repair Veranda
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. PA 240043 - Bev & Jim Posey - 45 Taylor Ave. - Repair garage header
9. **Items from Citizens not on Agenda**

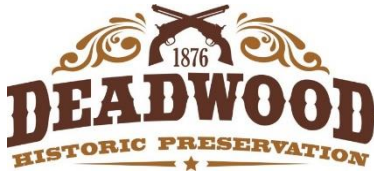
(Items considered but no action will be taken at this time.)
10. **Staff Report**

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

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

12. **Adjournment**

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



Historic Preservation Commission Minutes

Wednesday, March 27, 2024, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on March 27, 2024, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey
 HP Commission Vice Chair Leo Diede
 HP Commissioner Trevor Santochi
 HP Commissioner Tony Williams
 HP Commissioner Vicki Dar
 HP Commissioner Molly Brown

City Commissioner Charlie Struble-Mook

ABSENT

HP Commission 2nd Vice Chair Robin Carmody

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Director
 Bonny Anfinson, Historic Preservation Coordinator
 Amy Greba, Administrative Assistant

Mike Walker, Neighborworks

Approval of Minutes

- a. Minutes of 03.13.2024

It was moved by Commissioner Dar and seconded by Commissioner Diede to approve the minutes of the March 13, 2024, meeting. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

2. Voucher Approvals

- a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Santochi to approve the HP Operating Vouchers in the amount of \$46,542.31. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

- b. HP Grant Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Dar to approve the HP Grant Vouchers in the amount of \$30.00. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

- c. HP Revolving Vouchers

It was moved by Commissioner Brown and seconded by Commissioner Williams to approve the HP Revolving Vouchers in the amount of \$120.00. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

3. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Request

Dorrene Julius - 33 1/2 Jackson - Forgivable Retaining Wall Loan

It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve a Forgivable Preservation Loan Request for 33 1/2 Jackson, Dorrene Julius. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

4. Old or General Business

- a. Permission to enter into a contract with Robert Bozell for 2024 FourPoints Hotel Faunal Analysis Project at a cost not to exceed \$3,500.00 to be paid from HP Archaeological line item.

Mr. Runge stated the Historic Preservation Office is requesting permission to hire independent contractor Robert Bozell of Lincoln, Nebraska to analyze the faunal assemblage from the 2019-2020 FourPoints Hotel archaeological assemblage (39LA3000.2019.02) and develop a final report on the identification of said materials.

In 2021, the Deadwood Historic Preservation Commission hired Mr. Bozell to author the final report on the faunal assessment of Feature 28, a trash midden from the 2002 Deadwood Chinatown excavation. As a continuation of the faunal analysis from Deadwood's Chinatown, Mr. Bozell submitted the attached proposal for \$3,500.00 via email (see Attachment #A). If approved the funding for this project will come out of the 2024 HP Archaeological line item.

It was moved by Commissioner Dar and seconded by Commissioner Diede to recommend to the City Commission to allow the Historic Preservation Office to enter a contract with independent contractor Robert Bozell of Lincoln, Nebraska to complete the final faunal analysis from the FourPoints Hotel archaeological project. The cost for this project will not exceed the amount of \$3,500.00 and will come out of the 2024 HP Archaeological line item. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

- b. Permission for Mike Runge to attend Dakota Conference at Augustana University, Sioux Falls, April 25-26, 2024

Mr. Runge requested permission to attend the Dakota Conference, April 25-26, 2024, at Augustana University, in Sioux Falls, South Dakota (see Attachment #01).

If granted permission, this would include use of a city vehicle and lodging and registration for the conference. In conjunction with this conference, I would like to deliver the faunal remains to Bob Bozell, sometime during this trip. The cost for this would not exceed \$500.00 and would come out of the City Archives 2024 budget.

It was moved by Commissioner Santochi and seconded by Commissioner Williams to allow Mike Runge to travel and participate in the Dakota Conference, April 25-26, 2024, at Augustana University, in Sioux Falls, South Dakota. The cost for this would not exceed \$500.00 and would come out of the City Archives 2024 budget. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

- c. Accept Robb & Wendy Nelson at 19 Centennial Avenue into the Retaining Wall Program.

Mr. Kuchenbecker stated the Historic Preservation Office has received an application from Robb and Wendy Nelson to be submitted into the Retaining Wall Program for the retaining wall at 19 Centennial Avenue. In May of 2021, the Nelson's received a project approval to construct a garage in the open lot to the left of the structure. Because of the exorbitant cost for the dirt removal and garage construction they have decided not to go through with the project.

They are now requesting to be entered into the retaining wall program to repair the wall and incorporate a ten-to-twelve-foot setback to allow off street parking. While off street parking would be beneficial, we do not know the additional engineering cost or if the project will have an adverse effect on the historic integrity of the resource. Should the design of the wall change the location of the existing wall, a project approval would be required.

It was moved by Commissioner Diede and seconded by Commissioner Santochi to accept Robb and Wendy Nelson, 19 Centennial Avenue, into the retaining wall program. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

- d. Update from Staff on the structural investigation of veranda at Franklin Hotel.

Mr. Kuchenbecker stated that staff has been working with engineering personnel and ownership of the Franklin regarding the rehabilitation of the exterior of The Franklin Hotel. They will be submitting a Certificate of Appropriateness in the near future and have been entered into the HP Facade Program. The matter at hand right now is that the top of the veranda has degraded and is extremely spongy underneath the carpet and plywood. They have opened that area from above and below and are looking at the structural elements involved in the entire veranda construction, to see what they need to do to level the structure. They will be able to save the columns and the capitals at the top of each column, but will need to jack up the veranda, hold it there, remove the fluted wood part of the columns, and then place them over the new internal structure once they have the correct grades established. They are also looking at how to best replace the bases, whether to get them replicated or use a fiberglass material, as there is an extreme amount of rot to the wood around each one. No action is needed at this time for the Franklin

Hotel, only an update on what is happening if the Commission sees any work going on in regard to the veranda.

5. New Matters Before the Deadwood Historic District Commission

6. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 240034 - Tom Huhnerkoch - 18 Dakota St. - Demolish Structure

Mr. Kuchenbecker stated the applicant has applied for Project Approval for work at 18 Dakota Ave., a contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

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

The applicant is requesting permission to demolish the partially collapsed structure. Remove materials to include wood, asphalt/metal roofing, glass window remnants, miscellaneous debris, and foundation stone/cement down to ground level.

This property is being sold and the future owners are planning to build on this lot. Unfortunately, this structure has collapsed due to the deterioration and the 2013 snow storm Atlas and would be considered beyond the scopes of restoration. The proposed work and changes do damage or destroy a historic resource and have an adverse effect on the character of the building; however, the loss of this of this resource will not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Commissioner Dar asked if there is anything salvageable? Mr. Kuchenbecker stated the lumber could be considered weathered or barn wood and that is all he knows is salvageable at this point, but not much architecturally. Commissioner Diede asked who the last residents were at 18 Dakota? How big is the lot for the address? Do they want to tear down this structure and put in something bigger? His concern is the size of structure the new owners are wanting to put in, though he understands the Commission can't control what is being presented to the new owner. The new owner will need to come to the HP Commission to get approval on a structure. Mr. Kuchenbecker stated in 1993 that the owners were Thomas Lumis and Victoria Klar, and the dwelling was "in use and not threatened, in good structural condition".

Motion Part 1: It was moved by Commissioner Santochi and seconded by Commissioner Dar based upon all the evidence presented, I move to make a finding that this project DOES encroach upon, damage, or destroy any historic property included in the national register of historic places or

the state register of historic places. Voting Yea on Motion #1: Williams, Santochi, Posey, Brown, Diede, and Dar.

Motion Part 2: It was moved Commissioner Santochi and seconded by Commissioner Dar 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, with the conditions of an archaeological investigation and recordation. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

7. Items from Citizens not on Agenda

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

Mr. Wade Morris & Ms. Shannon Knox, 83 Charles Street, Demolition By Neglect regarding 85 Charles St. Appeared in front of Commission to voice frustrations that Ms. Knox has been dealing with for 17 years, regarding neighboring property at 85 Charles St. The way the property has been taken care of these past years it has become a blight in the neighborhood. Mrs. Anfinson handed out documents detailing the condition of the property (included in minutes packet). It will be on the agenda for the HP Commission meeting on April 10, 2024.

8. Staff Report

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

Mr. Kuchenbecker shared FEMA project is moving along. They are pouring curb & gutter and will be pouring sidewalks next week. Sherman Street Parking lot will be completed mid-May. The contractor will be finishing the bulkhead behind the hospital parking lot next week as well. They have removed damaged bulkhead in this area. The last easement was signed today for next phase which will be up behind the Comfort Inn. April 9 bid opening for the rest of the project at Deadwood Mountain Grand and Water Street.

Trails Committee- Bids opening on March 29 @ 2pm for White Rocks Trail and Fuller Brothers Trail systems.

Retaining Wall- Notice to proceed for retaining wall projects was issued this week. Work beginning and/or continuing on the retaining walls at 10 Denver, 74 Van Buren, 33 1/2 Jackson, and 358 Williams. Engineers are looking at retaining wall on Fremont Street that was replaced about 8 years ago due to subsidence and displacement of the new wall.

Staff has met with the management group of the Deadwood Mountain Grand to discuss the metal roof which needs replaced again.

Franklin Façade and veranda projects as mentioned previously.

Whitewood Creek Boardwalk is next on schedule once FEMA is completed. Hoping to open bids on that project in early summer.

Police officer on light duty helping Mike in Archives.

9. Committee Reports

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

Commissioner Dar - Farmers Market schedule has volunteers down for all but two weekends this summer. So still looking for help for those dates.

Commissioner Brown- Seafood Boil on Friday, April 5th at VFW.

Commissioner Posey- Early/Absentee Voting is open. School Board forum April 2.

10. Adjournment

It was moved by Commissioner Santochi and seconded by Commissioner Brown to adjourn HP Commission meeting. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

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

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant

Historic Preservation Commission

Bill List - 2024

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 251,239.80

Approved by _____ on ____/____/____
HP Chairperson

HPC	04/10/24
Batch	04/16/24

PACKET: 06577 04/16/24 - HP OPERATING -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0776	ALBERTSON ENGINEERING, INC.					
I-20228		TOOTSIES HISTORIC SIGN	3,972.35			
4/01/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		TOOTSIES HISTORIC SIGN		215 4576-600	PROFES. SERV. CURRENT EX	3,972.35

I-20234		WELCOME CNTR TRAIL RECONST	612.50			
4/01/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		WELCOME CNTR TRAIL RECONST		215 4576-600	PROFES. SERV. CURRENT EX	612.50

I-20236		33 1/2 JACKSON RETAINING WALL	475.00			
4/01/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		33 1/2 JACKSON RETAINING WALL		215 4576-600	PROFES. SERV. CURRENT EX	475.00
		=== VENDOR TOTALS ===	5,059.85			
=====						
01-4711	AMAZON CAPITAL SERVICES					
I-1D7G-FRN4-H1KF		COMPUTER CAMERAS	79.98			
3/29/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		COMPUTER CAMERAS		215 4641-434	MACHINERY/EQUIPMENT	79.98
		=== VENDOR TOTALS ===	79.98			
=====						
01-3314	CENTURY BUSINESS PRODUCTS, INC					
I-726708		KYOCERA/3051CI ARCHIVES	22.75			
4/08/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		KYOCERA/3051CI ARCHIVES		215 4573-335	HIST. INTERP. ARCHIVE DE	22.75

I-726709		KYOCERA/4054CI	290.34			
4/08/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		KYOCERA/4054CI		215 4641-426	SUPPLIES	290.34
		=== VENDOR TOTALS ===	313.09			
=====						
01-4204	COMPLETE CONCRETE, INC.					
I-PAYAPP1 020524		MT MORIAH 2024	38,070.00			
3/31/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		MT MORIAH 2024		607 4580-433	IMPROVEMENTS	38,070.00
		=== VENDOR TOTALS ===	38,070.00			

PACKET: 06577 04/16/24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

ITEM DATE	BANK CODE	DESCRIPTION	GROSS DISCOUNT	P.O. # G/L ACCOUNT	ACCOUNT NAME	DISTRIBUTION
01-3174		DAYS OF '76 MUSEUM				
I-040824		GENERAL OPERATING FUNDS	110,000.00			
4/08/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		GENERAL OPERATING FUNDS		215 4573-375	HIST. INTERP. 76 MUSEUM	110,000.00
=== VENDOR TOTALS ===			110,000.00			

01-0951		DEADWOOD ALIVE				
I-1300.24		APRIL 2024	20,000.00			
4/15/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		APRIL 2024		215 4572-235	VISITOR MGMT ADVOCATE	20,000.00
=== VENDOR TOTALS ===			20,000.00			

01-4625		FIB CREDIT CARDS				
I-033124		SUBSCRIPTION, COPIES, GIS CON	942.99			
3/31/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		SUBSCRIPTION, COPIES, GIS CONF		215 4573-325	HIST. INTERP. DUES AND S	330.99
		SUBSCRIPTION, COPIES, GIS CONF		101 4640-422	PROFESSIONAL SERVICES	62.00
		GIS CONF- L BLUE-JONES		215 4641-427	TRAVEL	550.00
=== VENDOR TOTALS ===			942.99			

01-3883		FRANKLIN BRONZE PLAQUES				
I-35017		HARDWARE TO MOUNT PLAQUES	70.00			
3/27/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		HARDWARE TO MOUNT PLAQUES		215 4575-520	GRANT/LOAN PROJECTS OUTS	70.00
=== VENDOR TOTALS ===			70.00			

01-2205		KUCHENBECKER, KEVIN				
I-040424		TRAVEL EXPENSES	171.89			
4/04/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		TRAVEL EXPENSES		215 4641-427	TRAVEL	171.89
=== VENDOR TOTALS ===			171.89			

01-1838		RAMKOTA HOTEL				
I-10A077		SHPO CONFERENCE	212.00			
4/04/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: N		
		SHPO CONFERENCE		215 4641-427	TRAVEL	212.00
=== VENDOR TOTALS ===			212.00			

PACKET: 06577 04/16/24 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
ITEM DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0563		RCS CONSTRUCTION				
<hr/>						
I-33.5	JACKSONPAYAPP1	33.5 JACKSON RETAINING WALL	76,320.00			
3/29/2024	FNBAP	DUE: 4/16/2024 DISC: 4/16/2024		1099: Y		
		33.5 JACKSON RETAINING WALL		215 4575-515	GRANT/LOAN RETAINING WAL	76,320.00
		=== VENDOR TOTALS ===	76,320.00			
		=== PACKET TOTALS ===	251,239.80			

PACKET: 06577 04/16/24 - HP OPERATING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS 251,239.80
DEBIT MEMO TOTALS 0.00
CREDIT MEMO TOTALS 0.00

BATCH TOTALS 251,239.80

** 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
2024		101-2020	ACCOUNTS PAYABLE	62.00-*				
		101-4640-422	PROFESSIONAL SERVICES	62.00	29,000	24,615.17		
		215-2020	ACCOUNTS PAYABLE	213,107.80-*				
		215-4572-235	VISITOR MGMT ADVOCATE	20,000.00	220,000	148,075.20	819,000	637,805.92
		215-4573-325	HIST. INTERP. DUES AND S	330.99	2,500	894.51		
		215-4573-335	HIST. INTERP. ARCHIVE DE	22.75	43,300	40,884.56		
		215-4573-375	HIST. INTERP. 76 MUSEUM	110,000.00	110,000	0.00		
		215-4575-515	GRANT/LOAN RETAINING WAL	76,320.00	575,000	495,930.00		
		215-4575-520	GRANT/LOAN PROJECTS OUTS	70.00	100,000	60,078.64		
		215-4576-600	PROFES. SERV. CURRENT EX	5,059.85	75,000	61,823.10		
		215-4641-426	SUPPLIES	290.34	15,000	12,407.51		
		215-4641-427	TRAVEL	933.89	10,000	3,670.69		
		215-4641-434	MACHINERY/EQUIPMENT	79.98	11,148	7,119.60		
		607-2020	ACCOUNTS PAYABLE	38,070.00-*				
		607-4580-433	IMPROVEMENTS	38,070.00	2,500	35,570.00- Y		
		999-1301	DUE FROM FUND 101	62.00 *				
		999-1306	DUE FROM FUND 215	213,107.80 *				
		999-1344	DUE FROM FUND 607	38,070.00 *				
			** 2024 YEAR TOTALS	251,239.80				

APPROVED BY _____
ON _____

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4/10/2024 1:28 PM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 06577 04/16/24 - HP OPERATING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	4/2024	62.00
215	4/2024	213,107.80
607	4/2024	38,070.00

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

4/10/2024 9:25am

HP REVOLVING LOAN FUND
A/P Invoices Report
4/1/2024 - 4/30/2024
Batch = 1

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
04/2024								
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT JULIUS - 4/10/2024 - 30.00 - Batch: 1 - Header Memo: Record Mortgage-33 1/2 Jackson-Julius								
Record Mortgage-33 1/2 Jackson-Julius	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage-33 1/2 Jackson-Julius	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
Neighborhood Lending Service, LLC - 2024-1 - 4/10/2024 - 567.90 - Batch: 1 - Header Memo: Client Credit Reports-Qtr 1 2024								
Client Credit Reports-Qtr 1 2024	100	5200				CLOSING COSTS DISBURSED	567.90	
Client Credit Reports-Qtr 1 2024	100	2000				ACCOUNTS PAYABLE		567.90
Total:							567.90	567.90
NHS OF THE BLACK HILLS - 2024-3 - 4/10/2024 - 3,000.00 - Batch: 1 - Header Memo: Servicing Contract-March 2024								
Servicing Contract-March 2024	100	5000				PROF & ADMIN FEES	3,000.00	
Servicing Contract-March 2024	100	2000				ACCOUNTS PAYABLE		3,000.00
Total:							3,000.00	3,000.00
SoDak Title - OE-0147-24 - 4/10/2024 - 120.00 - Batch: 1 - Header Memo: OE Report-74 Van Buren-Fasnacht								
OE Report-74 Van Buren-Fasnacht	100	5200				CLOSING COSTS DISBURSED	120.00	
OE Report-74 Van Buren-Fasnacht	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
SoDak Title - OE-0158-24 - 4/10/2024 - 120.00 - Batch: 1 - Header Memo: OE Report-745 Main-Constopoulos								
OE Report-745 Main-Constopoulos	100	5200				CLOSING COSTS DISBURSED	120.00	
OE Report-745 Main-Constopoulos	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
Total:							3,837.90	3,837.90
Report Total:							3,837.90	3,837.90

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: April 5, 2024
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
 Bonny Anfinson, Program Coordinator
Re: Historic Façade Easement Program Application

The Historic Preservation Office received a Façade Easement Program Application from Levi and Emily Costopoulos to enter the KDSJ Building at 745 Main Street into the Historic Façade Easement Program. The applicant plans to restore the exterior of the main building. The proposed cost for the façade project is \$165,569.32.

The applicant's qualified façade expenditures would be eligible to receive up to 80% of the façade cost at a maximum of \$3,000.00 per linier foot for the primary façade of the main building (31 feet) and \$1,000.00 per linier foot for the secondary facade (61 feet) for a grand total of \$154,000.00.

Staff has determined the applicant meets the criteria for acceptance into the Historic Façade Easement Program and will coordinate with the applicant to ensure the proposed work meets the criteria of the program if approved by the commission.

RECOMMENDED MOTION:

Move to accept 745 Main Street, owned by Levi and Emily Costopoulos, into the Historic Façade Easement Program.



Historic Façade Easement Program Application

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.

1. Address of Property:

745 Main Street

2. Applicant's name & mailing address:

Emily Costopoulos LLC DBA Black Pine Real Estate

745 Main Street

Deadwood SD 57732

Telephone: (858) 472 - 6986

E-mail hello@emilycostopoulos.com

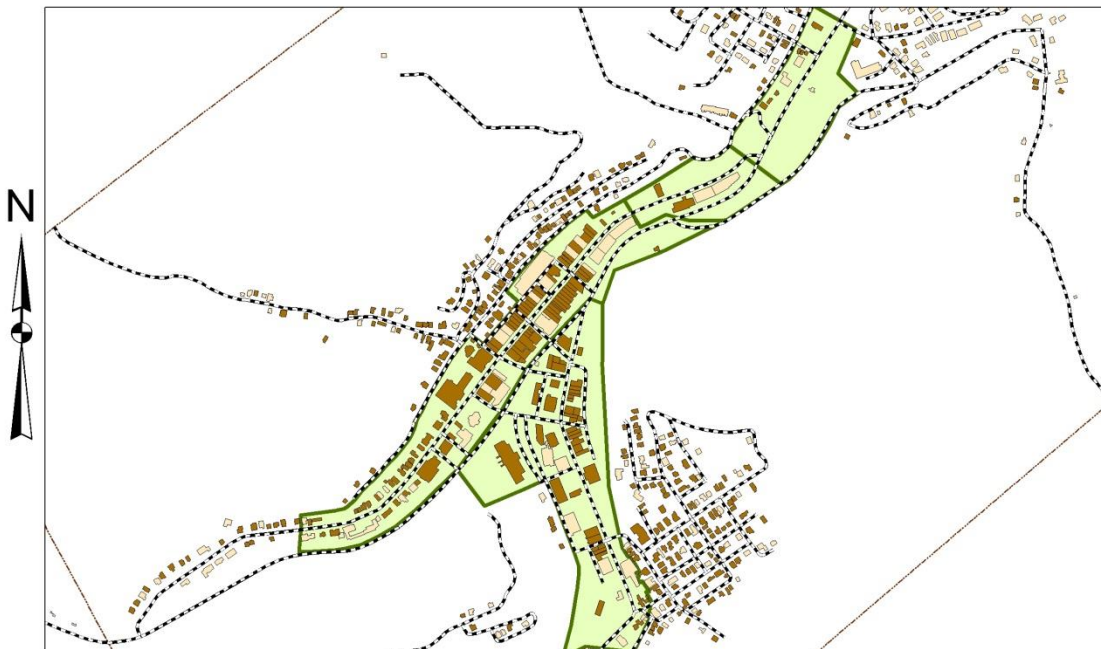
3. Owner of property – (if different from applicant):

Telephone: (_____) _____ - _____

E-mail _____

4. Project Costs:	Total cost of the façade restoration project:	\$ <u>165,569.32</u>
	Amount requested for the façade project (Keep in mind eligible expenses and program maximums)	\$ <u>120,000</u>
	Total cost of building rehabilitation project (Include additional interior work planned)	\$ <u>401,196.86</u>

5. Façade Easement Program Area – Deadwood Local Historic District



6. Required Supporting Documentation

- a. Complete a City of Deadwood Application for Certificate of Appropriateness and attach it to this document.
 - Provide detailed description of exterior changes including materials, colors and dimensions
 - Proposed rehabilitation renderings and elevations
 - Current and historic photos of the building
 - Project budget including the entire project and façade project
 - Project timeline
 - General information on project financing or other such information showing feasibility of project
 - Conformance of the project with the Secretary of Interior Standards for Rehabilitation and the Deadwood Downtown Design Guidelines
- b. Acknowledgement of façade easement.

7. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining façade easement as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the program included with and for this application and agree to 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 purchasing the façade 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 project 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 façade easement.

Applicant's signature: *Emily Costopoulos*

dotloop verified
03/22/24 5:32 PM MDT
F4XB-ZUHR-AWPS-UKGZ

Date submitted: ___/___/___

Owner's signature: _____

Date submitted: ___/___/___

Please return the completed application along with the Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082

Project: **745 Main Street Deadwood South Dakota Renovate Exist Building**
 Owner: Levi & Emily Costopoulos
 Description: Project Design Development Budget Converting Building into Business Offices
 Updating Exterior Facade-Interior Finishes-Mechanical, Systems ADA Access

A. Fees						
1.	Building Permit	1	LS	\$ 1,940	1,940.00	
2.	2% State Tax	1	LS	\$ 6,000	6,000.00	
3.	Design/Consultant	1	LS	\$ 10,227	10,227.00	
						Subtotal Fees <u>\$18,167.00</u>
B. Hazardous Material Removal						
1.	Abatement-Lead Paint-Miscellaneous	1	LS	55,840.00	55,840.00	
2.	Test/Inspections	1	LS	1,400.00	1,400.00	
						Subtotal Harardous Material Removal <u>\$57,240.00</u>
C. Structural Stabilization						
1.	Repoint Masonry Walls	540	SQFT	26.00	14,040.00	
2.	Underpinning Foundation Wall	61	LF	180.00	10,980.00	
3.	Temporary Shoring Foundation & Floor System	1	LS	4,200.00	4,200.00	
						Subtotal Structural Stabilization <u>\$29,220.00</u>
D. Exterior Facade Improvements						
1.	Stucco Repair and Replace	2,232	SQFT	29.43	65,687.76	
2.	Replacement Windows	11	EA	1,497.00	16,467.00	
3.	Replacement Exterior Doors	2	EA	1,219.00	2,438.00	
4.	Parpet Walls Replace/Repair	180	LF	79.76	14,356.80	
5.	Front Windows/Doors Fabric Awning System	1	LS	3,705.00	3,705.00	
6.	Restore Rear Wall to Match Side Walls	270	SQFT	18.49	4,992.30	
						Subtotal Exterior Improvements <u>\$107,646.86</u>
E. Interior Improvements						
1.	Carpentry	1800	SQFT	8.60	15,480.00	
2.	Building Materials	1	LS	8,966.00	8,966.00	
3.	Insulation/Sound Board	1	LS	7,891.00	7,891.00	
4.	Drywall/Paint	1	LS	19,135.00	19,135.00	
5.	TrimMaterial/Doors	1	LS	18,014.00	18,014.00	
6.	Flooring	1	LS	16,498.00	16,498.00	
						Subtotal Interior Improvements <u>\$85,984.00</u>
F. HVAC-Plumbing-Electrical						
1.	HVAC	1	LS	29,480.00	29,480.00	
Demo Existing System						
90% Furance & AC						
3 Zone System						
Metal Duct Supply & Return						
2.	Plumbing	1	LS	9,600.00	9,600.00	
Plumbing Water/Sanitary Rough In						
Restroom Fixtures ADA						
Water Heater						
3.	Electrical	1	LS	23,422.00	23,422.00	
Demo Existing System						
Replace Existing Building Service						
New Outlets, Switches, Panel						
Interior/Exterior Lighting						
						Subtotal HVAC-Plumbing-Electrical <u>\$62,502.00</u>
G. Site Improvements						
1.	Demo Existing Concrete Sidewalks/Stoops	1	LS	722.00	722.00	
2.	Demo Satilite Dishes	1	LS	1,840.00	1,840.00	
3.	Correct Site Drainage	1	LS	4,200.00	4,200.00	
4.	Install ADA Concrete Ramp	1	LS	860.00	860.00	
5.	Replace Sidewalks/Stoops	1	LS	1,368.00	1,368.00	
6.	Replace Existing Rear Parking Lot	1	Ls	16,466.00	16,466.00	
						Subtotal Site Improvements <u>\$25,456.00</u>
						Subtotal Project Cost <u>\$386,215.86</u>
H.	Owner's Reserve	4.0%				\$14,981.00
						TOTAL PROJECT COST <u>\$401,196.86</u>

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: April 5, 2024
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Recommend to City Commission the purchase of 85 Charles Street

The property at 85 Charles Street has been on the City's Minimum Maintenance Violation list since 2013. Over the years staff has mailed notices and has had several meetings with the owner in an effort to get this property up to standard.

The Historic Preservation Commission has received a complaint from the adjacent property owner requesting action be taken to fix-up this property. On Wednesday, April 3, 2024, staff and Jared Schippers, P.E. with Albertson Engineering conducted an onsite visit of this structure to review the structural integrity of the resource.

The review resulted in a determination the structure is fairly sound, although in an extreme state of disrepair but could be restored. Staff's discussion revolved around the community's desire to see the building rehabilitated and available for a family home. Further discussion discovered the owner is willing to sell the structure. Based on this matter, staff is recommending purchasing this resource for \$75,000.00 for the purpose of restoring the exterior envelope of the structure and either making it available for an individual to finish the project or complete rehabilitation.

In addition, staff recommends, after purchase, a Conservation Easement be placed on the structure in perpetuity with deed restriction the home be used only for a single family or duplex and no short-term rental use. This may assist with Deadwood's need for single family housing and/or affordable housing issues.

Recommended Motion: *Move to recommend to the City Commission to purchase the property at 85 Charles Street in the amount of \$75,000.00 from Dennis Sabo.*

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: April 5, 2024
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: 2024 Scholarship Program Recipient Approval

The Projects Committee met on April 2, 2024 and reviewed eight applications by Lead-Deadwood High School seniors for the Historic Preservation Commission's 2024 Scholarship Program.

After serious review and consideration, the committee selected two recipients for the \$1,000 college scholarship, Kaitlyn Martin and Mariana Pitlick. The committee selected two recipients for the \$500 vocational scholarship, Joseph Osowski and Ethan Hess.

The Projects Committee recommends approval of the four students for the 2024 Scholarship Program.

Recommended Motion: *Approve the applications from Kaitlyn Martin and Mariana Pitlick for a \$1,000 scholarship each and Joseph Osowski and Ethan Hess for a \$500 scholarship each for the 2024 Scholarship Program as budgeted in this fiscal year.*

Date: 6/09/2017

Case No. 240040
Address: 745 Main Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 745 Main St., a contributing structure located in the City of Deadwood.

Applicant: Emily Costopoulos
Owner: Emily Costopoulos LLC
Constructed: 1939

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource: This structure is essentially a nondescript commercial building. It does not reflect in either style or use of materials which is common to surrounding commercial buildings.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to restore the exterior which will include repairing stucco, windows, doors and foundation.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: The applicant has applied for the Façade Easement Program. Staff is recommending only replacing the window sashes in order to preserve the original stucco. This was discussed in detail with the owners during a recent staff visit. The front canopy will also remain rather than being replaced with a fabric awning.

The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



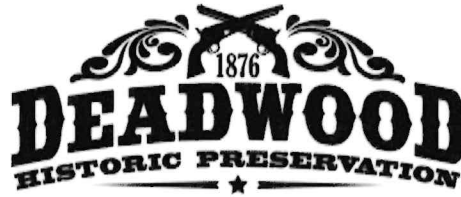
Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	240040
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	3/22/24
Date of Hearing	4/10/24

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:	745 Main Street Deadwod SD
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:	Emily Costopoulos LLC (Black Pine Real Estate)		
Address:	745 Main Street		
City:	Deadwood	State:	SD
Zip:	57732		
Telephone:	858472698	Fax:	
E-mail:	hello@emilycostopoulos.com		

Architect's Name:	Dennis Egge		
Address:	PO Box 455		
City:	Belle Fourche	State:	SD
Zip:	57717		
Telephone:	970-454-1546	Fax:	
E-mail:	egge.denreb@gmail.com		

Contractor's Name:	Full Curl Construction		
Address:	745 Main Street		
City:	Deadwood	State:	SD
Zip:	57732		
Telephone:	605-415-7085	Fax:	
E-mail:	levi@fullcurlconstruction.co		

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

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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)	
Project Start Date: <u>ASAP</u>	Project Completion Date (anticipated): <u>6 months</u>
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side(s) <input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Material <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material <u>Wood</u> Style/type <u>Double Hung Low e glass</u>
<input checked="" type="checkbox"/> PORCH/DECK	<input checked="" type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear 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).

See attached.

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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

Emily Costopoulos dotloop verified
03/22/24 5:10 PM MDT
2GFJ-KLFF-3NHR-UAW9

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Project: **745 Main Street Deadwood South Dakota Renovate Exist Building**
 Owner: Levi & Emily Costopoulos
 Description: Project Design Development Budget Converting Building into Business Offices
 Updating Exterior Facade-Interior Finishes-Mechanical, Systems ADA Access

A. Fees						
1.	Building Permit	1	LS	\$ 1,940	1,940.00	
2.	2% State Tax	1	LS	\$ 6,000	6,000.00	
3.	Design/Consultant	1	LS	\$ 10,227	10,227.00	
					Subtotal Fees <u>\$18,167.00</u>	
B. Hazardous Material Removal						
1.	Abatement-Lead Paint-Miscellaneous	1	LS	55,840.00	55,840.00	
2.	Test/Inspections	1	LS	1,400.00	1,400.00	
					Subtotal Harardous Material Removal <u>\$57,240.00</u>	
C. Structural Stabilization						
1.	Repoint Masonry Walls	540	SQFT	26.00	14,040.00	
2.	Underpinng Foundation Wall	61	LF	180.00	10,980.00	
3.	Temporary Shoring Foundation & Floor System	1	LS	4,200.00	4,200.00	
					Subtotal Structural Stabilization <u>\$29,220.00</u>	
D. Exterior Facade Improvements						
1.	Stucco Repair and Replace	2,232	SQFT	29.43	65,687.76	
2.	Replacement Windows	11	EA	1,497.00	16,467.00	
3.	Replacement Exterior Doors	2	EA	1,219.00	2,438.00	
4.	Parpet Walls Replace/Repair	180	LF	79.76	14,356.80	
5.	Front Windows/Doors Fabric Awning System	1	LS	3,705.00	3,705.00	
6.	Restore Rear Wall to Match Side Walls	270	SQFT	18.49	4,992.30	
					Subtotal Exterior Improvements <u>\$107,646.86</u>	
E. Interior Improvements						
1.	Carpentry	1800	SQFT	8.60	15,480.00	
2.	Building Materials	1	LS	8,966.00	8,966.00	
3.	Insulation/Sound Board	1	LS	7,891.00	7,891.00	
4.	Drywal/Paint	1	LS	19,135.00	19,135.00	
5.	TrimMaterial/Doors	1	LS	18,014.00	18,014.00	
6.	Flooring	1	LS	16,498.00	16,498.00	
					Subtotal Interior Improvements <u>\$85,984.00</u>	
F. HVAC-Plumbing-Electrical						
1.	HVAC	1	LS	29,480.00	29,480.00	
Demo Existing System 90% Furance & AC 3 Zone System Metal Duct Supply & Return						
2.	Plumbing	1	LS	9,600.00	9,600.00	
Plumbing Water/Sanitary Rough In Restroom Fixtures ADA Water Heater						
3.	Electrical	1	LS	23,422.00	23,422.00	
Demo Existing System Replace Existing Building Service New Outlets, Switches, Panel Interior/Exterior Lighting						
					Subtotal HVAC-Plumbing-Electrical <u>\$62,502.00</u>	
G. Site Improvements						
1.	Demo Existing Concrete Sidewalks/Stoops	1	LS	722.00	722.00	
2.	Demo Satilite Dishes	1	LS	1,840.00	1,840.00	
3.	Correct Site Drainage	1	LS	4,200.00	4,200.00	
4.	Install ADA Concrete Ramp	1	LS	860.00	860.00	
5.	Replace Sidewalks/Stoops	1	LS	1,368.00	1,368.00	
6.	Replace Existing Rear Parking Lot	1	Ls	16,466.00	16,466.00	
					Subtotal Site Improvements <u>\$25,456.00</u>	
					Subtotal Project Cost <u>\$386,215.86</u>	
H.	Owner's Reserve	4.0%				<u>\$14,981.00</u>
					TOTAL PROJECT COST <u>\$401,196.86</u>	

Date 04/05/2024

Case No. 240042
Address: 700 MAIN STREET

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 700 MAIN STREET, a contributing structure located in Deadwood City Planning Unit in the City of Deadwood.

Applicant: SILVERADO / FRANKLIN
Owner: Grant Lincoln, SGNSD, LLC
Constructed: 1915

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

1. Historic significance of the resource:

This building is a contributing structure constructed by W.E. Adams for the Hills Chevrolet Company. It was later renamed the Franklin Garage. Architect Ray Ewing also designed the Hudson-Terraplane showroom on Pine Street, and was supervising architect for the Dodge and Plymouth showroom for Black Hills Motors. Montgomery Ward was a more recent tenant.

2. Architectural design of the resource and proposed alterations:

The applicant requests permission to repair the veranda to include new steel within wood columns, new joists for decking and secure existing structural elements. Deck floor and soffit finish will be new. The Deck floor will be a tile paver pedestal system and soffit will be redone with painted sheathing designed to look like the original. Veranda posts and guardrails to be removed and replace with like materials and design. Heights of both will be adjusted according to current code regulations. Additional structure will be added to columns below the support veranda. The structure will fit inside existing wood decorative column wraps. Wood column bases have rotted and will need to be removed and replaced. Replacements will be composite material that will withstand exposure to environmental elements. Design and finish will mimic existing.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

The proposed work and changes do not damage or destroy a historic resource nor does it have an overall adverse affect on the character of the building or the historic character of the local historic district, the State or National Historic Register Districts or the Deadwood National Historic Landmark District.

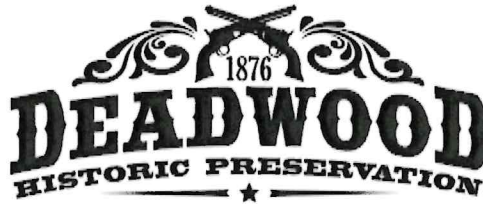
Motions available for commission action:

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

OR

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

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



FOR OFFICIAL USE	Section 7 Item b.
Case No. <u>24009</u>	
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received <u>4/3/24</u>	
Date of Hearing <u>4/10/24</u>	

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>709 Main Street</u>
Historic Name of Property (if known): <u>The Franklin Hotel</u>

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>Gant Lincoln, SGNSD, LLC</u>
Address: <u>3101 S Russel</u>
City: <u>Missoula</u> State: <u>MT</u> Zip: <u>59801</u>
Telephone: <u>406-546-6655</u> Fax: _____
E-mail: <u>grant@strtegicgaming.biz</u>

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

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

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

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

FOR OFFICE USE ONLY
Case No. _____

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

DESCRIPTION OF ACTIVITY

Describe, as specifically as possible, 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. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar 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.

The existing veranda structure improved including new steel within wood columns, new joists for decking, secure existing structural elements

Deck floor and soffit finish will be new. Deck floor will be a tile paver pedestal system and soffit will be redone with painted sheathing designed to look like original.

Veranda posts and guardrails to be removed and replaced with like materials and design. Heights of both will be adjusted according to current code regulations. See attached architectural sketch.

Additional structure will be added to columns below that support veranda. Structure will fit inside existing wood decorative column wraps. Wood column bases have rotted and will need to be removed and replaced. Replacements will be a composite material that will withstand exposure to environmental elements. Design and finish will mimic existing.

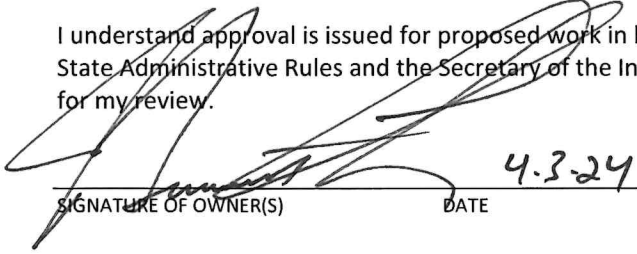
FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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


SIGNATURE OF OWNER(S) DATE 4.3.24

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

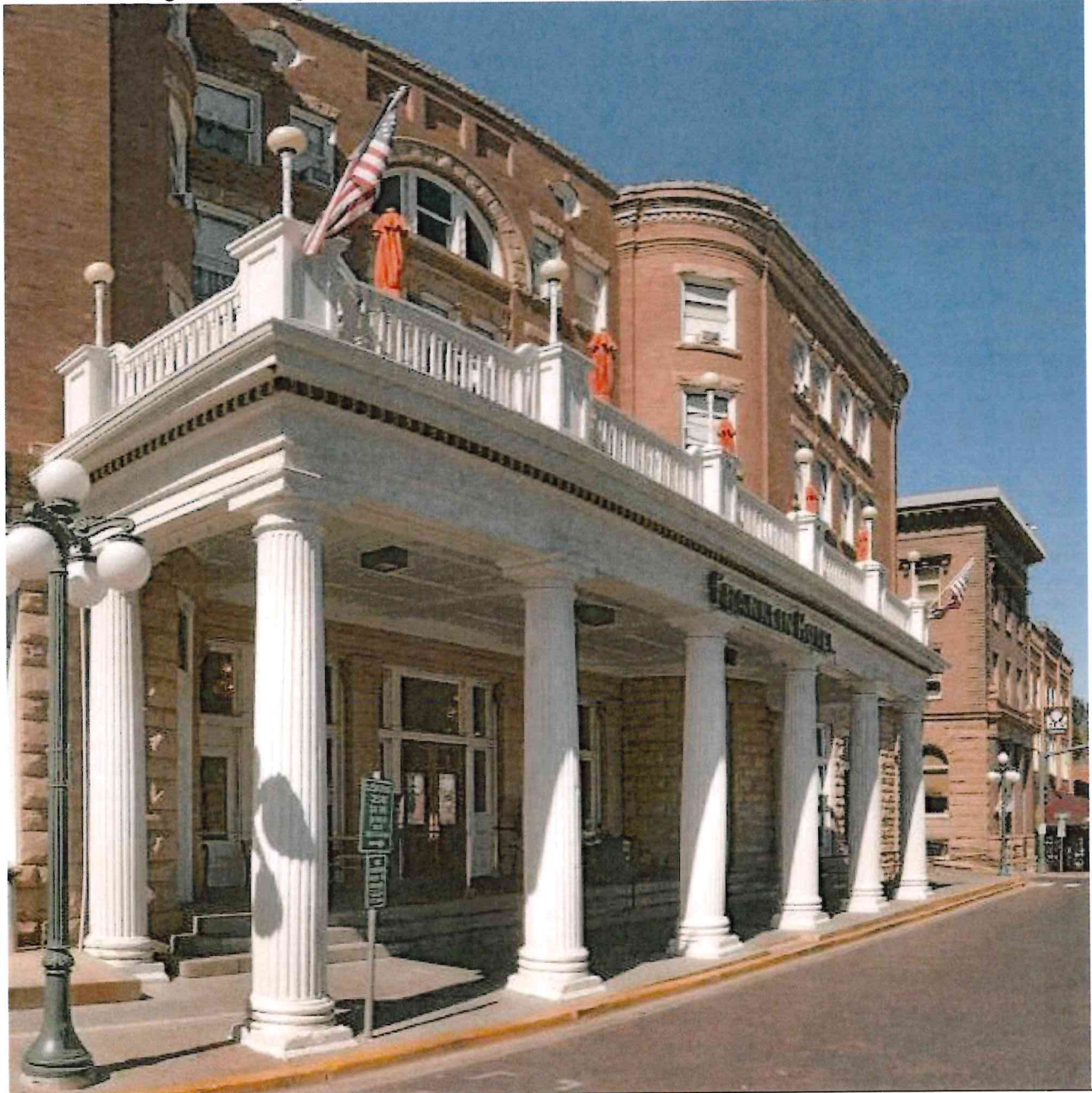
NEW CONSTRUCTION:

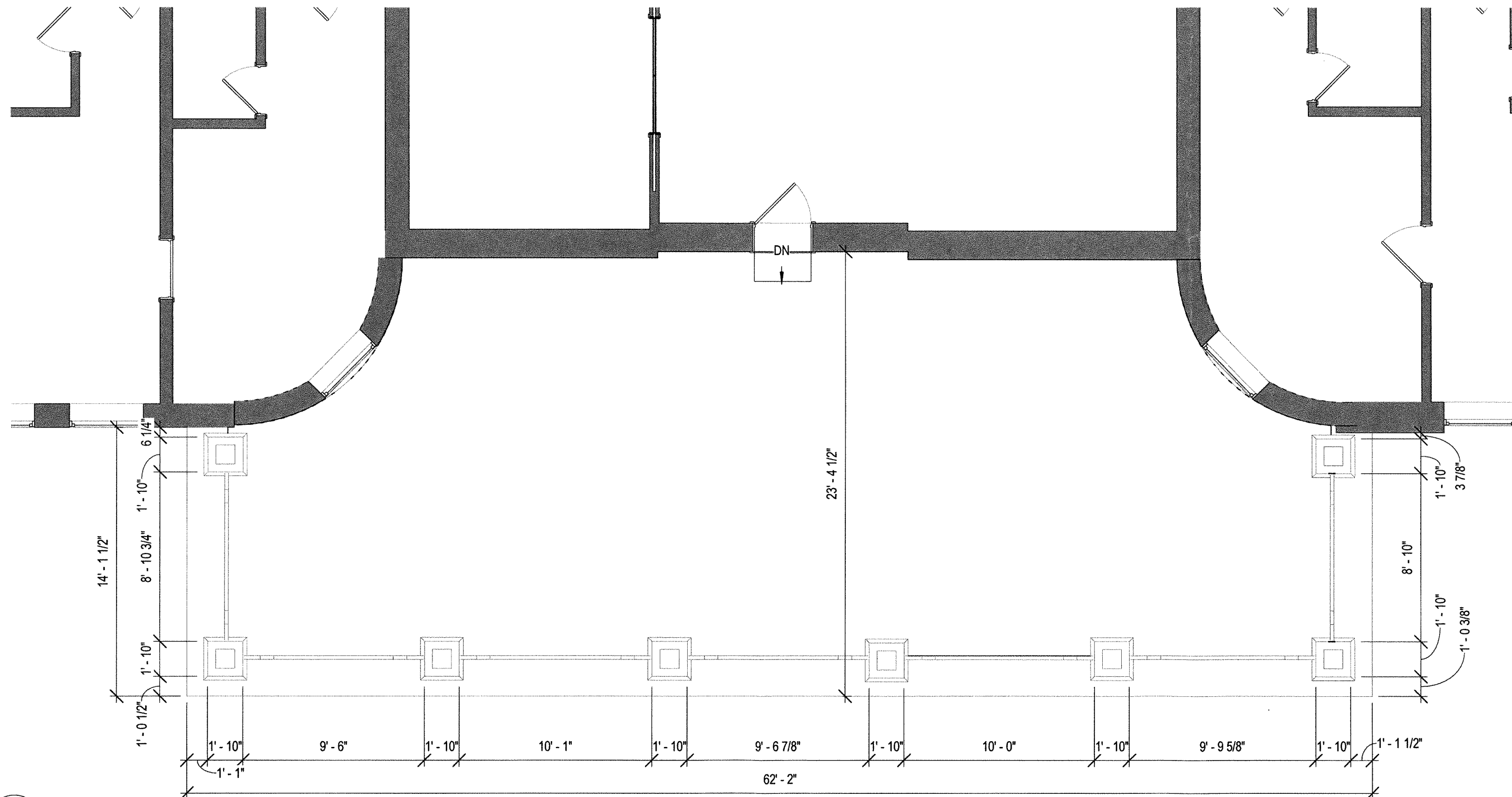
- Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- Photograph of proposed site and adjacent buildings on adjoining properties.
- Site plan including building footprint and location of off-street parking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

**COA – 709 Main Street
The Franklin Hotel**

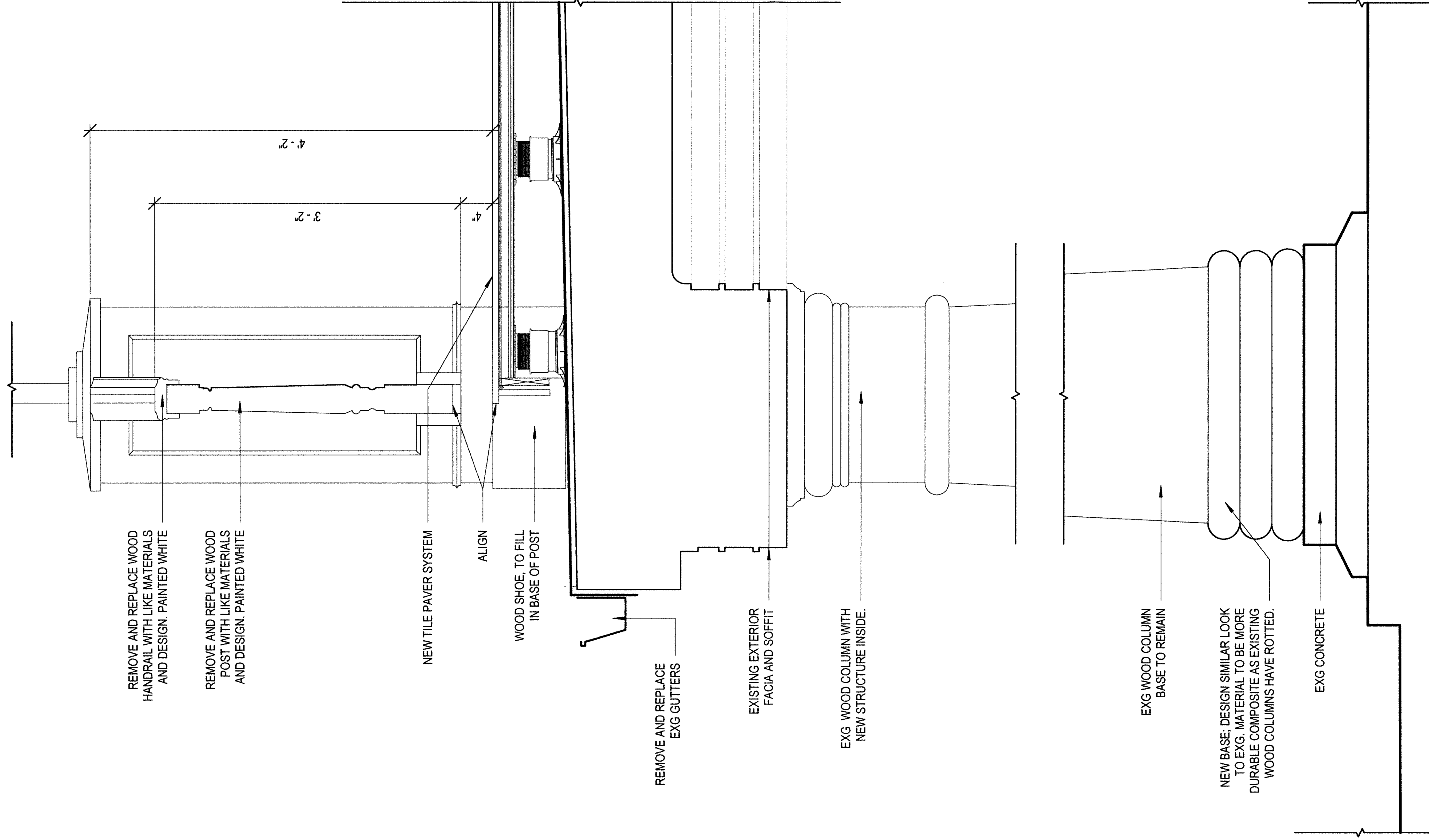
Date: 04/03/2024

Southwest image of building with Veranda at front.





2 2ND FLOOR - VERANDA
 DS-01 0' 4' 8' 3/16" = 1'-0" (at full size)



REMOVE AND REPLACE WOOD HANDRAIL WITH LIKE MATERIALS AND DESIGN. PAINTED WHITE

REMOVE AND REPLACE WOOD POST WITH LIKE MATERIALS AND DESIGN. PAINTED WHITE

NEW TILE PAVER SYSTEM

ALIGN

WOOD SHOE, TO FILL IN BASE OF POST

REMOVE AND REPLACE EXG GUTTERS

EXISTING EXTERIOR FACIA AND SOFFIT

EXG WOOD COLUMN WITH NEW STRUCTURE INSIDE.

EXG WOOD COLUMN BASE TO REMAIN

NEW BASE; DESIGN SIMILAR LOOK TO EXG. MATERIAL TO BE MORE DURABLE COMPOSITE AS EXISTING WOOD COLUMNS HAVE ROTTED.

EXG CONCRETE

4'-2"

3'-2"

4"

Date: April 05, 2024

Case No. 240043
Address: 45 Taylor Avenue

Staff Report

The applicant has submitted an application for Project Approval for work at 45 Taylor Avenue, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Beverly & Jim Posey
Owner: POSEY, JIMMY DPOSEY, BEVERLY B
Constructed: c 1905

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 garage was originally part of the property and 51 Taylor Avenue and was sold to the owners at 45 Taylor Avenue. The garage was constructed c 1890.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to repair the header above the garage roll-up door (2x8) is deteriorating and the paint is peeling, wood is split and decayed. The Contractor is planning to remove 2x8 board, check for any underlying damage and repair and replace as needed. The contractor will replace the strips holding edges of rolled roof around roof edges.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

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



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

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

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

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY
Case No. 242043
 Project Approval
 Certificate of Appropriateness
Date Received 4/4/24
Date of Hearing 4/10/24

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: 45 Taylor Avenue
Historic Name of Property (if known): The Butler House

APPLICANT INFORMATION
Applicant is: owner contractor architect consultant other _____

Owner's Name: Beverly and Jim Posey
Address: 45 Taylor Avenue
City: Deadwood State: SD Zip: 57732
Telephone: 605-580-0702 Fax: _____
E-mail: bposey@rushmore.com

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

Contractor's Name: Dan Patrick/Patriot Painting
Address: 8026 Blucksberg Dr
City: Sturgis State: SD Zip: 57785
Telephone: 605-728-4274 Fax: _____
E-mail: dpatrick4@gmail.com

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

TYPE OF IMPROVEMENT

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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>March 2024</u>		Project Completion Date (anticipated): <u>May2024</u>		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input checked="" type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Rehabilitation		
	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
	Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments				

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Header above garage roll-up door (2x8) is deteriorating and the paint is peeling, wood is split and
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Beverly Baker *POD* *3/3/24*
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

Jim D. Poy *3/3/24*
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

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