

# Historic Preservation Commission Meeting Agenda

Wednesday, November 08, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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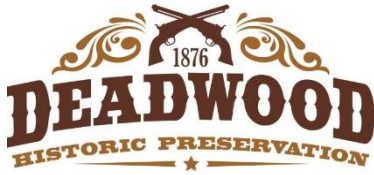
1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - [a.](#) HPC Minutes 10.25.23
4. **Voucher Approvals**
  - [a.](#) HP Operating Vouchers
  - [b.](#) HP Grant Vouchers
  - [c.](#) HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
  - a. Historic Preservation Loan Requests
    - Christopher Blair - 65 Terrace - Extension Request
    - Wayne & Cindy Morris - 388 Main - Request to Forgive
    - Dragon Belly LLC - 772 Main - Life Safety Extension Request
6. **Old or General Business**
  - [a.](#) Broken Boot Gold Mine Not-For-Profit Grant Request in the amount of \$15,301.52 for resource repairs.
7. **New Matters Before the Deadwood Historic District Commission**
  - [a.](#) COA 230164 - Masonic Lodge - 715 Main - Replace Front Door
8. **New Matters Before the Deadwood Historic Preservation Commission**
  - [a.](#) PA 230165 Kevin Bloom - 17 Fillmore - Remove addition on structure and do exterior repairs
9. **Items from Citizens not on Agenda**

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

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

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

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



# Historic Preservation Commission Meeting Minutes

Wednesday, October 25, 2023 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 October 25, 2023, at 4:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Bev Posey  
 HP Commission Vice Chair Leo Diede  
 HP Commission 2nd Vice Chair Robin Carmody  
 HP Commissioner Trevor Santochi  
 HP Commissioner Tony Williams

City Commissioner Charlie Struble-Mook

ABSENT

HP Commissioner Vicky Dar  
 HP Commissioner Molly Brown

STAFF PRESENT

Bonny Anfinson, Historic Preservation Coordinator  
 Amy Greba, Administrative Assistant  
 Susan Trucano, Neighborworks

## 3. Approval of Minutes

a. Approve Minutes of 10/11/23 Meeting

***It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the minutes of the October 11, 2023, meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

## 4. Voucher Approvals

a. HP Operating Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Diede to approve the HP Operating Vouchers in the amount of \$111,283.40. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

b. HP Grant Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Santochi to approve the HP Grant Vouchers in the amount of \$508.98. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

- c. HP Revolving Vouchers

***It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the HP Revolving Vouchers in the amount of \$15,289.75. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

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

- a. HP Revolving Loan Requests

Philip Breland & Georgette Ohayon - 58 Washington - Extension Requests  
Cody Emrick - 9 Shine St. - Extension Request

***It was moved by Commissioner Santochi and seconded by Commissioner Carmody to approve loan extensions for Philip Breland and Georgette Ohayon, 58 Washington and Cody Emrick, 9 Shine St. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

- b. Historic Preservation Program Application Approval

Charles D. Eagleson - 374 Williams Street - Siding Program

***It was moved by Commissioner Diede and seconded by Commissioner Williams to approve Siding Grant for Charles Eagleson, 374 Williams St. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

## **6. Old or General Business**

- a. South Dakota Historical Society Press - FY2023 Deadwood Publication Fund Report  
HP reviewed the annual financial report from South Dakota Historical Society Press.
- b. Discussion about establishment of a Sesquicentennial Committee for Deadwood's 150th anniversary of its founding.

Mr. Runge shared information regarding the forming of committees for the upcoming 150<sup>th</sup> anniversary of Deadwood's founding. It is recommended to have a couple of HP Commissioners volunteer to help with the planning of the events.

- c. Approve expenditure of 2024 Neighborhood Block Club Calendars

Mr. Anfinson stated the Historic Preservation Office, in conjunction with the Neighborhood Blocks Clubs, has printed a community calendar for the residents of Deadwood since 2018. They are once again requesting permission to hire M.S. Mail to print and mail the 2024 calendar. The calendars are very popular with Deadwood residents. With the help of Mike Runge and the Neighborhood Block Clubs historic photos are selected for the calendar and staff designs and plans the layout of the calendar for printing. The calendars are printed and mailed directly to the residents of Deadwood. The cost to print and mail the 1,500 calendars is \$3,500.00. Historic Preservation will pay for the printing which is \$3,000.00 from the Public Education budget line item and the postage and mailing cost of \$500.00 will be come out of the Neighborhood Block Club budget. The Historic Preservation Staff is requesting



permission to print the 2024 calendar and hire M.S. Mail to print and mail the calendar to Deadwood residents in the amount not to exceed \$3,500.00 with \$3,000.00 to come out of the Public Education line item and \$500.00 to come out of the Professional Services Neighborhood Block Club line item. ***It was moved by Commissioner Santochi and seconded by Commissioner Carmody to recommend to the City Commission to hire M.S. Mail to print and mail the 2024 Calendar in the amount not to exceed \$3,500 with \$3,000 to come out of the Public Education line item and \$500 to come out of the Professional Services Neighborhood Block Club line item. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

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

- a. COA 230154 Tami Goembel - 651 Main - Repair brick on back of building and remove wood awning.

Mrs. Anfinson stated the applicant has submitted an application for Certificate of Appropriateness for work at 651 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to repair cracks between bricks on back of building. Firm up the bearing posts by jacking up and adding shims. Remove rotting wood awning. 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 local Historic District, the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Santochi and seconded by Commissioner Carmody, 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, to approve removal of wood awning and repair of brick at the rear of 651 Main. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

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

- a. PA 230151 - Charles Eagleson - 374 Williams - Repair siding and restore porch windows

Mrs. Anfinson stated the applicant has submitted an application for work at 374 Williams St., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the siding and trim. When every attempt to repair is exhausted or not possible to maintain the integrity of the structure, wood replacement pieces can be cut out and added back. Broken porch window glass will be replaced, and all porch windows will be re-glazed. Once all repairs are made the house will be painted. The applicant is also contemplating using the Windows and Doors Program for the repairs to the porch windows. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the

building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Diede and seconded by Commissioner Carmody, 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. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

- b. PA 230152 Jon & Kelly Long - 299 Williams - Remove and re-construct porch damaged by fire

Mrs. Anfinson stated the applicant has submitted an application for work at 299 Williams St., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to remove existing porch structure on the west side which was damaged by fire. Replace porch to original condition. Trim and paint to match original structure. The applicant has applied for a building permit for demolition of the fire damaged area. Staff is recommending approval of the demolition of the damaged area with the reconstruction approval contingent upon submittal of proposed plans. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Diede and seconded by Commissioner Williams contingent upon the condition the project is photographed and documented and 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. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

- c. PA 230153 Keith Ball - 35 Jackson - Replace Garage Doors

Mrs. Anfinson stated the applicant has submitted an application for work at 35 Jackson St., a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The house is contributing but the garage was constructed in 1985 making it non-contributing. The applicant is requesting permission to replace the garage doors with Midland Garage doors with glass panel windows across the top. The 9'x7' doors will be made of steel. The proposed work and changes do 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. ***It was moved by Commissioner Santochi and seconded by Commissioner Williams that 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. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

**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. Fassbender Newsletter for 3rd quarter 2023

HP received the quarterly newsletter in the meeting packet for review.

**11. Committee Reports**

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

No updates from committees.

**12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 4:27pm.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Amy Greba, Administrative Assistant*

# Historic Preservation Commission

## Bill List - 2023

OPERATING ACCOUNT: Historic Preservation	
<b>HP Operating Account Total:</b>	<b>\$ 167,760.16</b>

Approved by \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_  
HP Chairperson

HPC	11/08/23
Batch	11/21/23

** T O T A L S **	
INVOICE TOTALS	167,760.16
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00
BATCH TOTALS	167,760.16

** G/L ACCOUNT TOTALS **												
					=====LINE ITEM=====				=====GROUP BUDGET=====			
					ANNUAL	BUDGET	OVER	ANNUAL	BUDGET	OVER		
BANK	YEAR	ACCOUNT	NAME	AMOUNT	BUDGET	AVAILABLE	BUDG	BUDGET	AVAILABLE	BUDG		
	2023	101-2020	ACCOUNTS PAYABLE	20.00-*								
		101-4142-427	TRAVEL	20.00	4,000	2,327.00						
		215-2020	ACCOUNTS PAYABLE	167,740.16-*								
		215-4573-310	HIST. INTERP. AH COLLECT	75,000.00	75,000	0.00						
		215-4573-335	HIST. INTERP. ARCHIVE DE	3,931.99	43,300	21,561.05						
		215-4573-390	HIST. INTERP. HARCC	38,000.00	38,000	0.00						
		215-4575-520	GRANT/LOAN PROJECTS OUTS	4,300.00	100,000	44,280.60						
		215-4575-525	GRANT/LOAN PAINT PROGRAM	554.87	25,000	17,463.18						
		215-4576-600	PROFES. SERV. CURRENT EX	918.75	75,000	30,458.83						
		215-4577-755	CAPITAL ASSETS RETAINING	44,545.31	475,000	280,431.81						
		215-4641-426	SUPPLIES	36.99	15,000	4,651.49						
		215-4641-427	TRAVEL	40.00	10,000	1,596.91						
		215-4641-434	MACHINERY/EQUIPMENT	412.25	11,148	2,802.19-	Y					
		999-1301	DUE FROM FUND 101	20.00	*							
		999-1306	DUE FROM FUND 215	167,740.16	*							
			** 2023 YEAR TOTALS	167,760.16								

APPROVED BY \_\_\_\_\_

ON \_\_\_\_\_

11/08/2023 11:20 AM  
PACKET: 06379 11/21/23 HP OPERATING AG  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
101	11/2023	20.00
215	11/2023	167,740.16

NO ERRORS NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

PACKET: 06379 11/21/23 HP OPERATING AG

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-1890		ADAMS MUSEUM & HOUSE, INC.				
I-103123		2023 GENERAL OP SUPPORT	75,000.00			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		2023 GENERAL OP SUPPORT		215 4573-310	HIST. INTERP. AH COLLECT	75,000.00
=== VENDOR TOTALS ===			75,000.00			
=====						
01-3956		ADAMS SALVAGE RECYCLING & RECO				
I-3301		BROADWAY ALLEY- COMPLETE CONC	80.62			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		BROADWAY ALLEY- COMPLETE CONCR		215 4577-755	CAPITAL ASSETS RETAINING	80.62
I-3340		BROADWAY ALLEY- COMPLETE CONC	389.60			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		BROADWAY ALLEY- COMPLETE CONCR		215 4577-755	CAPITAL ASSETS RETAINING	389.60
=== VENDOR TOTALS ===			470.22			
=====						
01-0776		ALBERTSON ENGINEERING, INC.				
I-19576		650 MAIN BROADWAY	700.00			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		650 MAIN BROADWAY		215 4577-755	CAPITAL ASSETS RETAINING	700.00
I-19577		10 DENVER	200.00			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		10 DENVER		215 4577-755	CAPITAL ASSETS RETAINING	200.00
I-19581		74 VAN BUREN	62.50			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		74 VAN BUREN		215 4577-755	CAPITAL ASSETS RETAINING	62.50
I-19584		33 1/2 JACKSON	6,332.42			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		33 1/2 JACKSON		215 4577-755	CAPITAL ASSETS RETAINING	6,332.42
I-19664		8 JEFFERSON	100.00			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		8 JEFFERSON		215 4577-755	CAPITAL ASSETS RETAINING	100.00
=== VENDOR TOTALS ===			7,394.92			

PACKET: 06379 11/21/23 HP OPERATING AG

Section 4 Item a.

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4711		AMAZON CAPITAL SERVICES				
I-1KX6-WLRC-JGFH		DESK TRAY & ARCHIVES BOOK	56.98			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		AMAZON CAPITAL SERVICES		215 4641-426	SUPPLIES	36.99
		AMAZON CAPITAL SERVICES		215 4573-335	HIST. INTERP. ARCHIVE DE	19.99
		=== VENDOR TOTALS ===	56.98			
=====						
01-3314		CENTURY BUSINESS PRODUCTS, INC				
I-693157		COPIER SEPTEMBER	196.07			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		COPIER SEPTEMBER		215 4641-434	MACHINERY/EQUIPMENT	196.07
I-703099		COPIER OCTOBER	13.70			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		COPIER		215 4641-434	MACHINERY/EQUIPMENT	13.70
I-703100		TONER	7.00			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		TONER		215 4641-434	MACHINERY/EQUIPMENT	7.00
I-703101		COPIER OCTOBER	195.48			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		COPIER OCTOBER		215 4641-434	MACHINERY/EQUIPMENT	195.48
		=== VENDOR TOTALS ===	412.25			
=====						
01-4204		COMPLETE CONCRETE, INC.				
I-4		650 MAIN ST.-BROADWAY RW	18,451.12			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		650 MAIN ST.-BROADWAY RW		215 4577-755	CAPITAL ASSETS RETAINING	18,451.12
		=== VENDOR TOTALS ===	18,451.12			
=====						
01-3995		HANSEN WHEEL & WAGON SHOP				
I-13796		WAGON INSPECTION	2,500.00			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		WAGON INSPECTION		215 4573-335	HIST. INTERP. ARCHIVE DE	2,500.00
		=== VENDOR TOTALS ===	2,500.00			



PACKET: 06379 11/21/23 HP OPERATING AG

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-3193		HOMESTAKE ADAMS RESEARCH & CUL				
I-103123		2023 GENERAL OP SUPPORT	38,000.00			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		2023 GENERAL OP SUPPORT		215 4573-390	HIST. INTERP. HARCC	38,000.00
=== VENDOR TOTALS ===			38,000.00			
=====						
01-5159		LEAD-DEADWOOD COMMUNITY FOUNDA				
I-2310		L/D COMMUNITY FUND LUNCHEON	60.00			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		L/D COMMUNITY FUND LUNCHEON		215 4641-427	TRAVEL	40.00
		L/D COMMUNITY FUND LUNCHEON		101 4142-427	TRAVEL	20.00
=== VENDOR TOTALS ===			60.00			
=====						
01-2585		PASTPERFECT SOFTWARE				
I-90626495		ANNUAL HOSTING & TECH SUPPORT	812.00			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		ANNUAL HOSTING & TECH SUPPORT		215 4573-335	HIST. INTERP. ARCHIVE DE	812.00
=== VENDOR TOTALS ===			812.00			
=====						
01-5161		PLANKINTON PRESERVATION SOCIET				
I-110723		SWEEP VAN DYKE HOTEL VERANDA	4,300.00			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		SWEEP VAN DYKE HOTEL VERANDA		215 4575-520	GRANT/LOAN PROJECTS OUTS	4,300.00
=== VENDOR TOTALS ===			4,300.00			
=====						
01-1278		PONDEROSA LAND SURVEYS, LLC.				
I-7790		TR 2 MS794, LOT C BL 9 HIGHLA	918.75			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		TR 2 MS794, LOT C BL 9 HIGHLAN		215 4576-600	PROFES. SERV. CURRENT EX	918.75
=== VENDOR TOTALS ===			918.75			
=====						
01-0563		RCS CONSTRUCTION				
I-04		9 SHINE	18,229.05			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: Y		
		9 SHINE		215 4577-755	CAPITAL ASSETS RETAINING	18,229.05
=== VENDOR TOTALS ===			18,229.05			

PACKET: 06379 11/21/23 HP OPERATING AG

Section 4 Item a.

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-2014	TOMS, DON					
I-110623		LEDGER PROJECT	600.00			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: Y		
		LEDGER PROJECT		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
=== VENDOR TOTALS ===			600.00			
=====						
01-4739	TWIN CITY HARDWARE-HP PAINT PR					
I-2310-269638		29 VAN BUREN	203.93			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		29 VAN BUREN		215 4575-525	GRANT/LOAN PAINT PROGRAM	203.93
I-2310-269741		31 CHARLES	102.98			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		31 CHARLES		215 4575-525	GRANT/LOAN PAINT PROGRAM	102.98
I-2310-269894		81 STEWART	247.96			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		81 STEWART		215 4575-525	GRANT/LOAN PAINT PROGRAM	247.96
=== VENDOR TOTALS ===			554.87			
=== PACKET TOTALS ===			167,760.16			

# Historic Preservation Commission

## 2023 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
<b>HP Grant Account Total:</b>	<b>\$ 19,403.17</b>

Approved by \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_  
HP Chairperson

Approved by \_\_\_\_\_ on \_\_\_\_/\_\_\_\_/\_\_\_\_  
HP Officer

HPC	11/08/23
Batch	11/21/23

PACKET: 06382 11/21/23 HP GRANTS BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-2849	DAKOTA LUMBER CO					
I-2308-254981		39 STEWART PARHAM	7,491.76			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		39 STEWART PARHAM		216 4653-962-03	WINDOWS GRANT EXPENSE	7,491.76
		=== VENDOR TOTALS ===	7,491.76			
=====						
01-5160	EXCEL CONSTRUCTION LLC					
I-1126		47 LINCOLN EMANUEL	2,500.00			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		47 LINCOLN EMANUEL		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	2,500.00
		=== VENDOR TOTALS ===	2,500.00			
=====						
01-5132	HILGENDORF, STEVEN					
I-30660265		39 DUNLOP HILGENDORF	5,982.47			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		39 DUNLOP HILGENDORF		216 4653-962-03	WINDOWS GRANT EXPENSE	5,982.47
I-9777085		39 DUNLOP HILGENDORF	148.61			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		39 DUNLOP HILGENDORF		216 4653-962-04	SIDING GRANT EXPENSE	148.61
		=== VENDOR TOTALS ===	6,131.08			
=====						
01-4726	KNECHT HOME CNTR-GRANTS					
I-216465396201		23 CENTENNIAL OWENS	187.06			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL OWENS		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	187.06
I-9854867		23 CENTENNIAL OWENS	24.92			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL OWENS		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	24.92
I-9857631		23 CENTENNIAL OWENS	158.54			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL OWENS		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	158.54
I-9867155		23 CENTENNIAL OWENS	210.61			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL OWENS		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	210.61
I-9870776		23 CENTENNIAL OWENS	310.42			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL OWENS		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	310.42

PACKET: 06382 11/21/23 HP GRANTS BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4726	KNECHT HOME CNTR-GRANTS	{ ** CONTINUED ** }				
I-9872364		23 CENTENNIAL OWENS	252.27			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL OWENS		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	252.27
I-9886823		23 CENTENNIAL OWENS	157.43			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL OWENS		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	157.43
I-9893708		23 CENTENNIAL OWENS	90.33			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL OWENS		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	90.33
I-9893852		23 CENTENNIAL OWENS	129.57			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL OWENS		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	129.57
=== VENDOR TOTALS ===			1,521.15			
=====						
01-4086	TWIN CITY HARDWARE - GRANTS					
C-2310-273162C		23 CENTENNIAL- ELDERLY GRANT	2.00CR			
11/21/2023	FNBAP	DUE: 10/28/2023 DISC: 10/28/2023		1099: N		
		23 CENTENNIAL- ELDERLY GRANT		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	2.00CR
I-2310-272415		23 CENTENNIAL- ELDERLY	68.97			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL- ELDERLY		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	68.97
I-2310-272416		23 CENTENNIAL- ELDERLY GRANT	930.26			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL- ELDERLY GRANT		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	930.26
I-2310-272686		23 CENTENNIAL- ELDERLY GRANT	35.97			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL- ELDERLY GRANT		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	35.97
I-2310-272815		39 STEWART- WINDOW GRANT	115.88			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		39 STEWART- WINDOW GRANT		216 4653-962-03	WINDOWS GRANT EXPENSE	115.88
I-2310-273091		39 STEWART- WINDOW GRANT	143.40			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		39 STEWART- WINDOW GRANT		216 4653-962-03	WINDOWS GRANT EXPENSE	143.40
I-2310-273159		23 CENTENNIAL- ELDERLY	144.96			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023		1099: N		
		23 CENTENNIAL- ELDERLY		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	144.96

11/08/2023 2:28 PM

A/P Regular Open Item Register

Section 4 Item b.

PACKET: 06382 11/21/23 HP GRANTS BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----		GROSS	P.O. #		
POST DATE	BANK CODE	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====					
01-4086	TWIN CITY HARDWARE - GRANTS	( ** CONTINUED ** )			
I-2310-273250	39 STEWART- WINDOW GRANT	60.94			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023	1099: N		
	39 STEWART- WINDOW GRANT		216 4653-962-03	WINDOWS GRANT EXPENSE	60.94
I-2311-274233	39 STEWART- WINDOW GRANT	75.97			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023	1099: N		
	TWIN CITY HARDWARE - GRANTS		216 4653-962-03	WINDOWS GRANT EXPENSE	75.97
I-2311-274288	23 CENTENNIAL- ELDERLY GRANT	100.92			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023	1099: N		
	23 CENTENNIAL- ELDERLY GRANT		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	100.92
I-2311-274336	39 STEWEART- SIDING GRANT	39.99			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023	1099: N		
	39 STEWEART- SIDING GRANT		216 4653-962-04	SIDING GRANT EXPENSE	39.99
I-2311-274590	23 CENTENNIAL- ELDERLY GRANT	43.92			
11/21/2023	FNBAP	DUE: 11/21/2023 DISC: 11/21/2023	1099: N		
	23 CENTENNIAL- ELDERLY GRANT		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	43.92
=== VENDOR TOTALS ===		1,759.18			
=== PACKET TOTALS ===		19,403.17			

** T O T A L S **		
INVOICE TOTALS	19,405.17	
DEBIT MEMO TOTALS	0.00	
CREDIT MEMO TOTALS	2.00CR	
BATCH TOTALS	19,403.17	

** G/L ACCOUNT TOTALS **									
					=====LINE ITEM=====		=====GROUP BUDGET=====		
					ANNUAL	BUDGET	OVER	ANNUAL	BUDGET OVER
BANK	YEAR	ACCOUNT	NAME	AMOUNT	BUDGET	AVAILABLE	BUDG	BUDGET	AVAILABLE BUDG
	2023	216-2020	ACCOUNTS PAYABLE	19,403.17-*					
		216-4653-962-01	SPECIAL NEEDS GRANT EXP.	5,344.15	50,000	15,819.57			
		216-4653-962-03	WINDOWS GRANT EXPENSE	13,870.42	120,000	93,288.26			
		216-4653-962-04	SIDING GRANT EXPENSE	188.60	60,000	37,744.50			
		999-1307	DUE FROM FUND 216	19,403.17 *					
			** 2023 YEAR TOTALS	19,403.17					

11/08/2023 2:28 PM  
PACKET: 06382 11/21/23 HP GRANTS BA  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item b.

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
216	11/2023	19,403.17

NO ERRORS NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0



11/8/2023 8:56am

## HP REVOLVING LOAN FUND

Page 1 of 1

## A/P Invoices Report

11/1/2023 - 11/30/2023

Batch = 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
11/2023								
LAWRENCE COUNTY REGISTER OF DEEDS - REC MOD COUPENS - 11/8/2023 - 30.00 - Batch: 1 - Header Memo: Record Mort Mod-23 Monroe-Paha Sapa (Coupens)								
Record Mort Mod-23 Monroe-Paha Sapa (Coupens)	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mort Mod-23 Monroe-Paha Sapa (Coupens)	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
NHS OF THE BLACK HILLS - 2023-10 - 11/8/2023 - 3,000.00 - Batch: 1 - Header Memo: Servicing Contract-October 2023								
Servicing Contract-October 2023	100	5000				PROF & ADMIN FEES	3,000.00	
Servicing Contract-October 2023	100	2000				ACCOUNTS PAYABLE		3,000.00
Total:							3,000.00	3,000.00
Ohayon, Georgette - VARIOUS - 11/8/2023 - 17,000.00 - Batch: 1 - Header Memo: Materials & Work Done-58 Wahsington-Ohayon								
Materials & Work Done-58 Wahsington-Ohayon	100	1201				NOTES RECEIVABLE	17,000.00	
Materials & Work Done-58 Wahsington-Ohayon	100	2000				ACCOUNTS PAYABLE		17,000.00
Total:							17,000.00	17,000.00
SoDak Title - OE-0576-23 - 11/8/2023 - 120.00 - Batch: 1 - Header Memo: OE Report-608 W Main-Nugget Saloon								
OE Report-608 W Main-Nugget Saloon	100	5200				CLOSING COSTS DISBURSED	120.00	
OE Report-608 W Main-Nugget Saloon	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
Total:							20,150.00	20,150.00
Report Total:							20,150.00	20,150.00

With Cut Off Days From 30 Through 9999  
NHS of Black Hills

Loan #	Interest Paid To	Next Due	Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Total Due	Current Balance	Suspense Impound Aging / Partial Balance Days
--------	------------------	----------	-------------------	-------------------	------------------	-------------------	--------------------	-----------	-----------------	---

>>> **Investor: HP** NHS Revolving Loan,

HPREFALL 09/01/2023	10/01/2023	103.56	25.00	0.00	87.63	119.49	232.12	17556.76	0.00	0.00 38
---------------------	------------	--------	-------	------	-------	--------	--------	----------	------	---------

Last Worked: / / By:

Flags:

Home Telephone: (605) 591-9171

Borrower: Allen, Jesse

Action Date: / /  
Collector Code:

Work Telephone: (605) 591-9171

Loan Officer:

Last Transaction: 09/12/2023

*stmt sent last month. will call them.*

Totals:	103.56	25.00	0.00	87.63	119.49	232.12	17556.76	0.00	0.00
---------	--------	-------	------	-------	--------	--------	----------	------	------

Range Of Days:	11 Through 29	30 Through 59	60 Through 89	90 Plus	Total
Number Of Accounts	0.00	1.00	0.00	0.00	1.00
Late Charge Due	0.00	25.00	0.00	0.00	25.00
NSF Charge Due	0.00	0.00	0.00	0.00	0.00
Interest Due	0.00	87.63	0.00	0.00	87.63
Principal Due	0.00	119.49	0.00	0.00	119.49
Total Amount Due	0.00	232.12	0.00	0.00	232.12
Balances Due	0.00	17556.76	0.00	0.00	17556.76
Suspense/Partial Balance	0.00	0.00	0.00	0.00	0.00
Impound Balances	0.00	0.00	0.00	0.00	0.00
Percent Delinquent (\$)	0.0000	0.7919	0.0000	0.0000	0.7919
Percent Delinquent (#)	0.0000	0.6250	0.0000	0.0000	0.6250
Number Of Active Loans	160	Total Active Loan Balance	2216958.56		

Section 4 Item c.

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:** November 3, 2023  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Broken Boot Gold Mine Not-For-Profit Grant Request

---

The Broken Boot Gold Mine has submitted a Not-for-Profit grant to replace deck boards and new support posts for railing and joists. Scrape, sand or pressure wash to remove peeling paint. Spot prime surfaces, caulk as needed and paint exterior. The restrooms interiors will also be painted. The total cost of this project is \$15,301.52.

Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. In the last five years they have received \$18,154.92 in grant funds leaving \$31,845.08 available.

The applicant and project qualify under the current guidelines as set forth in the adopted application from the Deadwood Historic Preservation Commission. The Projects Committee reviewed this request and recommend approving the grant request to the Broken Boot Gold Mine in the amount of \$15,301.52 for replacing deck boards and new support post for railing and joints and interior/exterior painting as requested.

RECOMMENDATION: Move to recommend to the City Commission to approve the Not-For-Profit grant to the Broken Boot Gold Mine in the amount of \$15,301.52 for replacing deck boards and new support post for railing and joints and interior/exterior painting.

Date: 11/3/23

Case No. 230164  
Address: 715 MAIN ST

### Staff Report

The applicant has submitted an application for Project Approval for work at 715 MAIN ST, a contributing structure located in Deadwood City Planning Unit in the City of Deadwood.

Applicant: Masonic Lodge  
Owner: Masonic Temple Association  
Constructed: 1901

### 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:** The Masonic Lodge dates from 1877 when the Deadwood Lodge received its charter. The construction of the Masonic building in 1901 came at a time when this section of main street was the center of Deadwood; city government, large commercial buildings, the Deadwood Opera House and eventually the site of the Franklin Hotel, 1903. The Masonic building marked the boundary of large scale development on south main for a number of years.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to remove the existing front entrance doors and replace with a wooden door paired with sidelights as per the attached specifications.

**Attachments:** No

**Plans:** No

**Photos:** Yes

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



**Motions available for commission action:**

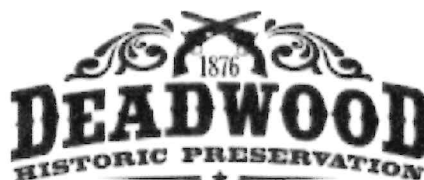
**A:** Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

**OR**

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



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



## 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

### FOR OFFICE USE ONLY

Case No. 230144  
☐ Project Approval  
☒ Certificate of Appropriateness  
Date Received 10/26/23  
Date of Hearing 11/8/23

### PROPERTY INFORMATION

Property Address: 715 Main St.

Historic Name of Property (if known): Masonic Lodge and Temple

### APPLICANT INFORMATION

Applicant is: ☐ owner ☒ contractor ☐ architect ☐ consultant ☐ other \_\_\_\_\_

Owner's Name: Masonic Lodge

Address: 715 Main St

City: Deadwood State: SD Zip: 57732

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: dokruth2001@yahoo.com

Architect's Name \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Contractor's Name: High Plains Remodel

Address: 103 hidden Gulch

City: Central City State: SD Zip: 57754

Telephone: 307-871-7571 Fax: \_\_\_\_\_

E-mail: highplainsrm@gmail.com

Agent's Name \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other \_\_\_\_\_

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

*Updated October 9, 2019*



FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>As approved</u>		Project Completion Date (anticipated): _____		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input 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 checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<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	
Material _____ Style/type _____				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> OTHER – Describe in detail below or use attachments				

### DESCRIPTION OF ACTIVITY

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

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

remove existing front entrance door and replace with proposed.

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**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

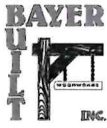
**APPLICATION DEADLINE**

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1<sup>st</sup> or 3<sup>rd</sup> 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.





**Bayer Built Woodworks, Inc.**  
24614 US HWY 71 North Belgrade, MN 56312  
Residential/Commercial Department  
Toll Free: (800) 644-9972 Fax: (320) 254-3601

**Job Name**

DEADWOOD MASONIC LODGE

**Initials**

SLEE

**Qu**

Section 7 Item a.

137003

**Yard Name**

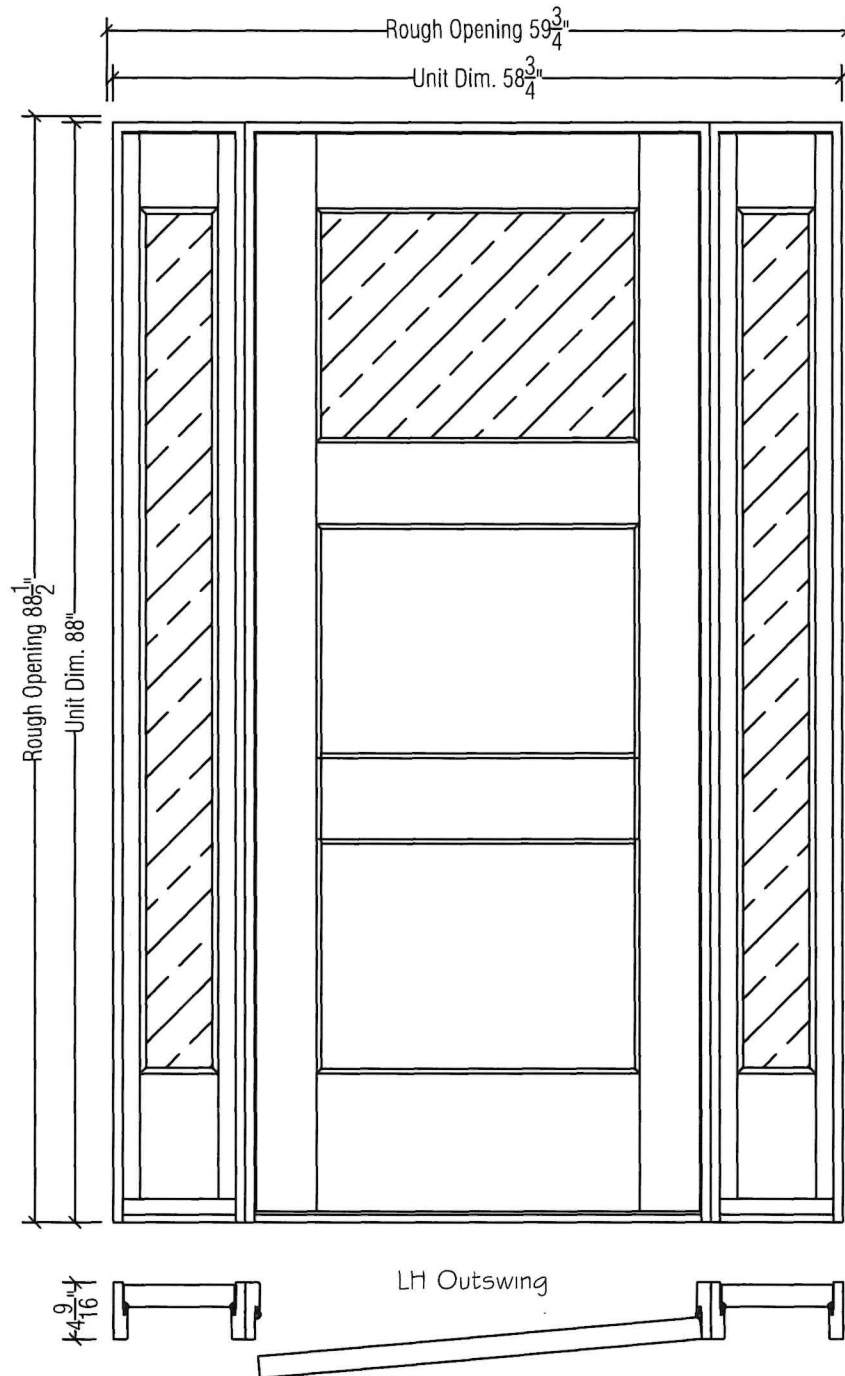
KNECHT-SPEARFISH

**Drawn By**

SLEE

**Date**

101823



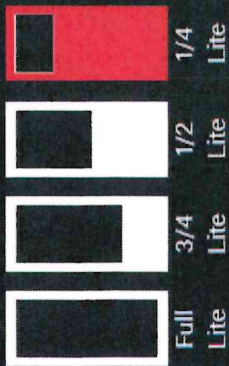
3'-0" x 7'-2 1/4" x 1 3/4" Modified #7273 Fir - Exterior Unit  
0'-9 1/8" x 7'-2 1/4" x 1 3/4" Modified #7701 Fir Sash - Paired Sidelites  
4 9/16" Fir Outswing Jamb - ADA Sill, No BM

**\*\*CAD Sign Off Required \*\***

Please Sign Here X \_\_\_\_\_ Date: \_\_\_\_\_  
This Drawing Must Be Signed and Returned to Initiate Processing Of This Order

## STEP 1

CHOOSE A DOOR LAYOUT



## STEP 2

CHOOSE A GLASS TYPE

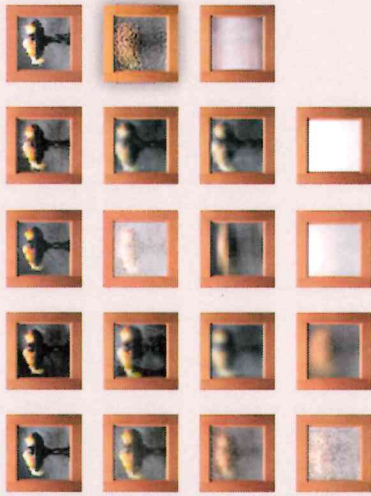
TEXTURED

DECORATIVE

Start Over

### FIND THE GLASS THAT FITS YOU BEST

Click on a glass type to view in a real-life setting.



#### "O" 32 CLEAR

Semi-transparent glass with raised shell texture on one side.  
Privacy rating: 7

DOOR SHOWN: 163



#### "O" 32 Clear

Clear

GET A QUOTE

WHERE TO BUY

PRINT MY DOOR

Date: November 01, 2023

Case No. 230165  
Address: 17 Fillmore

### Staff Report

The applicant has submitted an application for work at 17 Fillmore, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

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

##### 2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to remove an addition on the back right side of the structure. Repair siding, foundation, soffit and fascia.

**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.

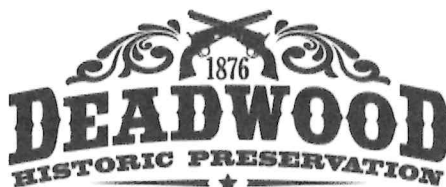
OR

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. 230165  
☒ Project Approval  
☐ Certificate of Appropriateness  
 Date Received 1/1  
 Date of Hearing 11/8/23

## 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: 17 Filmore

Historic Name of Property (if known):

### APPLICANT INFORMATION

Applicant is: ☒ Owner ☐ contractor ☐ architect ☐ consultant ☐ other \_\_\_\_\_

Owner's Name: Kevin Bloom  
 Address: 3409 Roughlock Lane  
 City: Spearfish State: SD Zip: 57783  
 Telephone: 307.421.3095 Fax: \_\_\_\_\_  
 E-mail: bloom.kevin.d@gmail.com

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

Contractor's Name: Ben McKirdy  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: 306-9874 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

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

### TYPE OF IMPROVEMENT

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

Updated October 9, 2019

## FOR OFFICE USE ONLY

Case No. \_\_\_\_\_

ACTIVITY: (CHECK AS APPLICABLE)					
Project Start Date: <u>10-25-23</u>			Project Completion Date (anticipated): <u>11-3-23</u>		
<input checked="" type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____				
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof	
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation			
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement			
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
Material _____ Style/type _____ Dimensions _____					
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS		
<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement		<input type="checkbox"/> New	
<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear			
Material _____ Style/type _____					
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
Note: Please provide detailed plans/drawings					
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement		
Material _____ Style/type _____ Dimensions _____					
<input type="checkbox"/> OTHER – Describe in detail below or use attachments					

## DESCRIPTION OF ACTIVITY

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

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

To fix all necessary areas described by  
Trent Mohr. Also Remove an outside addition  
That is beyond Repair. Siding & Paint will Be  
applied to match the rest of the house.

Please 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.

Dennis Bloom      10-20-23  
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 1<sup>st</sup> or 3<sup>rd</sup> 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.



# 17 Fillmore





OFFICE OF  
Planning & Zoning  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-5084



TRENT MOHR  
Building Inspector  
Dept. of Planning & Zoning  
Telephone: (605) 578-2082  
Fax: (605) 578-2084

June 2, 2023

NeighborWorks  
Attn. Mike Walker  
795 Main Street  
Deadwood, SD 57732

*Sent Via E-Mail*

mike@nwdhr.org

RE: Inspection of 17 Fillmore Street

Dear Mike,

At your request I conducted an inspection of 17 Fillmore Street on Thursday 04-27-23 at 2:15 PM. Below is a listing of the items that are not in compliance with 2021 International Property Maintenance Code as adopted by the City of Deadwood, sections of which are referenced. (see also attached photographs):

1. Missing siding on front and side of house. – section 304.6
2. Foundation on side of house is deteriorated and has open areas. – section 304.5
3. Areas of rotted and missing soffit and fascia. – section 304.6
4. Damaged gutter on side of porch. – section 304.7
5. Chipped and peeling paint underside of porch roof. - section 304.2
6. Damaged boards in porch ceiling resulting in openings. – section 304.6

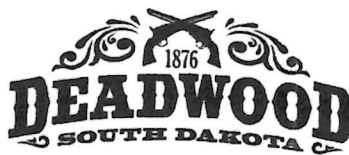
A copy of this report is being sent via certified mail to the property owner of record. Should he/she desire to appeal my determination that this property is not in compliance with the 2021 International Property Maintenance Code, the attached Notice of Non-Compliance Appeal Form should be completed and returned to my office within twenty (20) days following the receipt of this letter. Any appeals are heard by the Board of Appeals which is appointed by the Mayor.

Respectfully submitted,

Trent Mohr  
Building Inspector

Cc: File  
Historic Preservation office  
Kevin and Janet Bloom, PO Box 1204, Spearfish, SD 57783

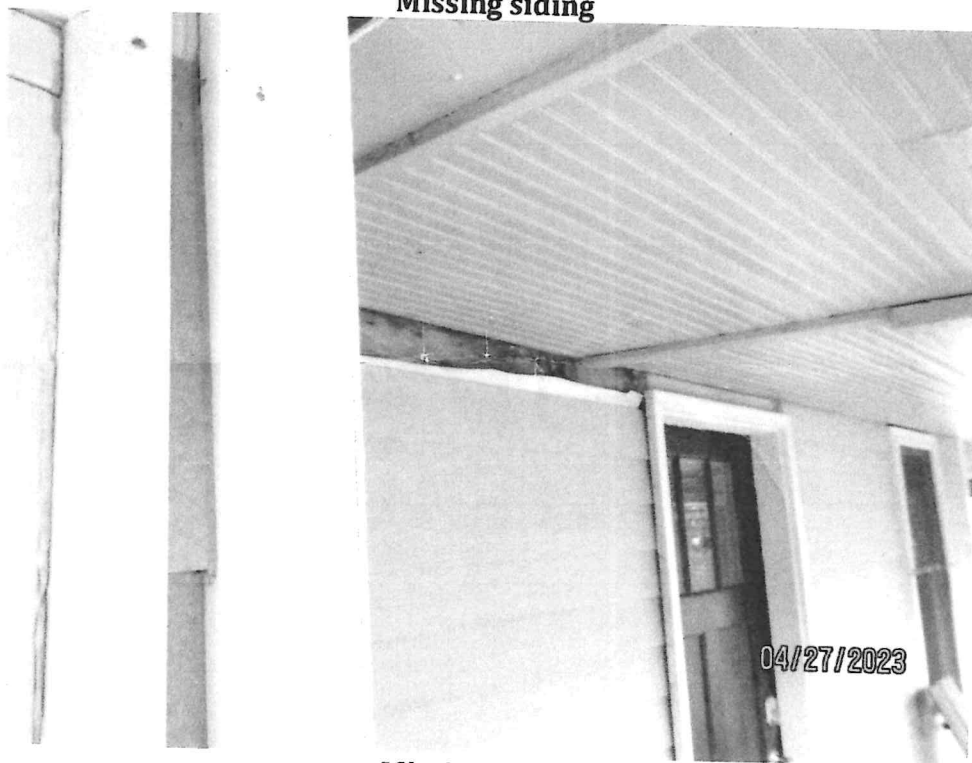
OFFICE OF  
Planning & Zoning  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-5084



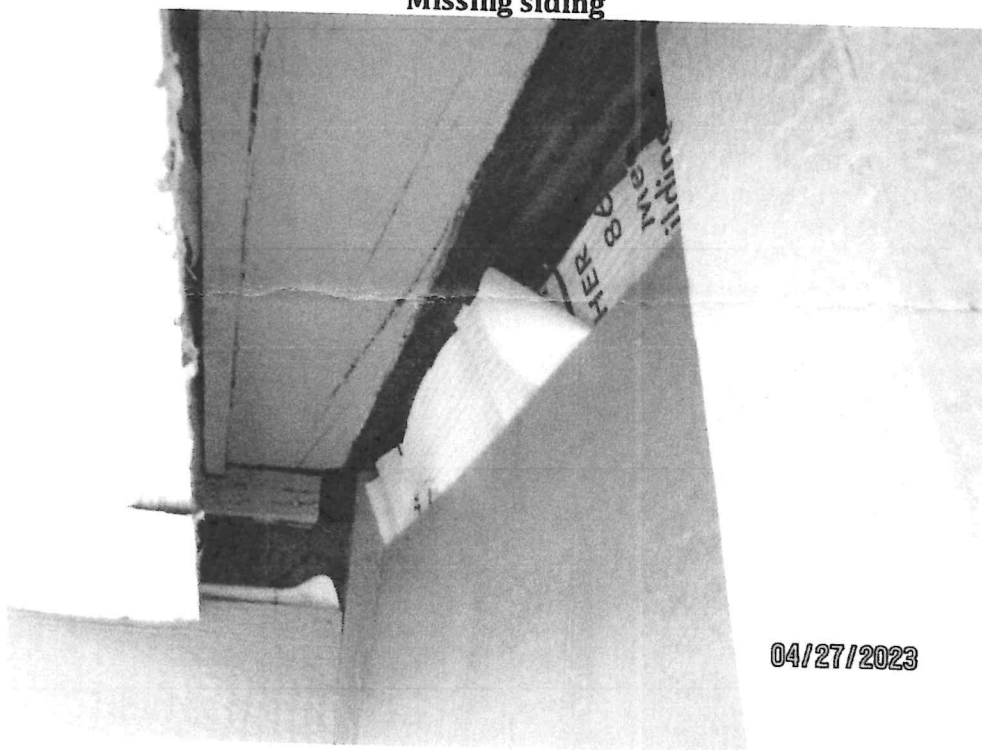
*"The Historic City of the Black Hills"*  
Deadwood, South Dakota 57732

TRENT MOHR  
Building Inspector  
Dept. of Planning & Zoning  
Telephone: (605) 578-2082  
Fax: (605) 578-2084

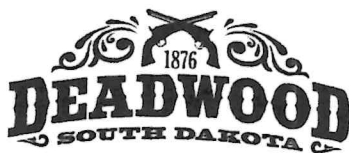
**Missing siding**



**Missing siding**



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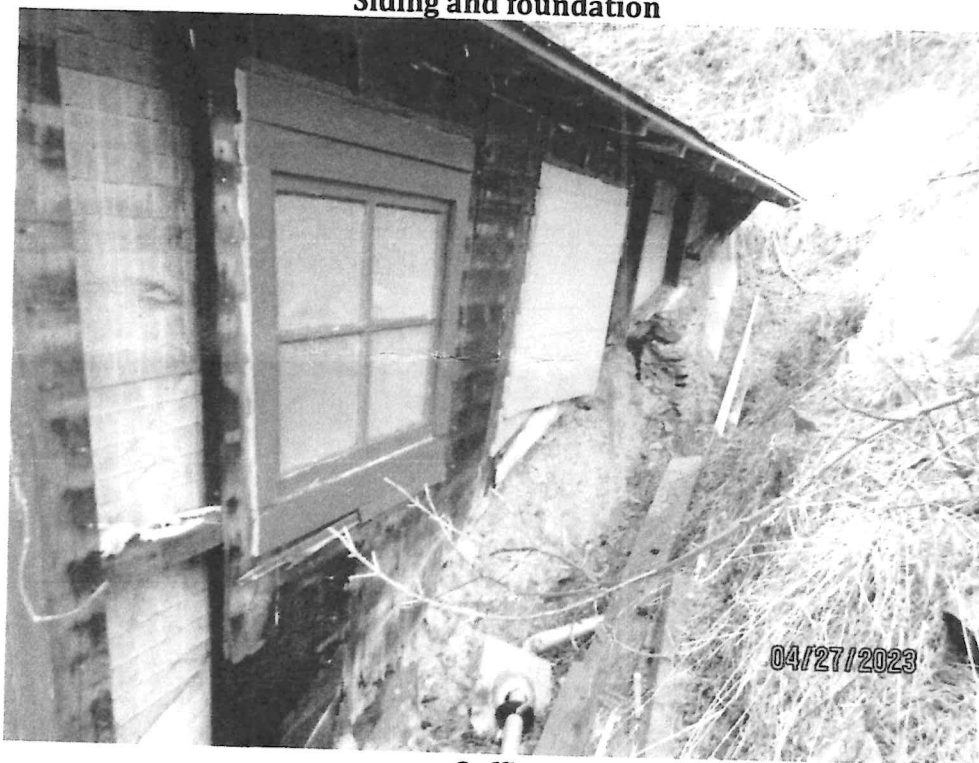


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### Siding and foundation

To Be  
Removed



### Soffit



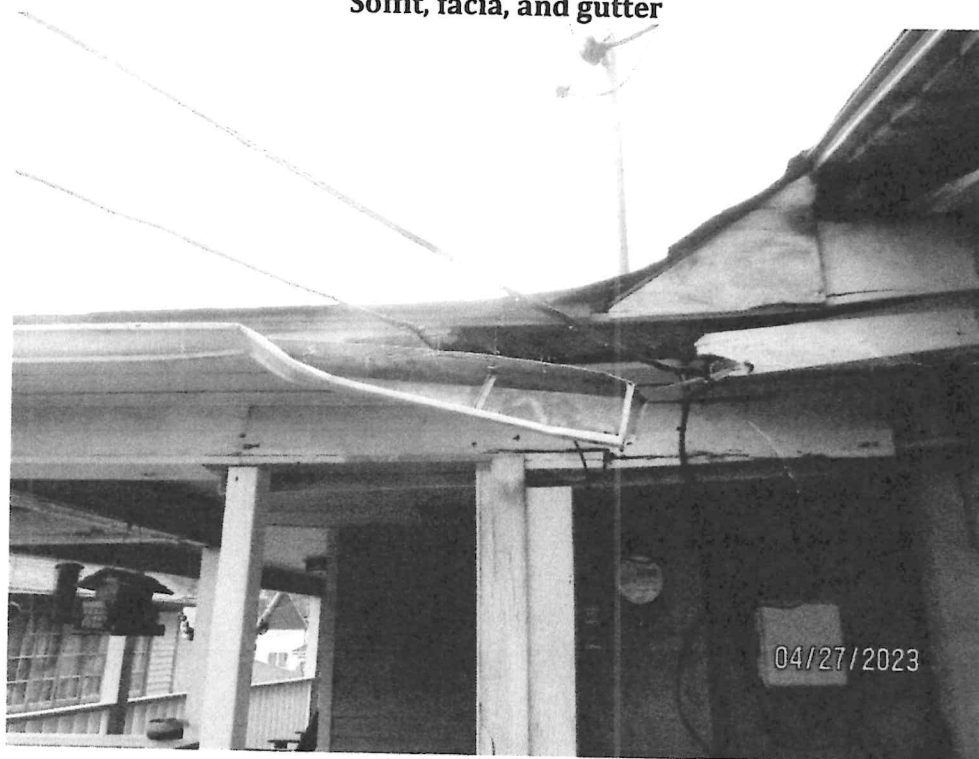
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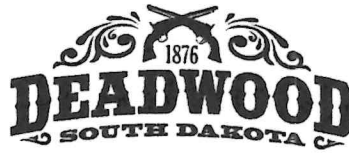
**Soffit, fascia, and gutter**



**Paint**



OFFICE OF  
**Planning & Zoning**  
108 Sherman Street  
Telephone (605) 578-2082  
Fax (605) 578-5084



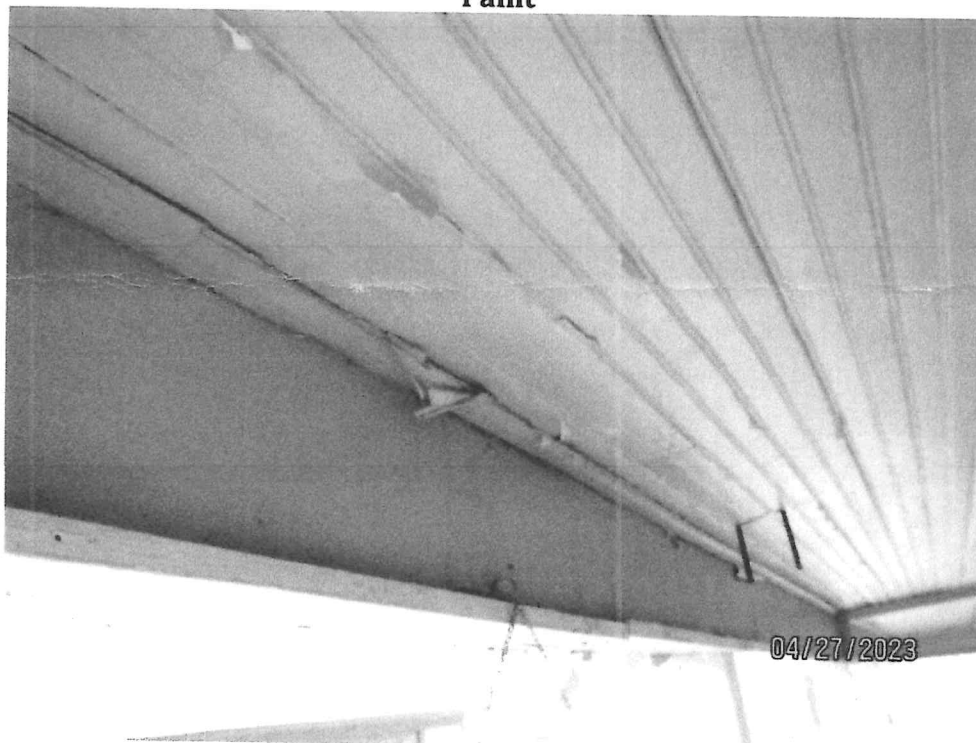
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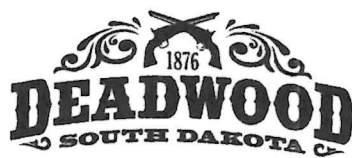
**Paint**



**Paint**



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**Paint**



**Damaged boards**

