

Historic Preservation Commission Meeting Agenda

Wednesday, August 13, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - [a.](#) HPC Meeting Minutes
4. **Voucher Approvals**
5. **HP Programs and Revolving Loan Program**
 - a. Revolving Loan Program Requests
 - Danika McFarland -- 37 Lincoln Avenue -- Windows/Doors and Siding Loan Request
 - Wayne Morris -- 338 Main Street -- Windows/Doors Loan Forgiveness
 - [b.](#) Historic Preservation Program Application
 - Richard & Susan Anderson - 5 Stewart - Foundation & Elderly Resident Grant Requests
6. **Old or General Business**
 - [a.](#) Historic Facade Easement Program application request for the Pineview Group LLC - Branch House - 37 Sherman St.
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - [a.](#) PA 250137 - 834 Main St. - Scott Mathews - Repair / replace upper story windows
 - [b.](#) PA 250138 - 5 Stewart - Rick & Susan Anderson - Install Support Beam/Replace Concrete Steps
 - [c.](#) PA 250139 - Melody Dennis - 14 Lincoln Ave. - Replacing existing 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.)

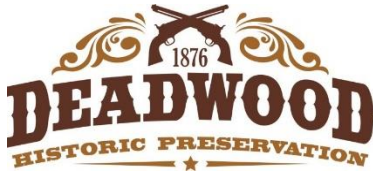
 - [a.](#) 33rd Annual West River History Conference Schedule of Events
 - [b.](#) Sponsorship of "Rising Star" Student Film Award for Short Documentary -- Presentation October 4, 2025
 - [c.](#) Fassbender 2025 Summer Newsletter

11. **Committee Reports**

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

12. **Adjournment**

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



Historic Preservation Commission Meeting Agenda

Wednesday, July 23, 2025, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on July 23, 2025, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede
 HP Commissioner 2nd Vice Chair Anita Knipper
 HP Commissioner Trevor Santochi
 HP Commissioner Jesse Allen
 HP Commissioner Beverly Posey
 HP Commissioner Diana Williams

City Commissioner Charles Eagleson

ABSENT

HP Commission Vice Chair Molly Brown

STAFF PRESENT

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

Susan Trucano, Neighborworks

3. Approval of Minutes

a. HPC Meeting Minutes 7.9.2025

It was motioned by Commissioner Posey and seconded by Commissioner Knipper to approve minutes of July 9, 2025, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to approve Operating Vouchers in the amount of \$109,202.35. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

- b. HP Grant Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to approve Grant Vouchers in the amount of \$27,000.00. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Revolving Vouchers in the amount of \$4,103.36. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Requests

Jill & Todd Weber - 562 Williams St. - Revolving Loan Request
 Kyle & Maggie Heckman - 358 Williams St. - Loan Extension Request
 Melvin (Ken) & Tracy Owens - 23 Centennial - Loan Extension Request
 Karin Parham - 42 Lincoln - Loan Extension Request

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to accept Jill and Todd Weber, 562 Williams, into the Revolving Loan program and Kyle and Maggie Heckman, 358 Williams, Ken and Tracy Owens, 23 Centennial, and Karin Parham, 42 Lincoln, into the Loan Extension. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

6. Old or General Business

7. New Matters Before the Deadwood Historic District Commission

- a. COA 250127 - 700 Main Street - Strategic Gaming Management - Replace Rear Exterior Doors

Mr. Kuchenbecker stated this building is a contributing structure in the Original Town Deadwood. This is the Franklin Hotel. The applicant is requesting permission to replace all rear exterior doors at the fire escape with new fiber glass doors to resemble original wood doors. Existing frames and transoms remain and be repainted. Staff finds the proposed work and change is congruous with the historical architectural, archaeological, or cultural aspects of the district and does not encroach upon, damage, or destroy historic resource or have an adverse effect on the character of the building or the historic character of the Local, State and National Register Historic Districts or the Deadwood National Landmark District.

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

- b. COA 250128 - 674 Main - Gold Dust Casino - New siding and Extend Awning

Mr. Kuchenbecker stated this is a contributing structure located in the Original Town Deadwood. Constructed in 1877, 1883, and 1937. The applicant is requesting

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

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

8. New Matters Before the Deadwood Historic Preservation Commission

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

Mr. Kuchenbecker stated 37 Lincoln is a contributing structure located in the Ingleside Planning Unit. Constructed circa 1880. The applicant is requesting permission to restore the windows with the same material and style. The retaining wall on the left side of house is leaning and leads almost to Taylor Street and needs fixed. The right side of the house needs fixed. Currently reinforced with metal scrap pieces. The right side of the house has mold and water damage to the wood and needs about 3 inches of wood replaced. The existing porch is pulling away from the house and needs to be leveled and fixed back onto the house. The porch roof needs to be put back and repaired.

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

- b. HPC - PA 250126 - 38 Burnham - Peter Pantazopoulos - Alterations to Carport

Mr. Kuchenbecker stated 38 Burnham is a non-contributing structure located in the Highland Park Planning Unit. Circa 1980. The applicant is requesting permission to make alterations to the existing trusses on the carport to bring them into compliance with original plans for a 4/12 pitch. The applicant believes this will give an approximate pitch of 5/12 on the front and a 4/12 pitch on the back half. The building inspector still needs to review for snow load.

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

- c. PA 250129 -128 Williams - Brian & Roberta Arsaga - Construct deck on back of structure

Mr. Kuchenbecker stated 128 Williams is a contributing structure located in the Highland Planning Unit. Constructed in 1939. The applicant is requesting permission to construct a deck onto the back of the structure. The attached drawing shows a deck on the back and side. Plans to construct the back deck at this time. The style of decking and railing has not been decided. Staff recommends approval contingent upon review of deck materials and railing design.

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

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

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

10. **Staff Report**

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

- a. A newspaper article on the Outside of Deadwood Grant for the Newell Museum Hope Cemetery was included in the packet.
- b. Mike Runge provided an update on Historic Preservation Videos project. The Hewlett Family on Main Street and Lincoln Avenue gave Historic Preservation Archives roughly 47 films of Deadwood footage. They also presented to Historic Preservation the tape they got the footage from. Mr. Runge stated he will be going through the film and inserting onto a website so anyone can go and see the film footage.
- c. Mr. Kuchenbecker stated Historic Preservation had a plaque presentation for the Little Spearfish Conservation and Historic Preservation Association - Anderson Cabin. Historic Preservation gave money to restore a family-owned log cabin out by Savoy, South of Tinton Road. Historic Preservation presented a plaque during the Anderson family reunion. The cabin was put back in the name of the Anderson family in 1996, where Mark Anderson was given back a piece of his family legacy.

Commissioner Allen stated carriage rides are going great this summer. The creek clean-up got rescheduled.

Mr. Kuchenbecker stated the Ridge is still in process for getting water and sewer to the apartment complex.

Mr. Kuchenbecker stated excavation is starting below the Lodge, they are placing a wall behind the Deadwood monument sign. The parking lot is scheduled to be completed by October 15th, 2025.

Mr. Kuchenbecker stated this year the Days of '76 parade is on Friday and Saturday at 1:30 p.m.

Chair Diede stated the Lutheran Church will not be serving ice cream at the Farmers Market this Friday. He has been asked to be an evaluator on Friday at 4:30 p.m. at the Native American dancers' performance to determine if this should be continued in future years with this activity in Deadwood. One more evaluator is needed if any Commissioners are willing and available? Commissioner Santochi volunteered to be an evaluator on Saturday at 4:00 p.m.

Mrs. Anfinson stated she is anticipating the Budget meeting to be held on August 21st at 8:30 a.m.

Commissioner Eagleson stated the Farmers Market this Friday we will be starting an hour early from 3:00 p.m. to 7:00 p.m.

Chair Diede stated we have a Thank You card from Jonas Runge, thanking us for the scholarship we presented to him.

11. **Committee Reports**

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

12. **Adjournment**

The HP Commission meeting adjourned at 4:40 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

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

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: August 8, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Application

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

Richard & Susan Anderson – 5 Stewart – Foundation & Elderly Resident Grants

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 184,990
 Verified Lawrence County Dept. of Equalization

Date: 7/25/25 Initials: HA

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:

5 STEWART ST DWd

Please attach the legal description of the property.

[REDACTED] TC 47

2. Applicant's name & mailing address:

[REDACTED]

Te

E-mail: N/A

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

RICK & SUSAN ANDERSON

Telephone:

[REDACTED]

E-mail N/A

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: 1951
☐ Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)
☐ Revolving Loan Program
☐ Retaining Wall Program

5. Contractor

[REDACTED]

Te

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		see attached description
Siding		
Wood Windows & Doors.		see attached description
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		

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

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

QUOTE



SLIPKNOT FOUNDATION SOLUTIONS

Quote # 1374
Quote Date 06/20/2025

Bill To
Rick Anderson
5 Stewart St Deadwood, SD
308-539-4693

DESCRIPTION	AMOUNT
Install a new floor support beam in the basement/crawlspace to lift and level the center of the house. This is a custom job, the way we lift level and install the beam may change depending on accessibility and headroom in the basement portion. Note: Will level the floor in the center of the house as best as possible.	15,200.00
Subtotal	15,200.00
excise tax 2.0%	304.00
TOTAL	\$15,504.00

Bill SGL

Yesterday • 12:34 PM

RCS chat with Louis

Hey Rick. For
remove concrete
steps and build new
ones in front of the
house Debbie \$2,370

With the material

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kevin@cityofdeadwood.com

MEMORANDUM

Date: August 8, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Façade Easement Program Application

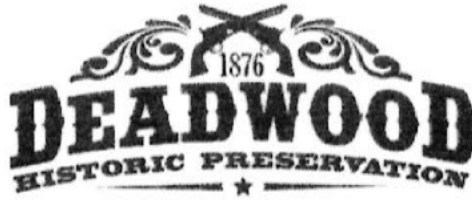
The Historic Preservation Office received a Façade Easement Program application from the Pineview Group LLC to enter the Branch House at 37 Sherman Street into the Historic Façade Easement Program. The applicant plans to restore the exterior of the building to include the tuck-pointing brick work and painting the windows. The proposed cost for the façade project is \$57,704.00.

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 linear foot for the primary façade of the main building for a grand total of \$177,000.00.

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 37 Sherman Street, owned by Pineview Group LLC, into the Historic Façade Easement Program.



Historic Facade Easement Program Application

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

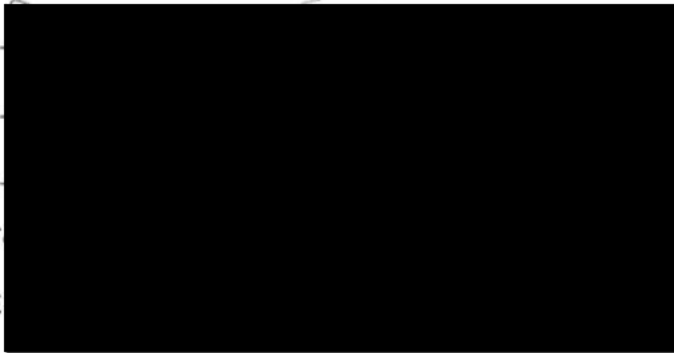
1. Address of Property:

37 Sherman St.

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



2. Applicant's name & mailing address:



E-mail _____

4. Project Costs:

Total cost of the façade restoration project:

\$ _____

Amount requested for the façade project

\$ _____

(Keep in mind eligible expenses and program maximums)

Total cost of building rehabilitation project

\$ _____

(Include additional interior work planned)

5. Façade Easement Program Area – Deadwood Local Historic District



Deadwood Historic Preservation Commission
Historic Façade Easement Program Application
Page 2 of 2

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: _____

Date submitted: ____/____/____

Owner's signature: _____

Date submitted: 6/20/25

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

Adopted 06/24/15
Revised 10/24/18



**Branch House & Suites
By Gold Dust**

Customer

Name

Date 7/16/2025

Order No.

Rep

EIN

Qty	Description	Unit Price	TOTAL
23	Exterior Double Hung/Fixed Large Windows	\$175.00	\$4,025.00
8	Exterior Fixed Basement Windows	\$75.00	\$600.00
5	Exterior Doors	\$200.00	\$1,000.00
1	Fire Escape/Steps/Railing Charge	\$750.00	\$750.00
Specifications			
Clean all Painted surfaces, Scrape, sand, caulk, glaze and prime where needed. Two coat premier paint with Sherwin Williams High Gloss Emerald Paint. Two days To 3 Days Maximum. If the third day is needed it will all be on the backside of the building.			
1	45 Foot Lift Rental & Deliver/Pick Up Two Days	\$500.00	\$500.00
PLEASE READ BELOW****			

Payment Details

- ☐
☐
☒

SubTotal \$6,875.00

Excise Tax

TOTAL \$6,875.00

Office Use Only

****This bid is for the premier job using the finest materials and application procedures in the industry. Hard hats will be worn and safety precautions and signage will be posted inside and outside encompassing the immediate and preceeding areas. Safety is of the utmost importance for employees, customers and the workers!!!!

Perfection is our goal...Excellence will be tolerated

COMPETITIVE MASONRY



Grid and tuck mortar joints with colored mortar

West Front

A) $58 \text{ ft} \times 5 \text{ ft} = 290 \text{ sq. ft} \times \$28.00 = \$8,120.00$. Total top of building.

B) $58 \text{ ft} \times 21 \text{ ft} = 1,218 \text{ sq. ft} \times 15\% = 183 \text{ sq. ft} \times \$28.00 = \$5,124.00$. Remaining total of west side.

North Side

A) $35 \text{ ft} \times 4.5 \text{ ft} = 157.5 \times \$28.00 = \$4,410.00$ Total top of building.

B) $35 \text{ ft} \times 21.5 \text{ ft} = 752.5 \times 15\% = 113 \text{ sq. Ft} \times \$28.00 = \$3,164.00$ Remaining on the north side.

South side

A) $35 \text{ ft} \times 4.5 \text{ ft} = 157.5 \times \$28.00 = 4,410.00$ Total top of building.

B) $35 \text{ ft} \times 21.5 \text{ ft} = 752.5 \times 15\% = 113 \text{ sq. ft} \times \$28.00 = \$3,164.00$ Remaining on the south side.

East side

A) $58 \text{ ft} \times 22 \text{ ft} = 1,276 \text{ sq. ft} \times 20\% = 255 \text{ sq. Ft} \times \$28.00 = \$7,140.00$ Entire back side of building.

Chimmy $16 \text{ sq. ft} \times \$50.00 = \$800$

Lift Rentals Three lifts needed at $\$1,500.00$ per lift per week for 3 weeks $= \$13,500.00$

(Excise tax) at 2%= \$996.64

Total = \$50,828.64

Date: August 07, 2025

Case No. 250137
Address: 834 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 834 Main St., a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Scott Mathews

Owner: BALKENHOL, FERDINAND P TRUSTEEBALKENHOL, FERDINAND P REVOCABLE TRUST
Constructed: c 1930

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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 a 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 repair four windows and replace one window all on the second story of the structure. The replacement window will allow for adequate egress to meet code for a living space. Plans are to finish out the second story of the structure to make a living space with a bedroom and bathroom.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

Staff conducted a site visit to review the second story project. The wood replacement window will be on the right side of the structure and will have the same 6 panel style as the original window. 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.	250137
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	8/6/25
Date of Hearing	8/13/25

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address:

834 Main St

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name:

Address:

City:

Telephone:

E-mail:

Architect's Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail:

Contractor's Name:

Address:

City:

Telephone:

E-mail:

Agent's Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail:

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input checked="" type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input 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>September 2025</u>		Project Completion Date (anticipated): <u>December 2025</u>		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input checked="" type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement of one	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>wood</u> Style/type <u>Casement window</u>				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
	Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

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

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

Enclosed document

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

 8/6/25

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.

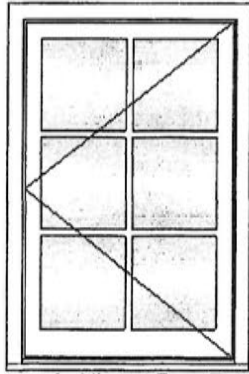
Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of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

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

The overall project at 834 Main Street, Deadwood, entails finishing out the second floor as living space with a bedroom and a bathroom. The second story appears to have been originally built to be finished out later as a living space. For the attention of the Deadwood Historic Preservation Commission's approval are updates and refurbishments of the windows and exterior trim on the second floor.

The window on the east side must be enlarged to meet code requirements for egress so it may be used as a bedroom. At present this window has a rough opening size of 24" wide by 40" tall and does not appear to have a proper header to support the stud that was cut to install the window. The proposed window, Marvin Ultimate Wood Casement, to meet code requirements for egress has a rough opening of 30" wide by 46" tall, totaling 6 square feet net opening size. Updating the window would not only allow for egress, but would also strengthen the structure by allowing the construction of a proper header to support the window opening. The replacement window would be casement style, to most closely match the style of the existing window, with a similar grid pattern in the window, and all wood construction. The window comes primed and all trim and window paint shall be color matched to the existing colors. Furthermore, the other four windows in the second story require updates to return them to full functionality and reduce the risk of weather and pests infiltrating the house. The west facing window requires at least one piece of trim to be replaced as it has disintegrated and is missing, the sill must be refurbished or possibly replaced due to excessive weathering, and needs to have a pane of glass replaced. All four windows have peeling paint on windows and trim and so require scraping and repainting (with color matched paint), as well as requiring reglazing. In addition, all upstairs windows once had storm windows, which should be replaced in order to reduce energy consumption for heating and cooling.

The south facing double window in the eastern side of the house was installed to not be regularly opened and can only be fully removed with latches. As such, the original frames that had screen in them shall be re-used and refurbished with a single glass pane installed instead of screen. These windows likely originally had matching single pane frames that could be installed instead of screen but I was unable to locate them. This style matches some of the existing windows on the first floor that still have original frames with either screen or glass. The south facing window on the west side of the house as well as the window facing west are both still operable so shall have single hung storm windows installed to allow for opening for fresh air but this will also assist with keeping temperature more stable inside the house.



As Viewed From The Exterior

FS 29" X 45 1/2"

RO 30" X 46"

Egress Information

Width: 21 57/64" Height: 39 29/64"

Net Clear Opening: 6.00 SqFt

- Primed Pine Exterior
- Primed Pine Interior
- Ultimate Wood Casement - Left Hand
- Rough Opening w/ Subsill
- 30" X 46"
- Frame Size w/ Subsill
- 29" X 45 1/2"
- Primed Pine Sash Exterior
- Primed Pine Sash Interior
- IG - 3/4"
- Low E2 w/Argon
- Black Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Black
- Rectangular - Special Cut 2W3H
- Primed Pine Ext - Primed Pine Int
- Ovolo Interior Glazing Profile
- Tall Bottom Rail
- White Weather Strip
- Antique Brass Folding Handle
- Antique Brass Multi - Point Lock
- Interior Wood Screen
- Bright View Mesh
- Primed Pine
- Ovolo Interior Screen Profile
- 4 9/16" Jambs
- Primed Pine BMC
- Primed Pine Standard Subsill
- Non Finger-Jointed Subsill
- Loose Installation Brackets
- ***Note: Unit Availability and Price is Subject to Change

LEFT SIDE WINDOW – RESTORE



RIGHT SIDE WINDOW – REPLACE FOR EGRESS



EXAMPLE WINDOW WITH GLASS STORM WINDOW



Date: August 07, 2025

Case No. 250138
Address: 5 Stewart St.

Staff Report

The applicant has submitted an application for Project Approval for work at 5 Stewart St., a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Rick & Susan Anderson
Owner: ANDERSON, RICK LVON HOLT, SUSAN
Constructed: c 1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood, as elsewhere in the United States, residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to install a new floor support beam in the basement/crawlspace to lift and level the center of the house. Remove old concrete steps and build new ones in front of the house.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

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

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

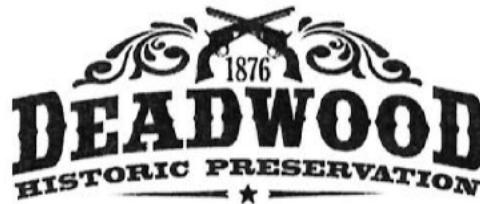
OR

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

OR

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

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



FOR OFFICE

Section 8 Item b.

Case No. 250130

☒ Project Approval

☐ Certificate of Appropriateness

Date Received 7/29/25

Date of Hearing 8/13/25

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 5 Stewart St. Deadwood SD

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's

Address:

City:

Telephone:

E-mail:

Architect's Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail:

Contractor's Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail:

Agent's Name:

Address:

City:

State:

Zip:

Telephone:

Fax:

E-mail:

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☒ Accessory Structure

☐ Exterior Painting

☒ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

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

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).

Install new floor support beam in the basement/crawlspace to lift and level the center of the house.

Steps: remove old concrete steps and build new ones in the front of the house.

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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

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


 SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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Concrete steps to be replaced

Date: August 07, 2025

Case No. 250139
Address: 14 Lincoln Ave

Staff Report

The applicant has submitted an application for Project Approval for work at 14 Lincoln Ave, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Mel Dennis
Owner: DENNIS, MELODY JO
Constructed: c. 1938

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 a 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 replace existing 4-foot-tall fence with a white painted cedar. The applicant would like to have an 8-foot spacing and a post 2 feet into the ground using cement footings along the perimeter.

Attachments: Yes

Plans: Yes

Photos: Yes

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

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

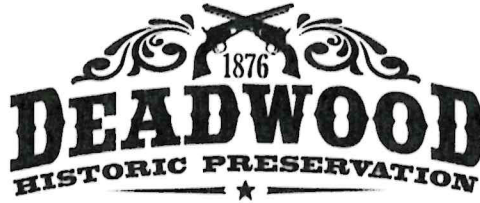
OR

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

OR

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

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



FOR OFFICE

Section 8 Item c.

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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

PROPERTY INFORMATION

Property Address: 14 Lincoln ave

Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

Applicant's Name: _____

State: _____ Zip: _____

Phone: _____ Fax: _____

Name: _____

State: _____ Zip: _____

Phone: _____ Fax: _____

TYPE OF IMPROVEMENT

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

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>Upon approval</u>		Project Completion Date (anticipated): <u>7 days</u>		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input checked="" type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Replacement		
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>Wood</u> Style/type <u>Picket</u> Dimensions <u>4ft X 100 ft</u>				
<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.

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Will Be replacing the existing fence with a white
Cedar painted fence with 8 foot spacing with
the post 2 foot in the ground with cement
footings 20 times along the perimeter

4' tall

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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:

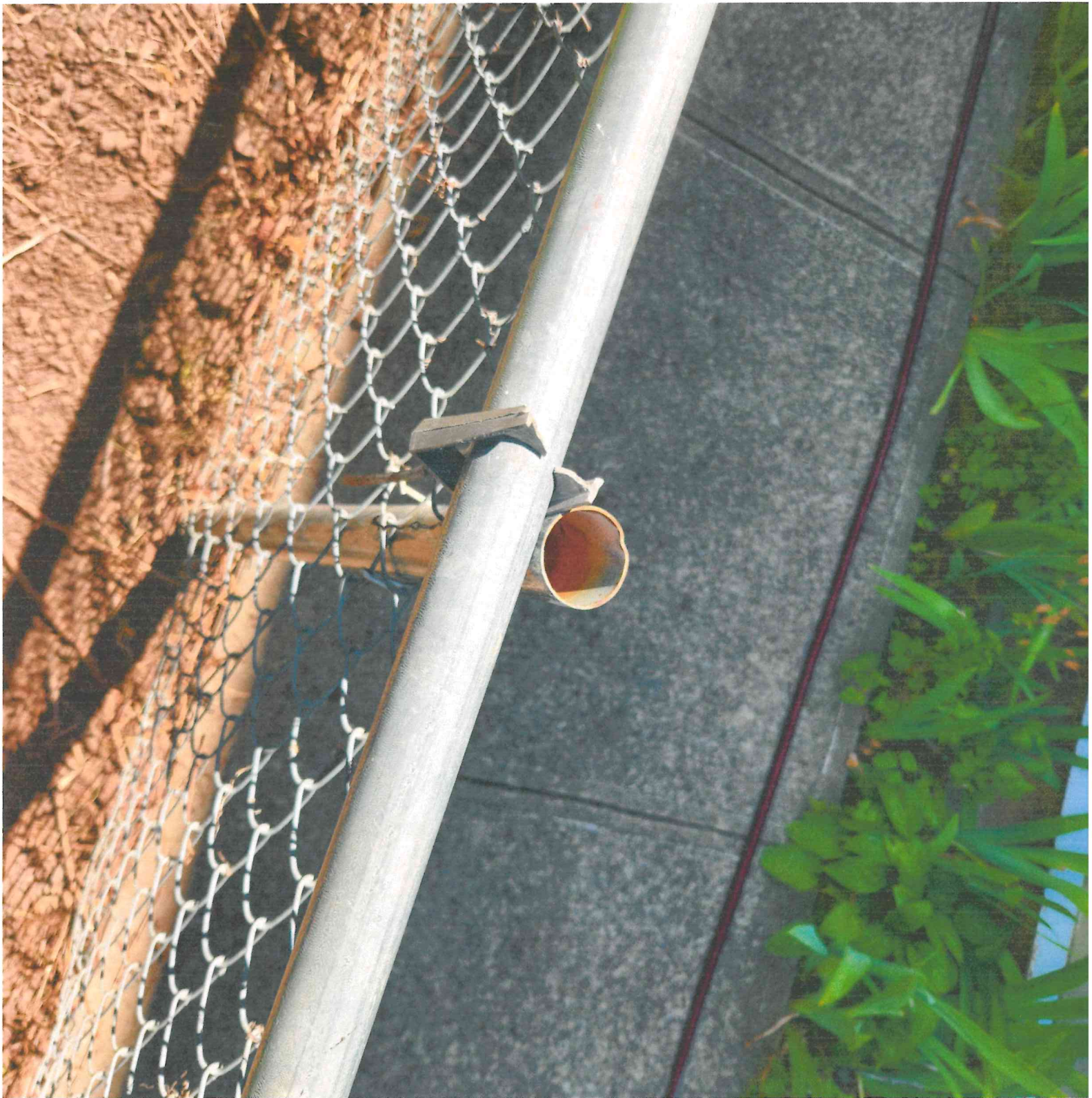
- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

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.

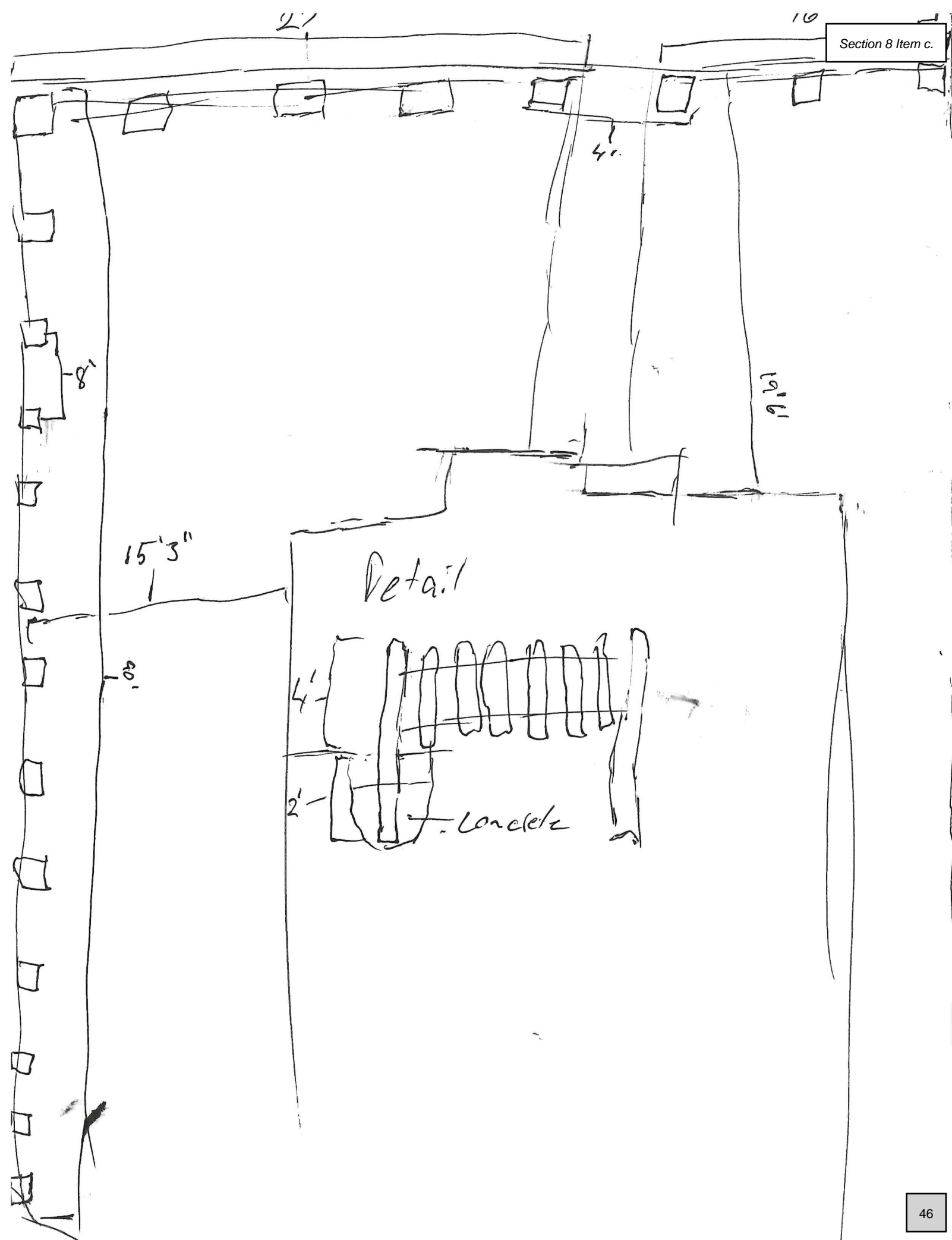






White
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2025 SCHEDULE OF EVENTS

October 1-3, 2025 (as of 7-31-25)

Historic 1876 Deadwood, South Dakota

A National Historic Landmark City

Venue: Muley Lodge, 20829 Mattson Lane, Deadwood, SD

WEDNESDAY, OCTOBER 1ST

1pm - Insider Tour: CLOVERLEAF MINE SURFACE TOUR @ Roubaix Lake

(must register-bus transportation provided with guide from *History Below the Pines* -walking required)

4pm - Insider Tour: Historic Deadwood -GREEN DOOR BROTHEL

(above Sick Boy's Garage)

5:30pm - Welcome Mixer with light hors d'oeuvres, wine and beverages **for members only** at Muley Lodge with:

RANDY BENDER, historic re-enactor

"Stories & Songs from Old Fort Meade"

THURSDAY, OCTOBER 2ND

(Note: all presentations are in the in the Barn unless noted)

7:30am **Welcome Table and NETWORK CAFÉ open** with complimentary coffee bar, variety pastry and more

8am **Welcome and Board Introductions,**
 Tim Velder, *President, Board of Directors*

Sponsor thank you, Julie Stoll, *Vice President*

Conference Notes, Laura Hovey Neubert, *Executive Director*

8:30am **JACQUELINE WYATT**, *The Vore Site-Communal Bison Hunting During A Time of Transition*

9am **CATHY DRUCKERY**, *Saving and Restoring the CCC Camp #1789- Pactola Barracks in Silver City*

9:30am **LEVI KESSLER**, *History Below the Pines presents Black Hills Forgotten History*

10am **BRAD TENNANT**, *West of the 100th Meridian*

10:30am **JUSTIN HORN**, *Bear Butte or Bust: Lieutenant G.K. Warren's Three Western Expeditions*

11am **TIM VELDER**, *Running Antelope-The Chief of the \$5 Bill*

11:30am **DAVID WOLFF**, *Monopoly and Competition: Railroads Arrive in the Black Hills, 1885-1893*

12pm **NETWORK CAFÉ-BUFFET LUNCH**

12:30pm **KEYNOTE SPEAKER, TBA**

1pm **JOHN NELSON**, *Brand Investigator Jack Nelson: Livestock Detective*

1:30pm **PAUL HIGBEE**, *Fayette Cook: Pioneer Educator and Fruit Farmer*

2pm **DILLON HAUG**, *Undeclared in 1935: Black Hills State University Yellow Jackets football team*

2:30pm **JIM MCKEOWN**, *The Kids Were Great: the 1954 Deadwood Basketball Team*

2025 SCHEDULE OF EVENTS

THURSDAY, OCTOBER 2ND continued

- 3pm** **DAWN NEWLAND**, *Who Was That Man: KID CURRY?*
- 3:30pm** **DAVID SUPER**, *Bitten, kicked and stomped-Deadwood's first college-trained veterinarian*
- 4pm** **CHRIS HILLS**, *Thomas H. Mallory: the Forgotten Father of Deadwood*
- 4:30pm** **SAM HERLEY**, *Deadwood Dick, Devils Nest, and the Doc Middleton-James Gang Connection –Wild West of the 1870's*
- 5:45pm** **BRUCE ROSELAND**, *title: TBA, Lodge*
- 6pm** **POETRY SLAM Open Mic** with *South Dakota State Poet Laureate, BRUCE ROSELAND* and *JOHN NELSON*, South Dakota State Poetry Society Editor.
 Music by: **NEMO YACHT CLUB** **ALL POETS AND PUBLIC WELCOME!**
 (Mixer-style with comp hors d'oeuvres and beverages) - **Lodge**

FRIDAY, OCTOBER 3rd

- 8am** **Welcome Table and NETWORK CAFÉ** open with complimentary coffee bar & pastry
- 8:30am** **CINDY MOSTELLER**, *TBA-Lodge*
- 9am** **NICOLE SHIFFRAR**, *TBA-Lodge*
- 9am** **JOHN HENRIS**, *Counting Cones and Catching Squirrels: Reforesting the Northern Black Hills, 1905-1923, Barn*
- 9:30am** **JEANIE KIRKPATRICK**, *Vi Cowden-from a Soddie to the Blue Skies, Just One Woman Doing her Job - Lodge*
- 9:30am** **ROBERT KOLBE**, *TBA– Barn*
- 10am** **HAROLD O'DONNELL**, *The Prairie Pantry: an examination of the multitudes of natural foods available on the northern plains-Lodge*
- 10am** **MARY CHANTRY NELSON**, *Rex Alan Smith and the story of Mount Rushmore National Memorial, Barn*
- 10:30am** **PAUL HORSTED**, *South Dakota Yesterday & Today, Barn*
- 11am** **"Why the Black Hills Are Not for Sale!"** **MARIO GONZALEZ**, Presenter and Guest Panel: **MARNIE COOK**, **BRUCE ELLISON**, and **DONOVIN SPRAGUE**
 moderator: **TALLI NAUMAN**, Barn
- 12pm** **NETWORK CAFÉ-BUFFET LUNCH**
- 1pm** Keynote: **KAREN HOLZER**, *America's 250th: South Dakota's Story* and **LAURA HOVEY NEUBERT**, *Conference Close-Up: 1993-2026*
- 2PM** **AWARDS and HONORS: TIM VELDER**, President
 West River Notables - **KAREN HOLZER** and **KRISTYN WARD**
KIDS WRITE HISTORY! Announcement, **BILL O'DONNELL**
 2024 Prizes: Amateur/Professional
 Best papers-**LORI TERRILL** Leland D. Case Library for Western Studies
Bobbi Sago Conservation Merit Award
Helping Hand Award

Section 10 Item b.

1876

DEADWOOD

HISTORIC PRESERVATION

HISTORIC BLACK HILLS STUDIOS

HOME OF THE FASSBENDER PHOTOGRAPHIC COLLECTION

Recent Artifacts



Polaroid Flash Gun ca. 1960s



Vintage Kodak close-up attachment



Kodak Pony 828 camera, ca. 1949-1959



Kodak Stereo Field Case ca. 1954-1959

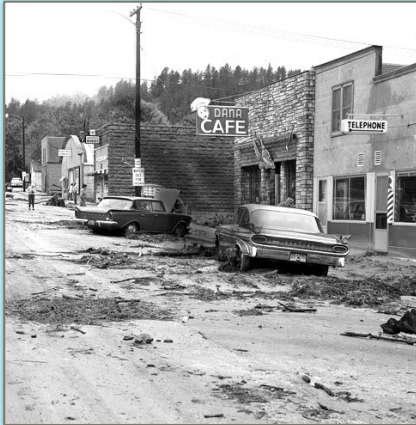
Featured Artifact



Above: A Tamron 3x telephoto lens made to adapt to several types of cameras, including 35mm, medium format and Polaroid.

Artifacts from the Fassbender Photographic Collection have mostly taken a back seat to the photographs. The prints and negatives in the collection were prioritized for improved storage conditions and cataloguing. Artifacts such as cameras, lenses, cases, filters and many other items related to the studio and darkroom were considered less vulnerable and left mostly in cold storage. While there are still shelves full of photographs to review and catalogue at the Homestake Adams Research & Cultural Center, some of the other artifacts have made their way from cold storage to a storage on the 2nd floor of Lead City Hall as seen in the last newsletter of 2024. Photography is a craft that inevitably leads to many gadgets and accessories to help enhance the final image. Featured in this newsletter are just a few of hundreds of items to be evaluated.

Recently Digitized



Pictures depict the debris and mud on the street in Whitewood, South Dakota and a damaged road after 6-7 inches of rain caused a flood June 19, 1962. Six bridges in Lawrence County were lost or damaged due to the flood.

2025 Conferences

October 1-3, 2025

West River History Conference
in Deadwood.

The theme for 2025 is "Historic 1876
Deadwood: LIVING the PAST!"

(www.westriverhistoryconference.org)

October 19-21, 2025

Association of South Dakota
Museums (ASDM) Conference in
Aberdeen, SD

Theme: "Engage the Past, Inspire the
Future"

(southdakotamuseums.wildapricot.org)

Heritage Festival



Above: Homestake
images by photographer
O.A. Vik were on display
at the festival. The
images are part of the
Fassbender Photographic
Collection.

Left: Mannequins with
period attire were on
exhibit from Deadwood
History, Inc.

The 2025 Hidden Treasure Heritage
Festival was held in Lead June 26-28.
Lead Historic Preservation hosted the
event themed "Women of Lead." Displays
at the Homestake Opera House featured
80 women of Lead's history. Trivia,
culinary, arts and performance were part
of the event attended by 250 people.

