

Historic Preservation Commission Meeting Agenda

Wednesday, May 13, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. 04.22.2026 Meeting Minutes
4. **Voucher Approvals**
 - a. HP Operating Vouchers May 13, 2026
 - b. HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
 - a. Historic Preservation Program Application Requests
 - Bill Walsh - 36 Lincoln - Elderly Resident Program
 - Ron Underhill - 28 Taylor - Elderly Resident Program
 - b. HP Revolving Loan Requests
 - Kyle Heckman, 358 Williams St., Windows/Doors Loan
 - Donna Wiese, 26 Washington, Windows/Doors Loan
 - c. Neighborworks Updates
6. **Old or General Business**
 - a. Permission to hire Movette Film Transfer Co. at a cost not to exceed \$4,800.00 to digitize the 8mm Film Collection 2025.11 Houlette Family Film Archive. (to be paid from HP Archives line item).
 - b. Permission to hire Airshow Mastering in the amount not to exceed \$7,300.00 for the digitization (Phase I of III) of the Oral History Cassettes. (To be paid from HP Archives [\$5,300] and Public Library [\$2,000] line items).
 - c. Permission to purchase a Microfilm Scanner / Reader from Edge One at a cost not to exceed \$6,800.00. (to be paid from HP Archives line item).
7. **New Matters Before the Deadwood Historic District Commission**
 - a. COA 260099 - 65 Sherman Street - Deadwood Sundance 2023 LLC - Install new opening for a window and replace front door
 - b. COA 260101 - 57 Sherman - Deadwood Sundance 2023 LLC - Paint new mural on exterior of structure
8. **New Matters Before the Deadwood Historic Preservation Commission**

- [a.](#) PA 260080 - 36 Lincoln Ave. - Bill Walsh - Repair box gutters & membrane roofing
- [b.](#) PA 260085 - 95 Stewart St - Randy & Lori Johnston - Remove building
- [c.](#) PA 260079 - 12 Washington - Janice Heffron-Fogle - Replace Front Door
- [d.](#) HPC PA 260087 - 17 Lincoln - Mike & Ester Schmidt - Restore windows and add wooden storm windows
- [e.](#) PA 260088 - 3 Rodeo - Mike Perceovich - Replace Siding
- [f.](#) PA 260089 - 18 Denver - Erika Laine Drummond - Replace Windows
- [g.](#) PA 260090 - 171 Charles - Patrick Mollman - Install garage door on existing building
- [h.](#) PA 260091 - 15 Forest - Adrian Newkirk - Request to change height of historic retaining wall
- [i.](#) PA 260098 - 270 Main - First Gold (Terri Ward) - Construct vestibules at entries
- [j.](#) PA 260092 - 308 Main - Optima LLC - Complete rehabilitation of resource
- [k.](#) PA 260093 - 308 Main Street - Optima LLC - Relocate historic structure
- [l.](#) PA260094 - 306 Main Street - Optima LLC - Permission to relocate structure
- [m.](#) PA 260095 - 388 Main Street - Optima LLC - Permission to relocate historic structure
- [n.](#) PA 260096 - 390 Main Street - Optima LLC - Permission to relocate historic structure
- [o.](#) PA 260097 - 390 1/2 Main Street - Optima LLC - Permission to relocate structure

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.)

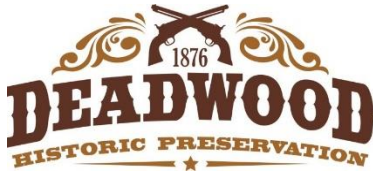
- a. 2nd Meeting in May moved to Tuesday, May 26, 2026 for Deadwood Baseball / Softball Opening Day set for May 27, 2026.

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, April 22, 2026 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 April 22, 2026, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commissioner Chair Leo Diede
 HP Commissioner Vice Chair Molly Brown
 HP Commissioner Vice Chair Anita Knipper
 HP Commissioner Trevor Santochi
 HP Commissioner Beverly Posey
 HP Commissioner Jesse Allen

City Commissioner Charles Eagleson

ABSENT

HP Commissioner Diana Williams

STAFF PRESENT

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

Susan Trucano, Neighborworks

3. Approval of Minutes

- a. April 8th, 2026, Meeting Minutes

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Meeting Minutes of April 8, 2026. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

4. Voucher Approvals

- a. HP Operating Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Operating Vouchers in the amount of \$204,867.91. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- b. HP Grant Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to approve Grant Vouchers in the amount of \$238,604.18. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- c. HP Revolving Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Allen to approve Revolving Vouchers in the amount of \$11,200.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

5. HP Programs and Revolving Loan Program

- a. Neighborworks Updates

Mrs. Trucano stated we have provided a delinquency report and financial report for Historic Preservation.

6. Old or General Business

- a. Presentation of the 2026 Deadwood Historic Preservation Commission Scholarship recipients to the following Lead-Deadwood High School Seniors

Janel Hess - \$500 Scholarship Award
 Dominic Pulaski-Reed - \$500 Scholarship Award
 Nevada McMahon - \$1,000 Scholarship Award
 Peyton Rogers - \$1,000 Scholarship Award

Commissioner Diede presented certificates to the 2026 Deadwood Historic Preservation Commission Scholarship recipients to Janel Hess and Dominic Pulaski-Reed, \$500 scholarship, and Nevada McMahon and Peyton Rogers, \$1,000 scholarship. All recipients were present during the Commission Meeting.

- b. Approve Not-for-Profit Grant Request in the amount of \$8,160.00 plus a one-time emergency grant in the amount of \$50,000.00 for life-safety issues at the Broken Boot Gold Mine

Mr. Kuchenbecker stated The Broken Boot Gold Mine has submitted a Not-for-Profit grant for phase two to repair the exit tunnel of the mine. The total cost of this project is \$150,000.00. This request is for \$50,000.00. 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. Per these guidelines they have \$8,160.00 available. This request is for phase two of their three phased project. Phase one was completed last year, and phase two consists of exit tunnel supports and rock removal. The mine engineer will not sign off on opening the mine this year without this repair being completed. The Projects Committee reviewed this request and feel the Historic Preservation Commission needs to view this request as an emergency repair to the exit of Broken Boot Gold Mine. The committee is making two recommendations which would provide the mine \$58,160.00 for these repairs needed.

Commissioner Allen abstained from the discussion and vote.

Tessa Allen, Manager of Broken Boot Gold Mine, stated the Broken Boot Gold Mine has been open for a hundred and forty-eight years and open to the public for seventy-one years. The mine is an educational and tourist institution in Deadwood. The project is key to safety and opening the mine. If the mine is unable to open this year and closes for another season, the mine will deteriorate even more, and it could mean closing for good. Completing repairs of the underground work is detrimental to keeping this tourist attraction and educational site open and available.

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve the remaining grant amount of \$8,160.00 and issue a one-time emergency grant in the amount of \$50,000.00 to repair the exit of Broken Boot Gold Mine. Voting Yea: Knipper, Posey, Santochi, Diede, Brown. Abstain: Commissioner Allen.

- c. Set and sign up for organizational highlight date(s) for Farmer's Market

Mr. Kuchenbecker stated we have done this for the last two to three years where staff and commission provide volunteer help for the farmers market in exchange we get the opportunity to spotlight our programs and activities of the Historic Preservation. They are asking for our consideration of two dates. Which dates work for the majority of the Commissioners? This would be from two o'clock pm to help set up and the market is open from four to seven o'clock pm and then help tearing down.

- d. CLG Conference set for May 29, 2026, in Pierre, SD

Mr. Kuchenbecker stated CLG stands for certified local governments. These are municipalities within South Dakota that have historic preservation commissions and adopted ordinances to protect the historic resources. Every other year we congregate and this year it is on May 29, 2026, in Pierre. We will drive there on Thursday and return on Friday evening. This information is for anyone that would like to join us, so please look at your calendars and if you are available, please let staff know.

- e. Permission to hire HGH Construction to install and paint decorative porch railing at 85 Charles Street in the amount of \$11,640.72. (To be paid by HP Capital Assets)

Mr. Kuchenbecker stated this is to install and paint decorative porch railings. When we did the initial design we did not know the grade of the porch would not meet building codes. Railing is required.

It was motioned by Commissioner Knipper and seconded by Commissioner Santochi to approve hiring HGH Construction to install and paint decorative porch railing at 85 Charles in the amount of \$11,640.72. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260060 - 109 Denver - Clint Norman - Restore Windows and Install Wooden Storm Windows

Mr. Kuchenbecker stated the applicant is requesting permission to restore windows and install wooden storm windows. This is a non-contributing structure and located in the City Creek Planning Unit, circa 1890. The building has had alterations that have changed the look of it to modern time era. The applicant is requesting permission to rebuild the damaged windows, trim, eve trim, paint the entire home and shed to match, replace metal storm windows with wood storm windows and replace the metal storm door with wooden storm door. It is staff opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic 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, Brown.

- b. PA 260062 - 59 Lincoln - Marty & Amanda Reynolds - Construct new single family home

Mr. Kuchenbecker stated this would be new construction for 59 Lincoln and 61 Lincoln (8b and 8c). After discussions with commissioners and staff it is recommended to have final elevations and rendering of how it looks along the street. Staff has discussed this issue with the owner, and we would like to continue this until we get additional information, to make a final decision.

It was moved by Commissioner Posey and seconded by Commissioner Santochi based upon all the evidence presented, I move to continue 59 Lincoln application until the owner can provide the commission renderings of size, scale and massing along the street to show the existing houses. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Brown.

- c. PA 260063 - 61 Lincoln - Marty & Amanda Reynolds - Construct new single family home

This application coincides with the above Project Approval 260062 – 59 Lincoln – Marty & Amanda Reynolds – Construct new single family home.

It was moved by Commissioner Posey and seconded by Commissioner Santochi based upon all the evidence presented, I move to continue 61 Lincoln application until the owner can provide the commission renderings of size, scale and massing along the street to show the existing houses. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Brown.

- d. PA 260064 - 43 Forest - Troy Gorans - Repair Foundation

Mr. Kuchenbecker stated this is a contributing structure in the Forest Hill Planning Unit, circa 1886. The applicant is requesting permission to repair the foundation.

During restoration of the siding, it was discovered the plate and studs were rotted out. The proposed work and changes does 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 Allen and seconded by Commissioner Brown based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Brown.

- e. PA 260065 - 358 Williams - Kyle Heckman - Replace siding, windows and recreate original façade

Mr. Kuchenbecker stated we have been working on this structure for some time now. This is a contributing structure in the Forest Hill Planning Unit, circa 1892. The applicant is requesting permission to remove the false half-gable eave and return the front to the original two-story bay windows. Install wooden doors and storm doors on the front and rear of the structure, replace windows on the upper rear with wooden double hung windows and install wooden storm windows on the remaining windows. The siding will be replaced with smooth siding Hardie Plank, five inch reveal. This was presented in 2023 but was continued. In the 1930s the bay windows were removed, entry door moved, and the false half gable eave was added on the front. This request would remove the 1930s feature and return it to the original historic features. Upon review of the proposed picture, staff would like to see a wooden railing around the second story door and final drawings to ensure proportions are appropriate. Staff is requesting review of the window specifications. 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 Allen and seconded by Commissioner Brown based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places and move to approve contingent upon review of the window specifications. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Brown.

- f. PA 260066 - 26 Washington - Donna Wiese - Restore windows and add storm windows

Mr. Kuchenbecker stated this is a contributing structure in the Ingleside Planning Unit, circa 1890. The applicant is requesting permission to restore the windows and add storm windows. The proposed work and changes does not encroach upon, damage and destroy a historic resource or have an adverse effect on the character

of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

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

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. FYI - AT&T Monopole Structure regulatory review under Sec. 106 on McGovern Hill

Mr. Kuchenbecker stated this project has been approved by the Planning and Zoning and Historic Preservation Commission. Currently they are under section 106 review. If anyone gets questions, we want everyone to know this has been approved, but they are in the 30 days section 106 period right now. There is no current schedule on the install of the towers.

Mr. Kuchenbecker stated there has been a lot going on in the office and a lot of events getting put together. The 150th is undergoing a variety of meetings.

Mr. Kuchenbecker stated City Commission did award to Hayworth the reconstruction of Crescent Street, which will go from the entrance of the Park Department down to the Days of '76 Campground. A challenging year for events, but we are having weekly coordination meetings.

Mr. Kuchenbecker stated we will be closing on May 28, 2026, the land purchase that is above the rodeo ground. We will be soliciting qualifications for a real estate firm within Deadwood to have on a retainer to help with some of these projects. This will be similar to other professionals that we have on a retainer like our real estate agent.

Mrs. Anfinson stated Friday is Arbor Day and we will be distributing 150 Black Hill Spruce saplings.

Mr. Kuchenbecker stated we will be planting a liberty tree for the 150th anniversary. The tree chosen was the Ash Tree and it will be placed across from Cadillac Jacks near the bridge on Friday morning at 9:00 am and the kids will be conducting activities that is associated with Arbor Day.

Mr. Kuchenbecker stated the next event on the calendar is the Save Our Tail parade on May 22, 2026, at 1:00 pm. The community is doing a reenactment of the brothels closing and wanting to save our ladies and recreating the parade. We will have a film about the prostitution in Deadwood, book signing and the museum will be open, which tells the full story, "the good, the bad and the ugly".

11. Committee Reports

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

Commissioner Eagleson stated a big thank you to all those that are signing up for the farmer's market. It starts June 12, 2026. Thank you to the City for signing up also. Vicki Dar spent tons of hours writing a Community Foundation Grant and \$10,000.00 was awarded for the farmer's market.

Commissioner Allen stated there is a Deadwood Alive meeting tomorrow April 23 and stagecoach season is coming; there will be a variety of updates as we continue stepping into the season. The Trails Committee received a tap grant from the SD State Tourism for advertising the Volksmarch event that we are having in September. We are working with others to add more activities to make a full weekend event for the Mickelson Trail Marathon. Deadwood Jam headliners have been announced Friday night is Ian Munsick and Saturday evening is Kenny Wayne Shepherd and all shows are free.

Commissioner Brown stated the Lead/Deadwood Economic Development is having a gathering tomorrow May 23 at the Celebrity Hotel at 4:30 pm to review everything they have been doing. The Housing Study kick-off meeting was today also, and Mr. Kuchenbecker was on that call with us, and it will be nice to get that updated.

Commissioner Posey stated tomorrow April 23 at 4:00 pm in the Century Room at City Hall the Neighborhood Council will have a meeting to bag 150 Blue Spruce saplings. Anyone can stop by and take a sapling as they are free to the public.

Commissioner Diede stated we had the Roundtable meeting last week with the Mayor and it is very educational for everyone involved. For the Save Our Tail parade, Rose Spiers mentioned on May 7 at 3:30 pm at DHI and they will be making posters that go in the parade.

12. Adjournment

The HP Commission meeting adjourned at 4:55 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

Historic Preservation Commission

Bill List - 2026

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 162,455.32

Approved by _____ on ____/____/____
Chairman

HPC	05/13/26
Batch	05/19/26

PACKET: 07484 05/19/2026 - HP OPERATING
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
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01-0776		ALBERTSON ENGINEERING, INC.				
I-INV04260188		31 CENTENNIAL RW	3,525.00			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		31 CENTENNIAL RW		215 4575-515	GRANT/LOAN RETAINING WAL	3,525.00

I-INV04260189		56 LINCOLN RW	3,025.00			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		56 LINCOLN RW		215 4575-515	GRANT/LOAN RETAINING WAL	3,025.00

I-INV04260230		18 JEFFERSON RW	100.00			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		18 JEFFERSON RW		215 4575-515	GRANT/LOAN RETAINING WAL	100.00
		=== VENDOR TOTALS ===	6,650.00			
=====						
01-4711		AMAZON CAPITAL SERVICES				
I-11GN-1DKP-JY6K		HP SUPPLIES	144.98			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		HP SUPPLIES		215 4641-426	SUPPLIES	144.98

I-1H47-YN9W-6NTW		HP/ARCH. SUPPLIES/COPY PAPER	260.26			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		HP/ARCH. SUPPLIES/COPY PAPER		215 4641-426	SUPPLIES	8.59
		HP/ARCH. SUPPLIES/COPY PAPER		215 4573-335	HIST. INTERP. ARCHIVE DE	11.79
		HP/ARCH. SUPPLIES/COPY PAPER		215 4641-428	UTILITIES	39.98
		HP/ARCH. SUPPLIES/COPY PAPER		101 4640-426	SUPPLIES	39.98
		HP/ARCH. SUPPLIES/COPY PAPER		101 4310-426	SUPPLIES	39.98
		HP/ARCH. SUPPLIES/COPY PAPER		602 4330-426	SUPPLIES	39.98
		HP/ARCH. SUPPLIES/COPY PAPER		101 4192-426	SUPPLIES	39.98
		HP/ARCH. SUPPLIES/COPY PAPER		101 4520-426	SUPPLIES	39.98
		=== VENDOR TOTALS ===	405.24			
=====						
01-5052		AVID4 ENGINEERING				
I-23-123.31		ARCH - GEOLOGY DATA & MAP	870.00			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		ARCH - GEOLOGY DATA & MAP		215 4573-340	HIST. INTERP. GIS	870.00
		=== VENDOR TOTALS ===	870.00			

PACKET: 07484 05/19/2026 - HP OPERATING
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
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01-3314		CENTURY BUSINESS PRODUCTS, INC				

I-854379		CONTRACT 4/9/2026-5/8/2026	241.76			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		CONTRACT 4/9/2026-5/8/2026		215 4641-428	UTILITIES	40.30
		CONTRACT 4/9/2026-5/8/2026		101 4640-426	SUPPLIES	40.30
		CONTRACT 4/9/2026-5/8/2026		101 4310-426	SUPPLIES	40.29
		CONTRACT 4/9/2026-5/8/2026		602 4330-426	SUPPLIES	40.29
		CONTRACT 4/9/2026-5/8/2026		101 4192-426	SUPPLIES	40.29
		CONTRACT 4/9/2026-5/8/2026		101 4520-426	SUPPLIES	40.29
		=== VENDOR TOTALS ===	241.76			
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01-0475		DEADWOOD CHAMBER & VISITORS BU				

I-51226		HPC MARKETING/150TH MARKETING	35,331.23			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		HPC MARKETING/150TH MARKETING		215 4572-210	VISITOR MGMT MARKETING	34,031.23
		HPC MARKETING/150TH MARKETING		215 4572-235	VISITOR MGMT ADVOCATE	1,300.00

I-8548		WILDBILLSDAYS TIPI/BLACKSMITH	1,000.00			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		WILDBILLSDAYS TIPI/BLACKSMITH		215 4572-235	VISITOR MGMT ADVOCATE	1,000.00
		=== VENDOR TOTALS ===	36,331.23			
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01-3558		DEADWOOD HISTORY, INC.				

I-32896		SINGING NUN POSTERS	47.79			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		SINGING NUN POSTERS		215 4572-235	VISITOR MGMT ADVOCATE	47.79
		=== VENDOR TOTALS ===	47.79			
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01-4625		FIB CREDIT CARDS				

I-52526		CC CHARGES - APRIL 2026	120.85			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		LIONS CLUB EMBLEM LIBERTY TREE		215 4572-235	VISITOR MGMT ADVOCATE	79.55
		ARCHIVES BOOK		215 4573-335	HIST. INTERP. ARCHIVE DE	9.30
		PZ CRESCENT PROJ. EASEMENT		101 4640-422	PROFESSIONAL SERVICES	32.00
		=== VENDOR TOTALS ===	120.85			

5/13/2026 9:51 AM
 PACKET: 07484 05/19/2026 - HP OPERATING
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
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01-0510	GOLDEN WEST TECHNOLOGIES, INC.					
I-INV-9401		ARCHIVES LAPTOP & SETUP	6,430.89			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		ARCHIVES LAPTOP & SETUP		215 4573-335	HIST. INTERP. ARCHIVE DE	6,430.89
		=== VENDOR TOTALS ===	6,430.89			
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01-5526	HGH CONSTRUCTION LLC					
I-3.00		85 CHARLES WINDOWS/DOORS	22,949.54			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		85 CHARLES WINDOWS/DOORS		215 4575-505-04	85 CHARLES ST	22,949.54
I-3.5		85 CHARLES PORCH/SIDING	70,370.43			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		85 CHARLES PORCH/SIDING		215 4575-505-04	85 CHARLES ST	70,370.43
		=== VENDOR TOTALS ===	93,319.97			
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01-5512	MEAD LUMBER					
I-13389420		MAYOR'S SIGN	125.33			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		MAYOR'S SIGN		215 4577-775	CAPITAL ASSETS GENERAL M	125.33
		=== VENDOR TOTALS ===	125.33			
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01-1827	MS MAIL					
I-15777		WATER DEPT BOOK/HP ENVELOPES	108.00			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: Y		
		WATER DEPT BOOK/HP ENVELOPES		215 4641-423	PUBLISHING	90.00
		WATER DEPT BOOK/HP ENVELOPES		101 4192-426-21	SUPPLIES - WELCOME CENTE	18.00
I-15790		MAY NEWSLETTER	1,878.03			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: Y		
		MAY NEWSLETTER		215 4641-423	PUBLISHING	1,878.03
		=== VENDOR TOTALS ===	1,986.03			
=====						
01-3295	PANNIER					
I-173263		DORA DUFRAN STATUE - 150TH	1,005.00			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		DORA DUFRAN STATUE - 150TH		215 4572-235	VISITOR MGMT ADVOCATE	1,005.00
		=== VENDOR TOTALS ===	1,005.00			

5/13/2026 9:51 AM
 PACKET: 07484 05/19/2026 - HP OPERATING
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-2490		POSITIVE PROMOTIONS, INC				
I-07725165		SAVE OUR TAIL PARADE PINS	791.25			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		SAVE OUR TAIL PARADE PINS		215 4572-235	VISITOR MGMT ADVOCATE	791.25
		=== VENDOR TOTALS ===	791.25			
=====						
01-5560		PSF, LLC				
I-42226		REIMBURSE VARIANCE APP	200.00			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		REIMBURSE VARIANCE APP		101 4640-422	PROFESSIONAL SERVICES	200.00
		=== VENDOR TOTALS ===	200.00			
=====						
01-3060		QUIK SIGNS				
I-53929		STAGE RUN UTILITY BOX WRAP	541.67			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		STAGE RUN UTILITY BOX WRAP		215 4576-630	PROFES. SERV. NEIGHBORH.	541.67
		=== VENDOR TOTALS ===	541.67			
=====						
01-1708		SD STATE HISTORIC PRESERVATION				
I-51126		2025 OUTS DWD GRANT	5,000.00			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		2025 OUTS DWD GRANT		215 4575-520	GRANT/LOAN PROJECTS OUTS	5,000.00
		=== VENDOR TOTALS ===	5,000.00			
=====						
01-2744		SKYLINE ENGINEERING LLC				
I-10307		BALLFIELD LIGHTING	2,500.00			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		BALLFIELD LIGHTING		215 4577-735	CAPITAL ASSETS RODEO GRO	2,500.00
		=== VENDOR TOTALS ===	2,500.00			
=====						
01-2014		TOMS, DON				
I-5626		TAX RECORD PROJECT	600.00			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: Y		
		TAX RECORD PROJECT		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
		=== VENDOR TOTALS ===	600.00			

5/13/2026 9:51 AM
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A/P Regular Open Item Register

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-1705	VANWAY TROPHY					
I-123852		HP COMMISSIONER PLAQUES	474.14			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		HP COMMISSIONER PLAQUES		215 4641-426	SUPPLIES	474.14
		=== VENDOR TOTALS ===	474.14			
=====						
01-0578	WATERS HARDWARE					
I-16794 /S		LIBRARY PICNIC TABLE PROJ.	139.94			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		LIBRARY PICNIC TABLE PROJ.		215 4577-705	CAPITAL ASSETS LIBRARY	139.94
		=== VENDOR TOTALS ===	139.94			
=====						
01-4739	WATERS HARDWARE-HP PAINT PROGR					
I-16480 /S		109 DENVER	49.96			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		109 DENVER		215 4575-525	GRANT/LOAN PAINT PROGRAM	49.96
I-17233 /S		109 DENVER	66.95			
3/27/2026	FNBAP	DUE: 3/27/2026 DISC: 3/27/2026		1099: N		
		109 DENVER		215 4575-525	GRANT/LOAN PAINT PROGRAM	66.95
I-17754 /S		45 TAYLOR	15.98			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		45 TAYLOR		215 4575-525	GRANT/LOAN PAINT PROGRAM	15.98
I-17773 /S		45 TAYLOR	23.35			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		45 TAYLOR		215 4575-525	GRANT/LOAN PAINT PROGRAM	23.35
I-17776 /S		45 TAYLOR	17.99			
5/19/2026	FNBAP	DUE: 5/19/2026 DISC: 5/19/2026		1099: N		
		45 TAYLOR		215 4575-525	GRANT/LOAN PAINT PROGRAM	17.99
		=== VENDOR TOTALS ===	174.23			
=====						
01-1807	WYSS ASSOCIATES, INC.					
I-21679		DAYS OF '76 & RV PARKING	4,500.00			
4/28/2026	FNBAP	DUE: 5/28/2026 DISC: 5/28/2026		1099: N		
		DAYS OF '76 & RV PARKING		101 4640-422	PROFESSIONAL SERVICES	4,500.00
		=== VENDOR TOTALS ===	4,500.00			
		=== PACKET TOTALS ===	162,455.32			

** T O T A L S **

INVOICE TOTALS	162,455.32
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	162,455.32
--------------	------------

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
2026		101-2020	ACCOUNTS PAYABLE	5,071.09-*						
		101-4192-426	SUPPLIES	80.27	50,500	43,600.18				
		101-4192-426-21	SUPPLIES - WELCOME CENTE	18.00	0	374.28-	Y			
		101-4310-426	SUPPLIES	80.27	110,000	47,364.37				
		101-4520-426	SUPPLIES	80.27	51,500	34,544.42				
		101-4640-422	PROFESSIONAL SERVICES	4,732.00	28,500	3,854.87				
		101-4640-426	SUPPLIES	80.28	3,000	966.65				
		215-2020	ACCOUNTS PAYABLE	157,303.96-*						
		215-4572-210	VISITOR MGMT MARKETING	34,031.23	414,000	262,508.71		834,000	592,116.75	
		215-4572-235	VISITOR MGMT ADVOCATE	4,223.59	245,000	185,384.45		834,000	621,924.39	
		215-4573-335	HIST. INTERP. ARCHIVE DE	7,051.98	35,750	23,259.71				
		215-4573-340	HIST. INTERP. GIS	870.00	35,000	33,443.81				
		215-4575-505-04	85 CHARLES ST	93,319.97	0	195,180.33-	Y			
		215-4575-515	GRANT/LOAN RETAINING WAL	6,650.00	850,000	753,328.59				
		215-4575-520	GRANT/LOAN PROJECTS OUTS	5,000.00	100,000	87,420.81				
		215-4575-525	GRANT/LOAN PAINT PROGRAM	174.23	25,000	23,292.56				
		215-4576-630	PROFES. SERV. NEIGHBORH.	541.67	8,000	5,470.17				
		215-4577-705	CAPITAL ASSETS LIBRARY	139.94	32,000	25,513.86				
		215-4577-735	CAPITAL ASSETS RODEO GRO	2,500.00	400,000	398,120.00				
		215-4577-775	CAPITAL ASSETS GENERAL M	125.33	75,000	36,845.12				
		215-4641-423	PUBLISHING	1,968.03	15,000	1,745.48				
		215-4641-426	SUPPLIES	627.71	15,000	12,815.37				
		215-4641-428	UTILITIES	80.28	10,000	9,448.75				
		602-2020	ACCOUNTS PAYABLE	80.27-*						
		602-4330-426	SUPPLIES	80.27	45,000	35,075.24				
		999-1301	DUE FROM FUND 101	5,071.09 *						
		999-1306	DUE FROM FUND 215	157,303.96 *						
		999-1342	DUE FROM FUND 602	80.27 *						
			** 2026 YEAR TOTALS	162,455.32						

5/13/2026 9:51 AM
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A/P Regular Open Item Register

Section 4 Item a.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	4/2026	4,500.00
101	5/2026	571.09
215	3/2026	66.95
215	5/2026	157,237.01
602	5/2026	80.27

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

5/13/2026 8:37am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 5/1/2026 - 5/31/2026
 Batch = 1

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
05/2026								
LAWRENCE COUNTY REGISTER OF DEEDS - REC FEE J JOHNSON 25 - 5/13/2026 - 120.00 - Batch: 1 - Header Memo: Record Mortgage-78 Williams-J Johnson-11-260025								
Record Mortgage-78 Williams-J Johnson-11-260025	100	5200				CLOSING COSTS DISBURSED	120.00	
Record Mortgage-78 Williams-J Johnson-11-260025	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC JULIUS NJL2 - 5/13/2026 - 30.00 - Batch: 1 - Header Memo: Record Sat-33 1/2 Jackson-Julius-CHPIWNJL2								
Record Sat-33 1/2 Jackson -Julius-CHPIWNJL2	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Sat-33 1/2 Jackson -Julius-CHPIWNJL2	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
NHS OF THE BLACK HILLS - 2026-4 - 5/13/2026 - 3,850.00 - Batch: 1 - Header Memo: Servicing Contract-April 2026								
Servicing Contract-April 2026	100	5000				PROF & ADMIN FEES	3,850.00	
Servicing Contract-April 2026	100	2000				ACCOUNTS PAYABLE		3,850.00
Total:							3,850.00	3,850.00
Total:							4,000.00	4,000.00
Report Total:							4,000.00	4,000.00

I HAVE READ THE SUPPORTING DOCUMENTS:

DEADWOOD HISTORIC PRESERVATION

APPROVED BY:

NAME	TITLE	DATE
_____	_____	_____
NAME	TITLE	DATE
_____	_____	_____

****** VOUCHER ******

VENDOR: **Lawrence County ROD**

INVOICE #

INVOICE DATE **4/30/2026**

FUND: Closing Costs Distribution- Acct #216-4653-960

AMOUNT: **\$ 120.00**

Property Owner: Joette Johnson
Address: 78 Williams, Deadwood, SD 57732

DESCRIPTION: Record Mortgage #11-260025
 Satisfy 3 Mortgages #HPRLSJOHN, HPRPRLFJO, CHPLSJOH2

Date Approved by Deadwood Historic Preservation:

****** VOUCHER ******

VENDOR: Lawrence County ROD

INVOICE #

INVOICE DATE 4/27/2026

FUND: Closing Costs Distribution- Acct #216-4653-960

AMOUNT: \$ 30.00

Property Owner: Dorrene Julius

Address: 33 1/2 Jackson St, Deadwood

DESCRIPTION: Record mortgage satisfaction for Loan #CHPWINJL2

Date Approved by Deadwood Historic Preservation: _____

----VOUCHER----

VENDOR: NHS of the Black Hills

INVOICE: 2026-4

INVOICE DATE: 5/11/2026

FUND: Professional Fees 216-4653-422

AMOUNT: \$3850.00

DESCRIPTION: Servicing Contract-Interim Billing

Date Approved by Deadwood Historic Preservation:

Neighborhood Housing Services of the Black Hills

795 Main Street
Deadwood, SD 57732
Phone 605-578-1401 Fax 605-578-1405

DATE: May 11, 2026
INVOICE # 2026-4
FOR: Service Contract

Bill To:
Deadwood Historic Preservation
102 Sherman Street
Deadwood, SD 57732

DESCRIPTION	AMOUNT
DHP Service Contract	
April 2026 Contract for Services	2,844.75
Per Contract \$3850.00 Minimum	1,005.25
TOTAL	\$ 3,850.00

Make all checks payable to Neighborhood Housing Services of the Black Hills.
If you have any questions concerning this invoice, contact Katie at 605-578-1401.

DHP (12 mos. Jan-Dec, 2026: up to \$60,000):	Mike W	Susan T	Katie B	Denese E	Kristine R	0	0	0	April MTD	Total Hours
Commercial Revolving Loan Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Commercial Upper Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Residential Revolving Loan Fund (Life Safety)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Residential Vacant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Residential Siding	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Residential Windows & Doors	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Residential Retaining Wall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Residential Foundation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Loan Servicing - New Loans	0.00	13.50	0.00	0.00	0.00	0.00	0.00	0.00	783.00	13.50
Loan Servicing - Existing Loans	0.00	21.00	0.00	0.00	10.25	0.00	0.00	0.00	1576.75	31.25
Loan Servicing - Reports & Meetings	0.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	232.00	4.00
Accounting	0.00	0.00	4.00	1.25	0.00	0.00	0.00	0.00	253.00	5.25
	0.00	38.50	4.00	1.25	10.25	0.00	0.00	0.00	\$2,844.75	54.00
MTD	\$0.00	\$2,233.00	\$208.00	\$45.00	\$358.75	\$0.00	\$0.00	\$0.00	\$15,503.00	269.75
Hours										2026 MTD
Amount										2026 YTD
									\$16,508.25	YTD with minimum
									\$1,005.25	

Added to meet minimum

BORROWER LATE REPORT

Deadwood Historic Preservation
 Wednesday, May 13, 2026

Loan Account	Borrower Name	Next Payment	Billed Through	Days Late	Pmts Late	Term Left	Payments Past Due	Late Charges	Unpaid Charges	Unpaid Interest	Total Amount Due
HPRRLTHOM	Lee Thompson	03/01/2026		73	3	63	\$806.52	\$75.00	\$0.00	\$0.00	\$881.52
(1)							\$806.52	\$75.00	\$0.00	\$0.00	\$881.52

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: May 8, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

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

Bill Walsh – 36 Lincoln -- Elderly Resident Grant Program

This property is owner occupied, contributing. The applicant has submitted the required paperwork. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.

Ron Underhill – 32 Taylor Avenue –Elderly Resident Grant Program

This property is owner occupied, contributing. The applicant has submitted the required paperwork. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.



For Office Use Only:

- Owner Occupied
- Application Fee Received if owner occupied
- Non-owner Occupied
- Assessed Value of Property _____
- Verified Lawrence County Dept. of Equalization
- Date: ___/___/___ Initials: _____

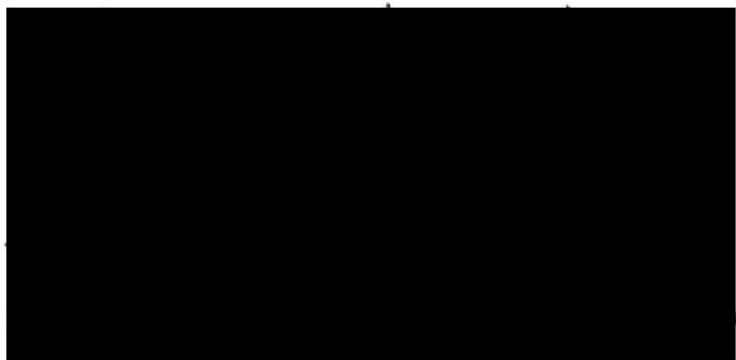
Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

36 Lincoln Ave. Deadwood, SD
Please attach the legal description of the property.

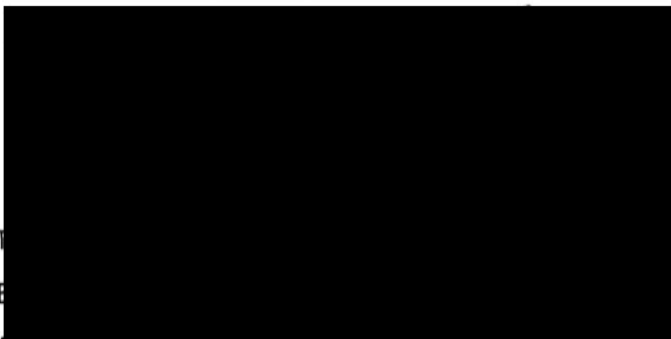
2. Applicant's name & mailing address:



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: 1939
- 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



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

Telephone: (____) _____ - _____

E-mail _____

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

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

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

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

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

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident	\$159,000	REPAIR/REPLACE DETERIORATED BOX GUTTERS / FASCIA SOFFIT AS WELL AS OTHER AREAS OF THE RESIDENCE THAT SHOW SIGNS OF ROT
Vacant Home		
Revolving Loan		
Retaining Wall		

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

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

9. Application Submittal

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

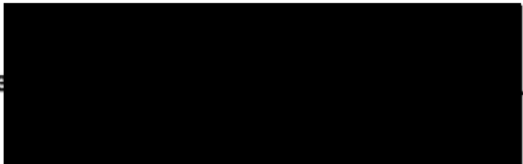
10. Required Supporting Documents

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

11.. Acknowledgement

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

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

Applicant's signature:  _____

Owner's signature:  _____

Date submitted: 4/14/26

Date submitted: 4/14/26



T&M Proposal

Date: April 27, 2026
To: Joe Roebuck and Bill Walsh
Project : Roebuck and Walsh Repairs
[Redacted]

Scope of Work

Rangel Construction will repair or rebuild the existing box gutters. The interior of these box gutters will then be lined with a rubber roof membrane with new roof flashing and properly connected downspouts. We can then repair the soffits, fascia and decorative supports inherent to the design.

Rangel Construction will also repair and or rebuild other areas of the house (exterior finishes) that have severe water damage, such as the sunroom at the second story. Upon our initial inspection, we noted extensive water damage to the exterior wall, trim and windows.

We will repaint as necessary.

Rangel Construction will take care to ensure the authenticity of the design is protected as we rebuild.

Estimated Cost - \$150,000.00

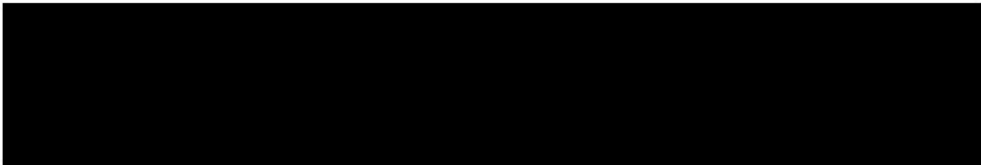
Average hourly labor rate is \$60. Materials, equipment and job-related fees and services will be billed at cost plus 20%.

Submitted by:

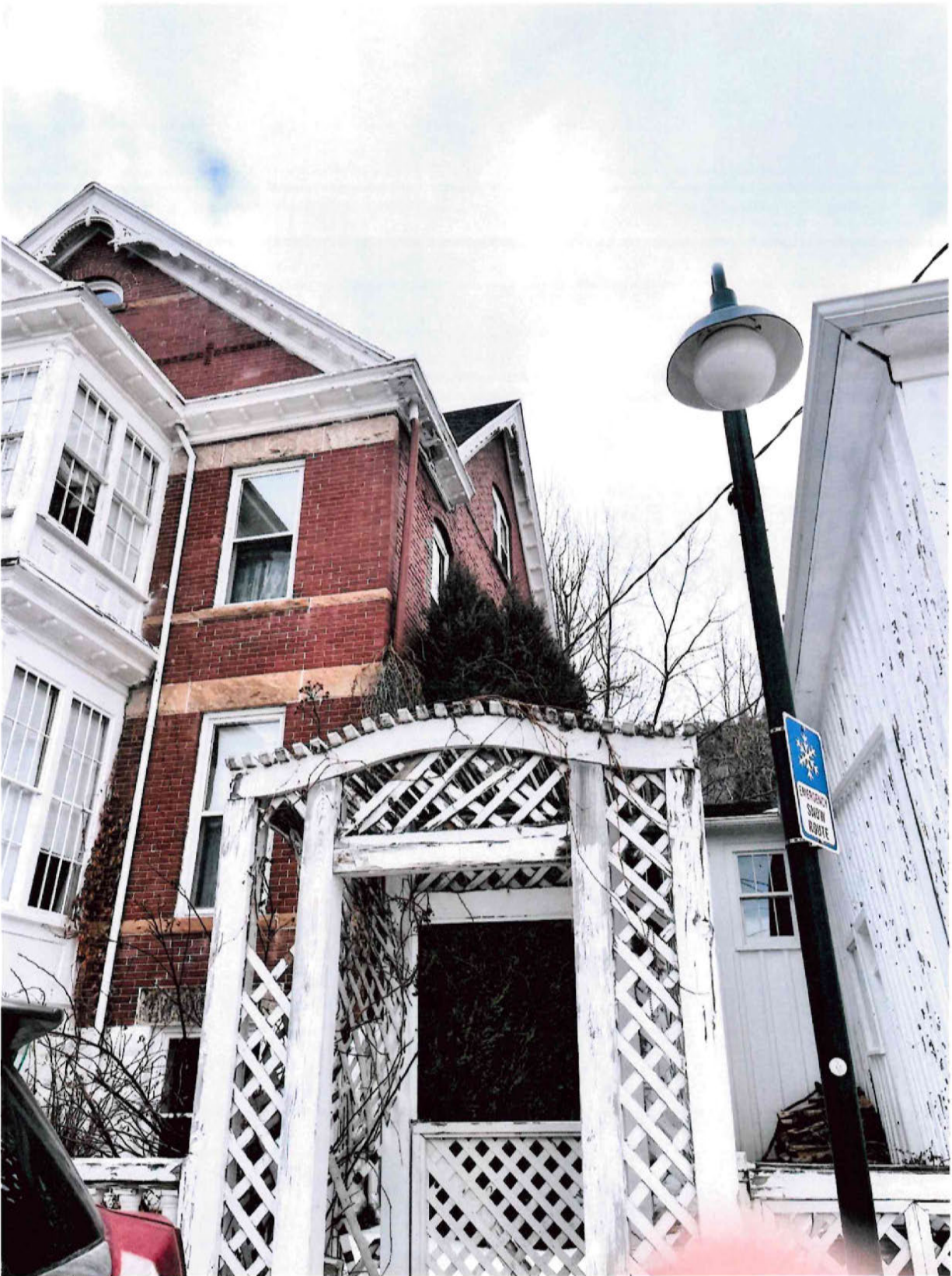
Michael DeLeon
Project Manager

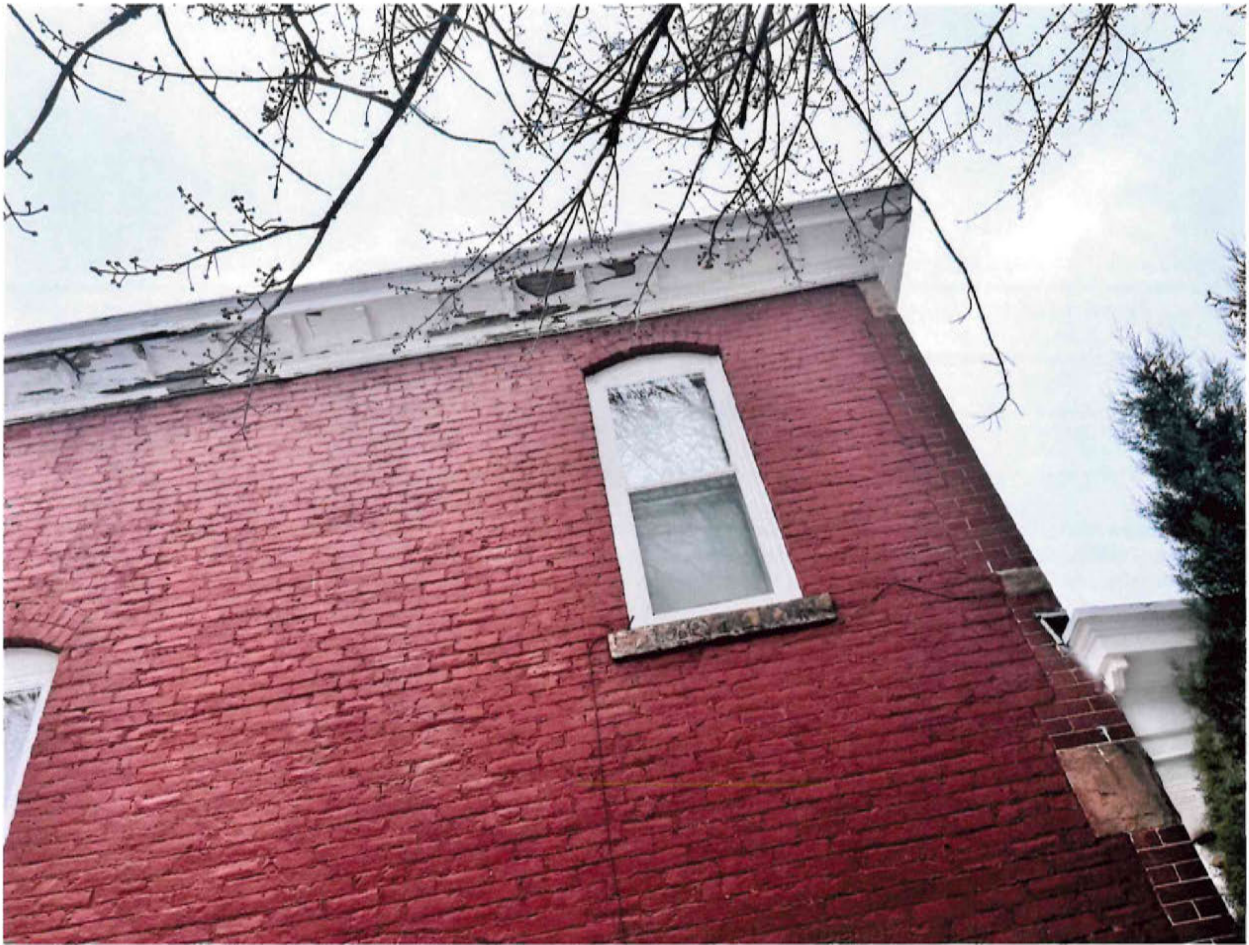
Accepted by:

Name: _____
Title: _____
Date: _____





















For Office Use Only:

- Owner Occupied
- Application Fee Received if owner occupied
- Non-owner Occupied
- Assessed Value of Property _____
- Verified Lawrence County Dept. of Equalization
- Date: ___/___/___ Initials: _____

Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

28 Taylor Ave.
Please attach the legal description of the property.

2. Applicant's name & mailing address:

[Redacted]

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

Telephone: (____) _____ - _____

E-mail _____

4. Historic Preservation Programs – Please check all that apply

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

Telephone

[Redacted]

E-mail:

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

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

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

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

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

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident ✓	951,94	REPAIR FURNACE
Vacant Home		
Revolving Loan		
Retaining Wall		

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

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

9. Application Submittal

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

10. Required Supporting Documents

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

11. Acknowledgement

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

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

Applicant's signature: 

Date submitted: 04/20/20

Owner's signature: _____

Date submitted: ___/___/___



BILL TO
RON UNDERHILL

JOB ADDRESS
RON UNDERHILL

INVOICE 90836	INVOICE DATE Apr 16, 2026
-------------------------	-------------------------------------

Completed Date: 4/16/2026
Payment Term: Due Upon Receipt
Due Date: 4/16/2026

DESCRIPTION OF WORK

Zone valves clips broke off and valves are hanging by the wires. Found replacements at the shop used three MZV520-RP zone valves. (These valve have been discontinued and not going to be reordered not sure what to do for pricing) replaced thermostat in basement that was causing the short cycling.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
1	Dispatch Fee	1.00	\$115.00	\$115.00
2	ZONE VALVES	3.00	\$178.20	\$534.60
3	T1 1110 Thermostat	1.00	\$53.67	\$53.67
4	Labor	2.00	\$115.00	\$230.00

SUB-TOTAL	\$933.27
TAX	\$18.67
TOTAL DUE	\$951.94
BALANCE DUE	\$951.94

Thank you for choosing Wolffs Plumbing & Heating, Inc.

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

PLANNING, ZONING AND
HISTORIC PRESERVATION

108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: April 23, 2026
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **2026 Digitization of 8mm Film, Collection 2025.11 Houlette Family Film Archive**

The City Archives is requesting permission to hire Lawrence “Buck” Bitto of Movette Film Transfer of San Francisco, California to clean, condition, and digitize the forty-nine reels of 8mm motion picture films donated to the Deadwood Historic Preservation Commission by the Houlette Family in 2025.

The Houlette family once lived at 27 Lincoln Avenue in the 1930s and 1940s. Their daughter, Edith Houlette, graduated from Deadwood High School in 1948. Based on the donor’s written notes, this assemblage contains early Days of 76 footage, Deadwood High School Homecoming parade, snow removal in Deadwood, northern Black Hills scenery and sites, including Roughlock Falls and the carving of Mount Rushmore.

The Historic Preservation Commission has hired Movette Film Transfer on three occasions, including 2020, 2023 and 2024. Upon completion, the Historic Preservation Office will incorporate portions of the film on the City’s online GIS Historic Media Map located at:

<https://gis.cityofdeadwood.com/portal/apps/webappviewer/index.html?id=9fc6864908aa4ed48dedeee01e5f5be8>

RECOMMENDATION:

Allow the City Archives to hire Movette Film Transfer of San Francisco, California to clean, condition, and digitize the forty-nine reels of 8mm motion picture films from the Houlette Family Film Archive. The cost of this project will not exceed the amount of \$4,800.00 and will come out of the 2026 Archives budget. This project is a 2026 City Archives budgeted project.

2026 City Archives SC

Michael Runge

From: Buck Bito - Movette <buck@movettefilm.com>
Sent: Tuesday, August 5, 2025 5:09 PM
To: Michael Runge; Buck Bito
Subject: Re: City of Deadwood Archives, formal quote for digitizing Houlette Film Collection - EST22797

Hi Michael,

The rough estimate I punched in assumes all film is in Fair or better condition and does not require our special warp gate. Film requiring the warp gate is charged at twice the normal rate. The estimate also takes into account that many families loaded reels beyond their rated capacity - often 50 additional feet are found on 200 and 400 foot capacity reels. The 5 inch diameter reels were intended for a maximum of 200 feet but we do find 250 feet of film loaded on these reels so I estimated for 15 x 250' and up to 450 feet on the 7 inch / 400 foot capacity reel.

Bearing in mind the above, my ballpark estimate is \$4703.40 (plus shipping costs).

If the actual footage is within the neighborhood of the 5850 feet in my cost estimate the project would produce around 2.8TB of files. However 200 foot capacity reels could be holding less than 50 feet rather than the 250 feet I used for the cost estimate which would drop the cost and file sizes to 1/5 of what I am estimating - this is why we are loathe to produce estimates without physically inspecting the reels.

We can certainly break the project into multiple sub-projects.

-Sincerely,
 --Buck Bito

Lawrence "Buck" Bito
 Movette Film Transfer
 1407 Valencia St.
 San Francisco, CA 94110
 (Valencia at 25th St.)
 415-558-8815
 By Appointment Only: Tuesday - Saturday
www.movettefilm.com

On 8/4/2025 12:41 PM, Michael Runge wrote:

Good afternoon Buck:

Hope all is well in San Fransico. We received that large collection of 8mm film and would like to get a quote from you to digitize it. The breakdown is as follows:

1. (29) 3" 8mm films
2. (4) 3" 8mm news films
3. (15) 5" 8mm films. Owner stated he spliced them together.
4. (1) 7" 8mm film. Owner stated he spliced them together.

- 105 CLIMBING MT RUSHMORE w/EARL HARRIS - JITTOY BOATS ROBBERS
- 106 BW DOLL'S THUR CATHEDRAL SPIDERS/NBEDLES 128 MOM + GRANDM (HOMERS) (135) MOM + GAMMY (1 KING ~~WINDY (BLAKE) (16)~~)
SUSAN CK (3'10) MOM GAMMY (4'16) MOM MOMENTS NARROWS HUNT, PINKY, DOLL'S THUR (6'2) GRAND MILKIN WHITE ROCKS? MT MORIAH, MT RUSHMORES,
- 107 BW DAM + PINKY (DEDICATION?) BOATS, SAILBOATS
- 108 w/ELMISTON (MT RUSHMORE?) DVD FIRE DOWNTOWN
- 109 ^{car} GAS BOATS @ JANET BABY, BOATS CK
- 110 BW HOWST MARRIAGE FILM IN GARD, KIDS IN SWIMS DOWN ONE OF THE BOAT MOM + GAMMY (3'14) BY HOSS BOAT
- 111 CLR NARROWS @ SANDY? PC? BOAT 247 STEAMER PARADISE JUNIOR
- 112 DEER, TOTTIE, GAMMY w/DEER, FRED w/TOOTSIE JOE TOWLER, KEN, JANE @ ROUSAR? CK
- 113 KIDS PAINTING IN BLD (JILL + KEN) ON FRONTON CRK IN CALIFORNIA MOM (LAW w/SANDY) GAMMY JANET POP
- 114 w/FANNY @ CROCK MEL MOM w/MITZI JOE WAISING, KEN @ ROUSAR? LAKES w/INSULATOR DINOSAUR KEN IN SAND JANET PUP MITZI
- 115 CLR PLENIK MOM, MOM DRIVE BOAT, BOAT BY LAOS, CAR w/BOAT,
- 116 CLR ORMAN DAM? BOATS, MOM BIG BOAT, SETTING MOTOR ON TRAWLER
- 117 CLR JANET BABY STEWART ST HOWIS?, MOM CAT SWIMMY, GINA HOLSTI. -> w/JANET + MOM
- 118 BW MILITARY PARADE DVD, DAVE'S 76?, ~~VIDEO~~ PAR RO DOO MULE NET, TRUCK ROOPER, CARNIVAL, GAMMY & VERY SWD
- 119 CLR SHIPS PARADE DVD FRED (TOOTSIE) (2:41), MOM + DAD IN GP'S BOAT MOM + GAMMY (JANET (BABY), GRAND GAMMY IN BOAT
- 120 BW DVD PARADE BOAT DAY? MOM @ (1:00) ON FRONT
- 121 CLR PARADE - JITTOY (ROUSAR?) MILITARY CHORUS FRONTIER DAYS SIDO-LY-IPS BLAKE (2:08), PINKY PARTIAL (2:11) 48-STAR PLAC (3:22) BW FRONTON DAYS ROOPER 2:53
- 122 CLR CHILD RIVER PLOOD. 1842 JAN. BARLES + PADDLE WHEEL BOATS

- 124, 123 CLR SNOW SKIING, RACKS, JUMPS, SAND-STORM IN DWD
REMOVING MACHINES, BLOWING SNOW, BOOR IN SNOW (8:50) DOW PLANE SWIM IN CFS
- 125 CLR HELICOPTER, KONG (SITTING?) DRILL'S TWR CLIMBERS, HELICOPTER ACCR.
- 126 CLR ICE FALLS, PRAIRIE, HILLS, FALL COLORS,
- 127, 128 CLR DUCKS, CHIPMUNK, SQUIRREL
- 129 BW ^{HOLSTEINE} CRABS, OCEAN, TROSS IN SWAMP, FL
- 130 BW MILITARY PARADE
- 131 CLR SPLASH CW FALL COLORS, BOATS, PAINTING HOUSE ON LAKE
DRINKING, REFINISHING BOAT BOATS ORMAN DAM?
- 132 BW RQ. PUNDSANK PARK, UNAPRINTED DIVERSARY, HILLS STREAN, GMA + DAM
BEHIND DAM
- 133 CLR DRILL TWR CLIMBERS JAMES
- 134 CLR " " "
- 135 CLR DWD SNOW + REMOVING MACHINES (15:00), SHIRINE PARADE JAN 142
- 136 BW MTS,
- 137 CLR FLOWERS MOM @ (3:14)
- 138 BW BOATS RACES
- 139 BW SAILBOATS ON OCEAN (FL?) DWEN IN OLD STILLS EQUIPMENT
- 140 BW OUR NAVY IN ACTION JAMES 1932-1932 @ 1937
- 142 BW RUSSIA STOPS HITLER WINTER 1941
- 143 BW CHAPLIN - HERO JAMES 1945 - 01:57
- 145 BW THE FALLS & YOSSEMITE PARK
- 146 CLR CLIMBING AT REUNIONS IN 19?? EVELL HARRIS, HOWARD HOWLITS
- 147 CLR SCRAP PIECES & BOAT FOOTAGE

$$V_p = \frac{t_y \cdot v_{pms}}{52 FL}$$

$$\frac{2252 \cdot 200}{318} = 1416$$

PLANNING, ZONING AND
HISTORIC PRESERVATION

108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Mike Runge
Archivist
Telephone (605) 578-2082

MEMORANDUM

Date: April 27, 2026
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **Digitization of Oral History Cassettes, PHASE I of III**

The City Archives is requesting permission to hire Airshow Mastering of Boulder, Colorado to digitize 50 of the 148 oral history recordings from the 1990s and 2000s on audio cassettes housed at the City Archives and Deadwood Public Library. Since 2002, the City Archives has collected 206 oral histories. The interviews and their content encompass a broad spectrum of topics including longtime residents, former city and historic preservation commissioners, past Deadwood mayors, members of the Deadwood U-Bet committee, and employees of the Homestake Slime Plant. For a complete list of oral histories, please see the attachment to this memorandum.

Prior to 2010, the oral history audio recordings were captured on magnetic audiotape cassettes. This technology has been replaced with digital recordings. To preserve and provide access to these early audio recordings, the City Archives would like to digitize its assemblage of audio cassettes.

Due to the number of audio recordings and cost of this project, the City Archives will divide the project into three parts. Phase I will digitize 14 cassette tapes from the Deadwood Public Library and 36 cassette tapes from the City Archives. The Deadwood Public Library will contribute \$2,000 to the project.

RECOMMENDATION:

Grant the City Archives permission to hire Airshow Mastering of Boulder, Colorado to digitize 50 of the 148 oral history recordings from the 1990s and 2000s on audio cassettes housed at the City Archives and Deadwood Public Library. The cost will not exceed the amount of \$7,300.00 and will come out of the 2026 Archives budget. The Deadwood Public Library will contribute \$2,000 to the project, reducing the City Archives cost to \$5,300.00. This project is a 2026 City Archives budgeted project.

City of Deadwood-Archives
Oral History Master List

Last Updated 01/05/2026

KEY

LTR = Long Time Resident
 LG = Limited Gaming / advent of Gaming in Deadwood
 PM = Past Deadwood Mayor
 CHURCH = Religious affiliation
 COM = City or Historic Preservation Commissioner
 TS = F.L. Thorpe Strike
 HPO = Historic Preservation Officer
 SP = Homestake Slime Plant Employee
 ED = Education
 MUSIC = B-Disc-S Recording Company
 CE = City Employee
 MT = Michelson Trail Project
 HMC = Homestake Mining Company Employee
 DAYS = Days of 76 Celebration
 VICE = Prostitution, Gaming Law Enforcement
 CC = Clowser Collection – Days of 76 Museum
 JAM = Deadwood Jam Celebration
 ART = Company of Fine Artists (1969-1971)
 RALLY = Sturgis Rally Origins
 COL = Archival Collections
 FIRE = Deadwood Volunteer Fire Department
 HICKOK = Author, life of James Butler Hickok

<u>Individual</u>	<u>Date</u>	<u>Topic</u>
1. Cyril C. "Bud" Loupe	11.21.1980	LTR
2. Agnes Ayres	2.14.1992	LTR
3. Peter Rich	2.20.1992	LTR
4. Don & Rose Fletcher	2.24.1992	LTR
5. Willard & Ann Iverson	3.31.1992	LTR
6. Wynn Lindstrom	4.16.1992	LTR
7. Verla & Louis Cisneros	5.11.1992	LTR
8. Cushman Clark	5.30.1992	LTR
9. Ethel Rosander	7.10.1992	LTR
10. Florence Hawki	9.15.1992	LTR

11.Don Clowser	9.28.1992	LTR
12.Paul Miller	12.22.1992	LTR
13.Hilda Klein	12.31.1992	LTR
14.Fred Mosley & Gerald Mosley	2.22.1993	LTR
15.Lucille Berger	3.17.1994	LTR
16.James Berger	8.02.1996	LTR
17.James Berger	8.03.1997	LTR
18.Joseph Vancas	5.16.2002	LTR
19.Bill Walsh	11.21.2003	LG
20.Tom Blair	1.12.2004	LG/PM
21.Linda Blair	2.10.2004	LG
22.Barbara Allen	6.14.2005	PM
23.Jon Mattson	6.15.2005	LG
24.Willard Pummel	6.16.2005	PM
25.Melodee Nelson	6.17.2005	LG
26.James Shea	6.18.2005	PM
27.David Larson	6.21.2005	LG
28.Mary Dunn	3.24.2006	LG
29.Orville "French" Bryan	3.24.2006	PM
30.Hank Frawley	3.25.2006	LTR
31.Bruce Oberlander	3.23.2006	PM
32.Sister Maureen Griffin	3.21.2006	LTR/CHURCH
33.Mike Trucano	3.20.2006	LG
34.Paul Putz	7.19.2006	LG
35.Vince Coyle	5.15.2007	LTR
36.Edna Robinson	5.16.2007	LTR
37.Glen Stratton	5.17.2007	LTR/COM
38.Sophie Bichler	5.23.2007	LTR/TS
39.Willis Steinlicht	5.23.2007	LTR/COM
40.Paul Dahms	5.25.2007	LTR/CHURCH
41.Hank Frawley	5.26.2007	LTR
42.Rosemary Nowell	5.29.2007	LTR/TS
43.Vivian Hollister	5.29.2007	LTR/TS
44.Don Gromer	6.03.2007	LG
45.Georgeann Silvernail	6.04.2007	LTR/COM
46.Francis Lauer	8.01.2007	LTR
47.Shirley Black	8.02.2007	LTR
48.Larry Shama	8.04.2007	LTR
49.Grace Schmit	8.04.2007	LTR/CHURCH

50. Reed Richards	11.09.2007	LG
51. Mike Wardeman	1.15.2008	LG
52. Mel Allen	1.16.2008	LTR
53. Stan Triplett	1.17.2008	LG
54. Charles Lien	4.03.2008	LG
55. Mark Wolfe	4.06.2008	LG/HPO
56. Lillian Shea	9.10.2008	LTR
57. Walter & Verline Wiswell	9.15.2008	LTR
58. Jerry Pontius	9.16.2008	LTR
59. Jill Pontius	9.16.2008	LTR
60. Joyce Shostrum	9.17.2008	LTR
61. Keith Shostrum	9.17.2008	LTR
62. Betty Coburn	4.30.2009	LTR
63. Viola Crane	4.30.2009	LTR
64. Carlton Spindler	10.26.2009	LTR/LG
65. Phyllis Fleming	10.27.2009	LG
66. Bob Kelly	10.27.2009	LTR
67. Linda Church	10.30.2009	LTR/MUSIC
68. Kenneth Morris	12.30.2009	LG
69. Bob Phillips	10.28.2009	SP/ED
70. Ronald Island	10.29.2009	LTR/COM
71. Joan Skeesick	10.30.2009	LTR/MUSIC
72. Helen Auer	04.20.2010	LTR
73. Bob Phillips	04.27.2010	SP/ED
74. Tom Richard	04.28.2010	SP
75. Donald "Sonny" Sorenson	04.28.2010	LTR/COM
76. Lila Sorenson	04.28.2010	LTR
77. Dave Akrop	04.29.2010	LTR
78. Carlton Spinder	04.29.2010	LTR/LG
79. Jim Wilson	10.04.2010	HPO
80. Chris Hetzel	10.05.2010	HPO
81. Dana Valliencourt	11.30.2010	CE
82. Don Derossier	03.15.2011	LTR
83. Yvonne Derossier	03.15.2011	LTR
84. Wally Molman	03.15.2011	LTR
85. Maryagnes Caron	03.17.2011	LTR
86. Janet Lamphere	03.17.2011	LTR
87. Maurice Etem	03.18.2011	LTR
88. Ronda Morrison	10.07.2011	LTR/CE

89. Carla Caneva	10.12.2011	LTR
90. Jim Shedd	11.30.2011	LTR
91. Ken Hawki	11.30.2011	LTR/CE
92. Dotie Williams	04.24.2012	LTR
93. Guy Edwards	04.25.2012	MT
94. Jill Guest	04.25.2012	LTR/ED
95. Dave Snyder	04.25.2012	MT
96. Doug Hofer	05.09.2012	MT
97. Rocky & Barb Mattson	08.24.2012	LTR
98. Lawrence Kracht	08.25.2012	LTR
99. Ethel Beatty	08.25.2012	LTR
100. John Trembath	12.13.2012	MT
100. <u>John Bissell</u>	12.17.2012	MT
101. Mike Cody	01.09.2013	MT
102. Kim Rapp	01.17.2013	MT
103. Deb Maynard	11.04.2013	LTR
104. Melvin Maynard	11.07.2013	LTR
105. Harley Noem	11.19.2013	MT
106. Paul Bosworth	11.18.2013	MT
107. Craig Eichstadt	12.06.2013	MT
108. Nancy Moore	12.13.2013	LTR
109. Joe Abraham	11.12.1997	LTR
110. Gerhardt Goodrich	04.03.2003	LTR/HMC
111. Vida Krause	04.04.2003	LTR/HMC
112. William Adam	04.04.2003	LTR/HMC
113. Benjamin Stone III	04.11.2003	LTR/HMC
114. <u>Roy Heinen</u>	04.08.2003	LTR/HMC
115. Scott McGregor	12.17.2013	MT
116. William "Bill" Groethe	05.28.2014	LTR/DAYS
117. William "Bill" Beshara	05.29.2014	LTR
118. Lester Karas	05.30.2014	LTR
119. Randy Haynes	05.30.2014	LTR
120. David Schweitert	07.10.2014	MT
121. Lillian Stauffacher	09.19.2014	LTR
122. James Dunn	07.14.2014	LTR/LG
123. Marie Smith	09.23.2014	LTR
124. Frank Newell	08.22.2014	LTR
125. David Bald Eagle	09.25.2014	DAYS
126. <u>Josee Bald Eagle</u>	09.25.2014	DAYS
127. Francis Toscana	07.21.2015	PM

128.	June Treber	07.23.2015	LTR/ED
129.	Keith Umenthum	07.24.2015	CE
130.	Nancy Phillips	10.07.2015	ED
131.	Taffy Tucker	10.07.2015	LG/LTR
132.	Roslyn Ridley	07.24.2015	DAYS/LTR
133.	Jim Phillips	10.07.2015	LTR/ED
134.	Sandra Gallacher	10.11.2015	VICE
135.	Bill Glover	07.23.2015	LTR/CE
136.	Dona Randolph	07.23.2015	LTR/CC
137.	<u>Edward Clowser</u>	<u>10.27.2015</u>	<u>DAYS/CC</u>

*****NO HISTORIES WERE COLLECTED IN 2016*****

138.	Melody Dennis	08/02/2017	LTR/JAM
139.	Michael Johnson	08/02/2017	ART
140.	Gary Allen Witt	08/02/2017	LTR
141.	Scott Moses	08/15/2017	LTR/VICE
142.	John "Duff" Erickson	10/10/2017	LTR
143.	Markie Scholz	09/07/2017	ART
144.	Dick Termes	09/07/2017	ART
145.	Jim Sayer	12/12/2017	ART
146.	Harold Storsve	12/18/2017	ART
147.	<u>Tony Chytka</u>	<u>12/30/2017</u>	<u>ART</u>
148.	Corinne Weber	09/19/2018	LTR
149.	Mary Ann Oberlander	11/14/2018	LTR
150.	Colette Stoneberger	11/15/2018	LTR
151.	Gloria Gurwell (Burtzloff)	11/17/2018	LTR
152.	Pat Eastmann	12/07/2018	CITY/LTR
153.	<u>Mark Speirs</u>	<u>12/08/2018</u>	<u>CITY/LTR</u>
154.	E. Richard Dunwiddie	06/21/2019	LTR
155.	Richard Schlax	06/27/219	LTR
156.	Malcolm David Allen	06/28/2019	LTR
157.	Ken Lester	10/08/2019	LTR
158.	Bonnie Huber	09/23/2019	LTR
159.	David Klein	09/27/2019	LTR
160.	Willie Aldrich	12/11/2019	LTR
161.	John Keene	11/22/2019	LTR
162.	Susan D'Aniello	12/04/2019	LTR
163.	Linda Wells	12/09/2019	LTR
164.	<u>Michael Tuma</u>	<u>12/16/2019</u>	<u>ART</u>

165.	John Trucano	07/17/2020	LTR
166.	Barbara Houske	08/24/2020	LTR
167.	Craig Ordahl	10/07/2020	LTR
168.	Janice L. Harrison	10/16/2020	LTR
169.	Keith Fox	10/17/2020	LTR
170.	Gerald Pokorney	12/11/2020	LTR
171.	Phyllis Pokorney	12/11/2020	LTR
172.	Kenneth Hawki	12/11/2020	LTR
173.	Ron Dyvig	03/25/2021	LTR
174.	Mary Ann Corbett	04/16/2021	LTR/VICE
175.	Bill Auer	08/27/2021	LTR
176.	John Arleth	08/31/2021	LTR/CITY
177.	Mary Schmit	09/10/2021	LG/JAM
178.	Stan Angle	10/28/2021	ED/LTR
179.	John McEuen	11/19/2021	JAM
180.	Ron Russo	12/10/2021	LG
181.	Linda Frederick	11/24/2021	LTR
182.	Spencer Ruff	04/22/2022	LG
183.	Jim Salestrom	05/17/2022	JAM
184.	Robert Sjomeling	07/06/2022	LTR
185.	Arthur Campbell	09/30/2022	LTR
186.	Joy McCracken	10/04/2022	LTR
187.	Mark Aspaas	09/26/2022	LG
188.	Tim Schreiner	11/03/2022	VICE
189.	Kenny Putnam	11/15/2022	JAM
190.	Chris Burleson	12/06/2022	LTR
191.	Janet Lanphear	12/09/2022	LTR
192.	Keith Ball	04/13/2023	RALLY
193.	Richard Turbiville	05/16/2023	LG/LTR
194.	Grant Welford	11/29/2023	COL/DAYS
195.	Adam Hudson	11/29/2023	LTR
196.	Brad Hemmah	11/29/2023	LG
197.	Mike Klamm	11/29/2023	FIRE/LTR
198.	Rose Speirs	12/21/2023	LG/LTR
199.	John Bey	09/11/2023	LTR
200.	Georgette Oiyon	11/28/2023	LTR/LG
201.	Phil Breland	11/27/2023	LTR/LG
202.	Harry Hinds	05/13/2024	SP/HMC
203.	Scott Martin	06/22/2024	LTR/LG
204.	Frank Maynard	06/22/2024	LTR/CE

205.	Shebby Lee	08/16/2024	LTR/LG
206.	A.A. "Bud" Coburn	04/28/1992	LTR
207.	Lynn Namminga	10/07/2025	COM
208.	Sandy Snapp Hennen	10/12/2025	LTR
209.	Larry Shama	12/17/2024	LTR
210.	James "Mic" Regan	06/30/2025	HICKOK
211.	Donovan Renner	11/12/2025	CE/LTR

AIRSHOW

MASTERING + RESTORATION

August 8, 2025
Michael Runge
City of Deadwood Archives
Via email

Dear Michael:

Thank you for contacting Airshow regarding digitization of the final section of your oral history archive that is stored on cassette tapes.

Of the 148 items remaining, you have asked us to quote the first 50 cassettes for digital transfer in 2026.

Our rates for cassette transfers are a combination of a per-item charge and a per-hour charge for the actual minutes of audio contained on a cassette. For example, a 60-minute cassette that holds a 15-minute interview would be billed as follows: \$18 per item + \$20 for ¼ of an hour of audio, total \$38.

The purpose of this letter is to give you a "not to exceed" estimate for the first 50 cassettes based on the tape capacity, since we won't know the actual duration of the audio until we play them back.

1. 6 qty 60-minute cassettes @ \$80	\$ 480
2. 35 qty 90-minute cassettes @ \$120	4,200
3. 9 qty 110-minute or longer cassettes @ \$146.30	1,317
4. 50 qty items @ \$18	900
5. Transfer hard drive	TBD
6. Contingency 5% for media repairs	<u>344</u>

Total \$7241 + hard drive

As we discussed, the final cost is likely to be lower than this figure; this estimate should be viewed as a "not to exceed" quote.

We're looking forward to working with your collection.

Best wishes,



Ann Blonston
General Manager
303 247 9035
ann@airshowmastering.com

PLANNING, ZONING AND
HISTORIC PRESERVATION108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084Mike Runge
Archivist
Telephone (605) 578-2082**MEMORANDUM**

Date: April 23, 2026
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **Purchase of Microfilm Scanner / Reader**

The City Archives is requesting permission to purchase the ST Imaging V Microfilm Scanner from Edge One of Bismarck, North Dakota. In July of 2025, the Deadwood Public Library transferred over 500 rolls of microfilm to the City Archives. This assemblage consists of Deadwood and early Black Hills newspapers. This is in addition to the 924 rolls of microfilm housed in the City Archives. These rolls consist of ledgers, tax records and miscellaneous ledgers, including the Mount Moriah Cemetery burial records.

Since the library has disposed of their microfilm reader, the proposed acquisition will be the only reader/scanner within the Deadwood city limits. The quote and brochure are attached to this memorandum.

RECOMMENDATION:

Grant the City Archives permission to purchase the ST Imaging V Microfilm Scanner from Edge One of Bismarck, North Dakota. The cost will not exceed the amount of \$6,800.00 and will come out of the 2026 Archives budget. This project is a 2026 City Archives budgeted project.



2705 Twin City Drive
Mandan, ND 58554
701-663-8930

EDGE ONE

Mike Runge
City of Deadwood
108 Sherman Street
Deadwood, SD
605-578-2082

Ship To: Mike Runge
City of Deadwood
108 Sherman Street
Deadwood, SD
605-578-2082

Sales Quote

Date: **12/15/2025**
Quote #: **DOM6757**

DATRUE REP.	PHONE	FAX	EMAIL
Terry Fields	701-391-7728	701-663-2308	tfields@edgeone.com

ITEM	DESCRIPTION	QTY	UNIT PRICE	AMOUNT
ST Imaging ViewScan V Microfilm Scanner				
2-1060-820	ST ViewScan V - 10 mp Camera - Motorized Universal Carrier 16/35mm 7x-105x Zoom	1	\$6,549.00	\$6,549.00
Base Software				
2-8020-010-ST	ST ViewScan - Perfect View Standard Software License	1	\$0.00	\$0.00
Advanced Replacement Warranty				
ST-2YE	ST ViewScan 3-Year Extended Warranty	1	\$0.00	\$0.00
Remote Installation and Training				
Remote Labor	Remote Labor	1	\$175.00	\$175.00
Purchase price does not include applicable sales tax or freight.			Total:	\$6,724.00

A 5% Surcharge will be added for credit card payments. All purchases exceeding \$5,000 require a 50% down payment with signed agreement.

The customer acknowledges that they have reviewed this quote, understands and agrees to be bound by its terms and further agrees that it is the complete and exclusive statement of agreement between the parties which supersedes all proposals oral or written and all other communications and prior agreements between the parties related to the subject matter of this quote. The terms of this agreement may not be amended, modified, or rescinded except by a written instrument signed by both parties.

Customer Name & Title (Printed)

Customer Signature & Date

SCAN SMARTER. RESEARCH DEEPER.

Discover the ViewScan 5
Redefining Microfilm Scanning



The next-generation microfilm scanner that's built for simplicity, performance, and precision.
Built into one sleek solution.



Built for Libraries.
Designed for Everyone.

Simple Setup. Intelligent Design.

-  Intuitive PerfectView software for users of all levels
-  Real-time PerfectFocus image clarity
-  Sturdy, durable all-metal construction
-  Plug-and-play installation with just USB + power
-  Accessible design for all ages & environments
-  Trusted by libraries, archives, and academic institutions

ViewScan 5 redefines how you interact with microfilm. Whether you're a genealogist, researcher, or first-time user, our scanner adapts to your needs. Built with powerful simplicity, it's ready to work straight out of the box — just plug in two cables and go. No fuss. No friction.



ViewScan 5 makes every scan smarter

Let's Bring Microfilm Into the Future – Together.

ST Imaging is a leading provider of digital microfilm scanning systems. For over 20 years, we've helped libraries, archives, and institutions preserve and explore history through smarter technology.



PerfectView Software

Intuitive. Fast. Beautiful.

PerfectView software makes it easy to scan, enhance, and manage your images with just a few clicks. Designed for researchers and archivists who value simplicity and power in one clean interface.

ViewScan 5 supports all major microform formats — including **Microfilm, Microfiche, and Aperture Cards** — ensuring maximum flexibility for libraries and research institutions.

- 719 N. Principle Pl. Suite 130, Meridian, ID 83642
- www.stimaging.com
- sales@stimaging.com

- 208-514-4000
- Facebook: @STImagingViewScan
- Twitter/X: @st_imaging








Advanced Inside. Effortless Outside.

Engineered for the Modern Library

At the heart of ViewScan 5 is a 20MP color image sensor, ensuring high-resolution scans every time. We've repositioned the camera to the scanner's base for extra security and usability — now with a solid light-bar handle for easy transport.

Whether you're scrolling through reels or capturing important frames, PerfectFocus keeps your image crystal-clear without adjustments.

Key Features:

-  20MP Color Camera Sensor
-  New Base Camera Placement
-  Overhead LED Illumination
-  Always-in-Focus Scanning
-  Comfortable Ergonomic Handle
-  Physical and Virtual Film Buttons
-  No Annual Software Fees

“



I highly recommend the ST ViewScan to any institution or organization that routinely uses microfilm and or microfiche.

Lucia Flaim | Kansas Room Librarian

Date: May 07, 2026

Case No. 260099

Address: 65 SHERMAN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 65 SHERMAN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Deadwood Sundance 2023 LLC
 Owner: GRAY, DANIEL TRUSTEE - GRAY, DANIEL LIVING TRUST
 Constructed: 1892/1928-29

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:**1. Historic significance of the resource:**

The offices of the local electric light company were located on this site as early as 1892. The original building was constructed in that year, and occupied what is now the right side of the present building. In 1905, they moved their offices into the Franklin Hotel, and expanded the power plant in Pluma, closing their Sherman Street building in 1906. They retained ownership, however, and used it for storage and repair work. They later moved their offices back into the building, and in 1928 they tore down the frame building next door. The central doorway was the only entrance to the building. The entrance on the right side of the building was added in the later years, after the power company moved their offices to the Pluma power plant.

2. Architectural design of the resource and proposed alterations:

A new opening and window will be added to the north side of the second floor of 65 Sherman. The opening/window will match existing in size/style. The front door of 65 Sherman will be replaced with a new wood door that matches the style of the front doors at the Landmark Hotel & Casino.

Attachments: Yes**Plans:** Yes**Photos:** Yes

Staff Opinion: The applicant wants to add an additional bedroom on the second floor, and an access window is required by code. The proposed window will be a wood Pella window to match the existing window configuration. Because it is on the side elevation and will match the existing openings, it is staff's opinion, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on 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.



FOR OFFICIAL USE	<i>Section 7 Item a.</i>
Case No. _____	
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received ____/____/____	
Date of Hearing ____/____/____	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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: 65 Sherman Street
Historic Name of Property (if known):

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

Contractor's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT			
<input 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 checked="" type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other <u>NEW DOOR</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): <u>AUGUST '26</u>		
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input checked="" 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 checked="" type="checkbox"/> New	
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>Wood</u> Style/type <u>Existing</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 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).

A new opening and window will be added to the north side of the second floor of 65 Sherman.

The opening/window will match existing in size/style. The front door of 65 Sherman will be replaced with a new wood door that matches the style of the front doors at the Landmark Hotel & Casino.

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.

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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



65 SHERMAN - NORTH ELEVATION



LANDMARK CASINO EXISTING FRONT DOOR



65 SHERMAN EXISTING FRONT DOOR

IAN MUNSICK'S COWBOY BAR AND WESTERN GRILL

NEW EXTERIOR WINDOW & DOOR REPLACEMENT

05/06/26



Date: May 07, 2026

Case No. 260101

Address: 57 SHERMAN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 57 SHERMAN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Deadwood Sundance 2023 LLC
 Owner: DEADWOOD SUNDANCE 2023 LLC
 Constructed: 1903-1909 and 1915-1923

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

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

General Factors:**1. Historic significance of the resource:**

In 1903 Adams built a tall one-story office building to the right of his three four-story buildings. That building has since been remodeled into what appears to be a two-story building. Notice the iron column on the 1903 building. Although it closely resembles the columns on the adjacent building, the flower is turned upside down. This column was manufactured in Deadwood by the Black Hills Foundry to match the other columns, which were manufactured out-of-state. The turned flower may have been done intentionally to differentiate the work, or to avoid patent problems. A one-story brick building was built to the right in 1916 to house Adams' delivery trucks. The final portion of the building was an extension of the garage built in 1933. The bricks used in those buildings are actually street pavers. How Adams obtained street paving brick is a mystery, but he may have purchased them when the streets were paved in 1907, while he was the city's mayor.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to paint a new mural to the exterior side of 57 Sherman back by the new patio. The mural, which depicts a Mt. Rushmore of country music artists, would be painted in a similar color scheme as the existing ghost murals on the Landmark Hotel & Casino. The mural would be located on an existing CMU wall with no direct views to the street. The existing wall is a non-character-defining wall that lacks any of the character of the surrounding buildings or district. A mural would help to connect the differing style of wall construction to Deadwoods more common nature of painted advertisements on masonry. We are more than happy to work on the mural design and application methods.

Attachments: Yes**Plans:** Yes**Photos:** Yes

Staff Opinion: Under Deadwood Codified Ordinances Chapter 15.32.130 – Disallowed Signs: Murals and supergraphics shall not be allowed. Under the ordinance, A mural means a decorative or figurative painting or decoration, usually oversized, applied directly to a wall or ceiling. "Mural" shall also include super graphic.

Ghost Murals or historic advertisements within the period of significance for the National Historic Landmark District are allowed under the program administered by the Deadwood Historic Preservation Commission. Other requests have been denied or withdrawn and allowing a mural or super graphic could set precedent for future projects.

It is staff's opinion, the proposed work and change is incongruous with the historical, architectural, archaeological or cultural aspects of the State and National Register Historic Districts as well as 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.



FOR OFFICIAL USE	<i>Section 7 Item b.</i>
Case No. _____	
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received ____/____/____	
Date of Hearing ____/____/____	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>57,59,61 Sherman Street</u>
Historic Name of Property (if known): <u>Formerly Butch Cassidy Suites</u>

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

Owner's Name: <u>Deadwood Sundance 2023 LLC</u>

Architect's Name: <u>Chamberlin Architects</u>

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

Agent's Name: <u>Arden Keating</u>

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

FOR OFFICE USE ONLY

Case No. _____

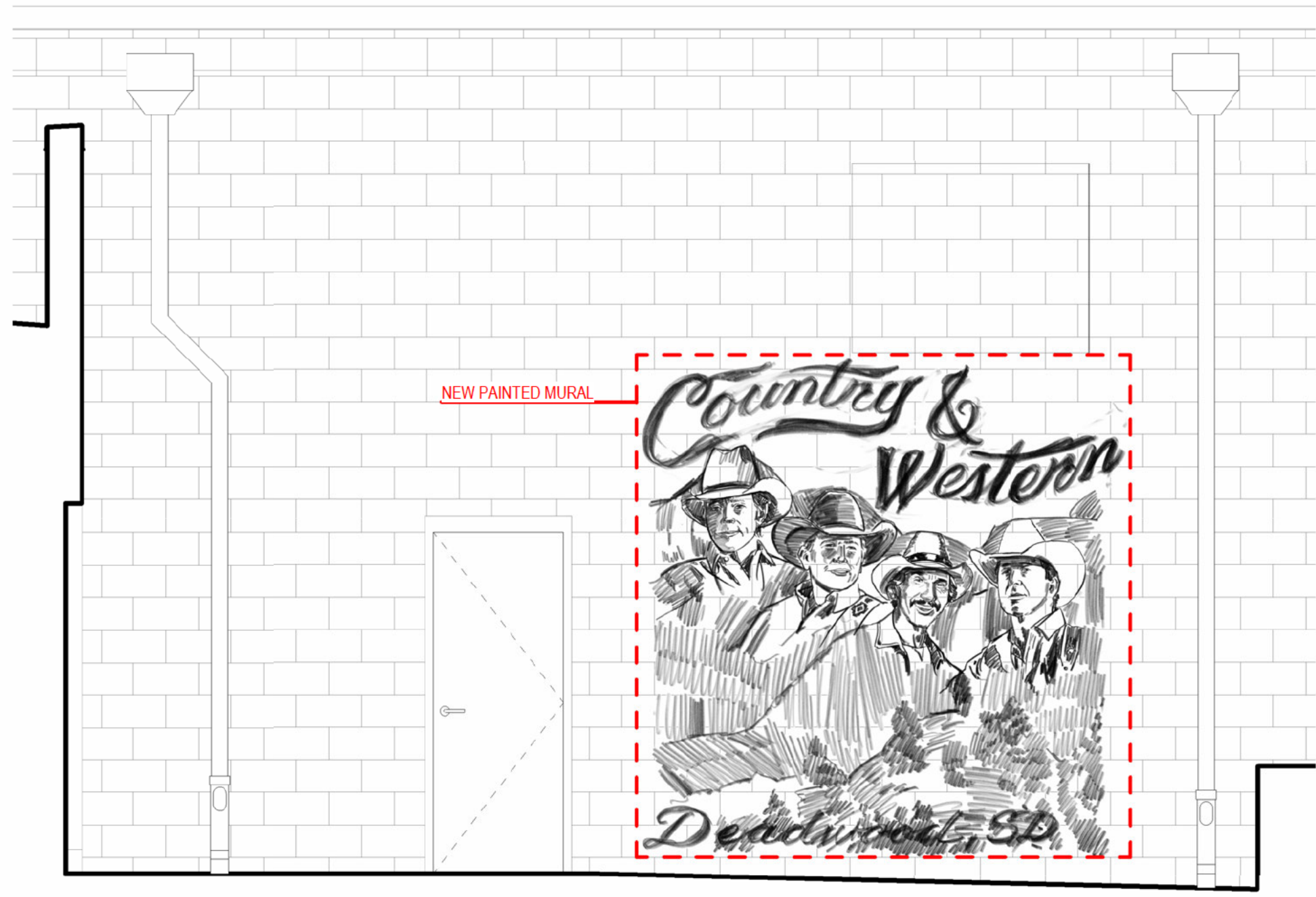
ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): <u>AUGUST '26</u>		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<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 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).

A new mural would be added to the exterior side of 57 Sherman back by the patio. The mural, which depicts a Mt Rushmore of country music artists, would be painted in a similar color scheme as the existing ghost murals on the Landmark Hotel & Casino. The mural would be located on an existing CMU wall with no direct views to the street. The existing wall is a non-character-defining wall that lacks any of the character of the surrounding buildings or district. A mural would help to connect the differing style of wall construction to Deadwoods more common nature of painted advertisements on masonry.



57 SHERMAN SOUTH FACADE

IAN MUNSICK'S COWBOY BAR AND WESTERN GRILL

EXTERIOR MURAL

05/06/26

725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.6804

chamberlinarchitects.com



Date: May 05, 2026

Case No. 260080
Address: 36 Lincoln
Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 36 Lincoln Ave., a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Bill Walsh
Owner: WALSH, BILL E (AKA WILLIAM E) / ROEBUCK-PEARSON, N JO
Constructed: 1903

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to repair/replace areas of the structure that are deteriorating, including but not limited to the box gutters, window structure at garden room and membrane roofing.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

Staff met with the contractor to review this project. This included options such as doing away with the box culvert. This solution maintains the integrity and functionality of the original construction. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



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

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

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

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE	
Case No.	260280
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/14/26
Date of Hearing	5/13/26

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	36 Lincoln Ave. Deadwood, SD 57732
Historic Name of Property (if known):	

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

Owner's Name:	Bill Walsh	Architect's Name:	
Address:	[REDACTED]	Address:	
City:		City:	
Telephone:		State:	
E-mail:		Zip:	
		Telephone:	
		Fax:	
		E-mail:	

Contractor's Name:	PANKA CONSTRUCTION CO	Agent's Name:	
Address:	[REDACTED]	Address:	
City:		City:	
Telephone:		State:	
E-mail:		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 checked="" 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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>5/26</u>		Project Completion Date (anticipated): <u>8/26</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 checked="" type="checkbox"/> Alteration to roof			BOX GUTTER SYSTEM + EXT TRIM AS NECESSARY
<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 checked="" type="checkbox"/> Restoration		<input type="checkbox"/> Replacement	<input type="checkbox"/> New
<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____			
<input type="checkbox"/> PORCH/DECK	<input checked="" type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Note: Please provide detailed plans/drawings			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

Repair/replace areas of the structure that are deteriorating, INCLUDING BUT NOT LIMITED TO THE BOX GUTTERS, WINDOW STRUCTURE AT GARDEN ROOM AND MEMBRANE ROOFING

FOR OFFICE USE ONLY

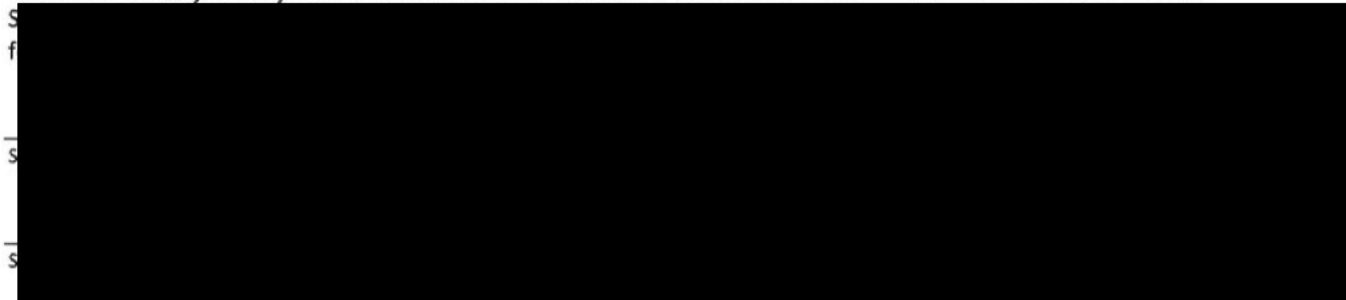
Case No. _____

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



SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

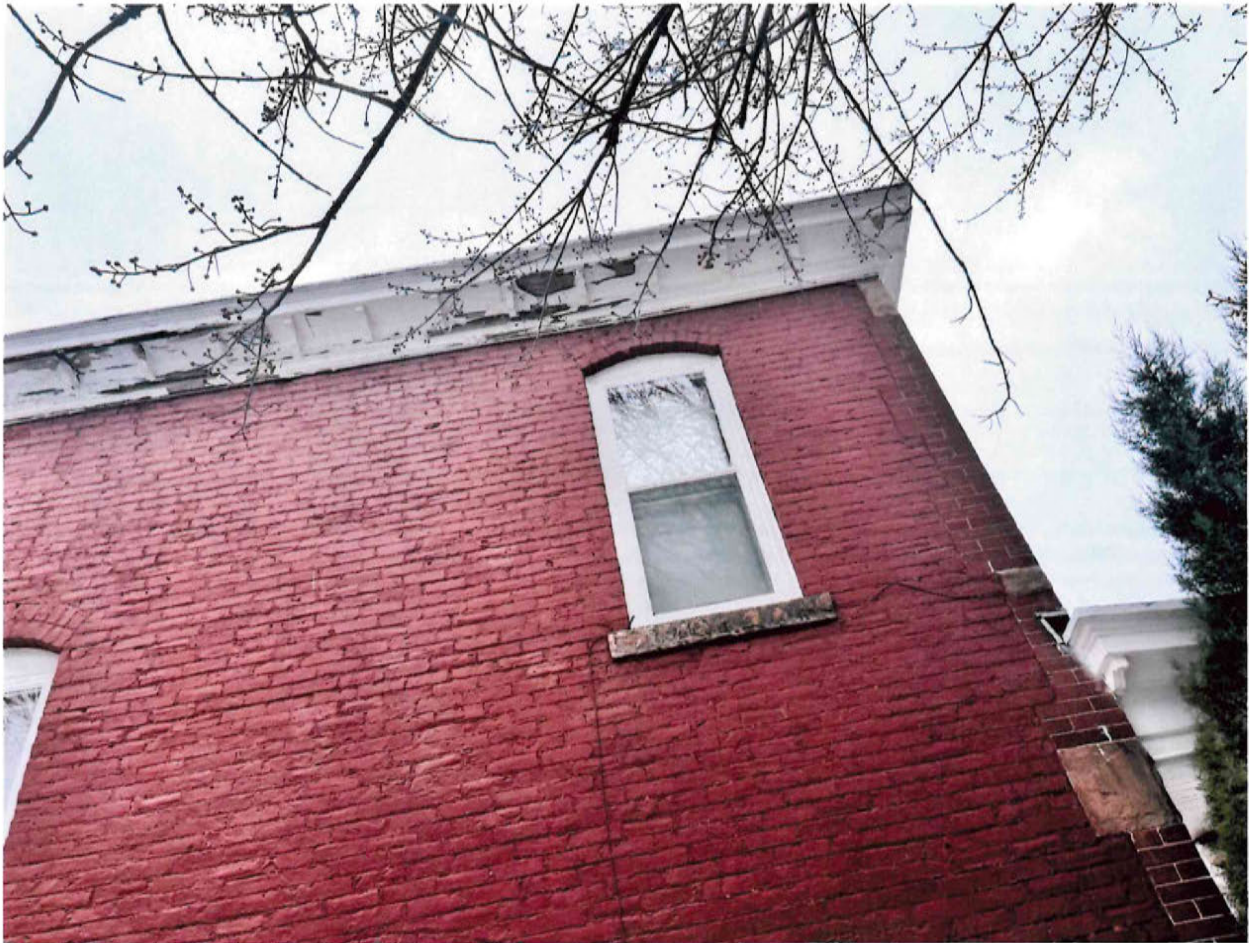
















Date: May 05, 2026

Case No. 260085
Address: 95 Stewart St.

Staff Report

The applicant has submitted an application for Project Approval for work at 95 Stewart St., a Noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Randy & Lori Johnston
Owner: JOHNSTON, RANDY & LORI
Constructed: 1890

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 structure was altered with metal siding and replacement windows and doors. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to remove the house. The house has a large amount of water damage due to a water pipe breaking. It will cost more for repairs than to remove.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: This property was entered into the retaining wall program in 2012, and the historic wall was restored in 2013. The total cost of the wall was \$56,836.25. This structure could be returned to contributing if the inappropriate siding and windows are replaced and the resource rehabilitated. In 2018 the water was shut off to the structure, and the structure had remained vacant since. Staff has not had the opportunity to conduct a site visit to understand the interior conditions. The owner is not sure as to what will be done with the lot if the house is removed.

Recently the Housing Task Force identified this structure as an underutilized housing opportunity. The Task Force encourages rehabilitation of vacant and underutilized housing stock to assist in providing a wide variety of housing options within the City of

Deadwood. If current owners of these properties are not interested in rehabilitating the resource, perhaps they should put it on the market.

While currently, not a contributing resource, it is within the period of significance and with appropriate work and changes, it would contribute at that time.

The proposed work and changes does not encroach upon, damage or destroy a historic resource; however, removal of the property would have an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Furthermore, the historic retaining wall which was rebuilt using Historic Preservation funds would lose it's association with the site due to a lack of structure on the property.





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.

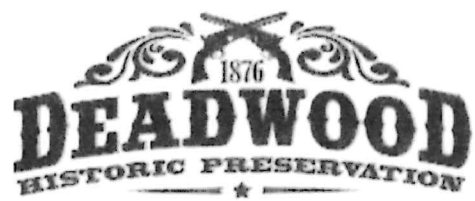
OR

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. 260055
 Project Approval
 Certificate of Appropriateness
Date Received 4/19/20
Date of Hearing 5/13/20

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: 95 Stewart Street - Deadwood SD
Historic Name of Property (if known):

APPLICANT INFORMATION
Applicant is: owner contractor architect consultant other

Owner's Name: Randy & Lorri Johnston
Ad _____
Cit _____
Tel _____
E-r _____

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

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

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

TYPE OF IMPROVEMENT

<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input 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 checked="" type="checkbox"/> Other <u>Remove</u>	<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: _____	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 type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Note: Please provide detailed plans/drawings
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments	

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).

We would like to remove this house
at 95 Stewart St. The house has a
large amount of water damage... due
to a water pipe breaking. It will
cost more for repairs, then to remove.

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

Date: May 05, 2026

Case No. 260079
Address: 12 Washington

Staff Report

The applicant has submitted an application for Project Approval for work at 12 Washington, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Janice Heffron-Fogle
Owner: HEFFRON-FOGLE, JANICE D0
Constructed: circa 1898

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 models copy traditional forms seen in the "Picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the front door with a wood door.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

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

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

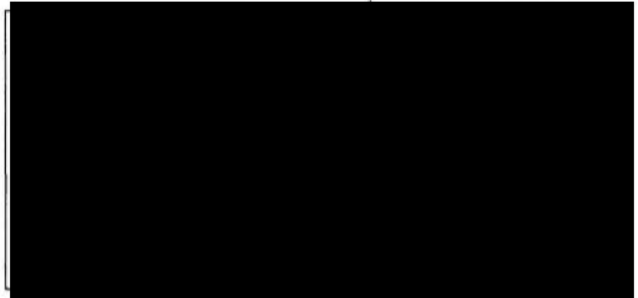
FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION	
Property Address:	<i>12 Washington St. Dead., S.D. S.D.</i>
Historic Name of Property (if known):	<i>John T. and Mabel Heffron</i>

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



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



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

TYPE OF IMPROVEMENT			
<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 checked="" 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

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 checked="" type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS	<input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> New <input checked="" type="checkbox"/> Front <input type="checkbox"/> Side(s) <input checked="" type="checkbox"/> Rear
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
Note: Please provide detailed plans/drawings	
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments	

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).

Replace front Door with wood door

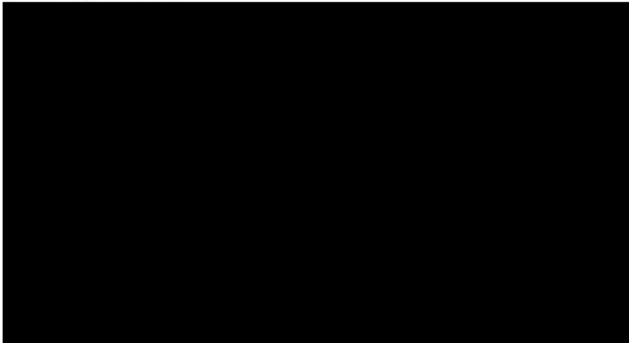
FOR OFFICE USE ONLY
Case No. _____

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 AGENT(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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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.



CERTIFIED DOOR QUOTE
P - 271818 MEAD-SPEARFISH

Sarah Lee
Bayer Built Woodworks Inc.

QUOTE #: P8037742-100-1
QUOTE VALID THROUGH: 5/9/2026

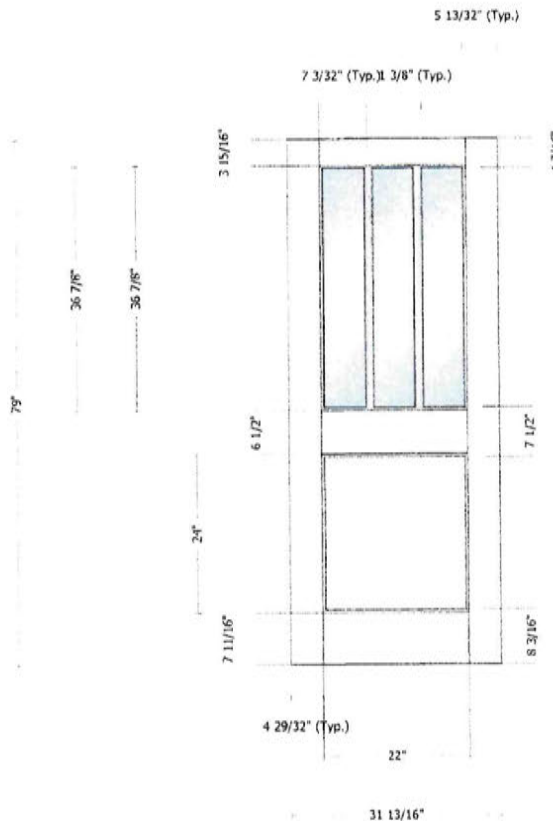
7482 Thermal Sash

SERIES: Exterior French & Sash Doors
DOOR DESIGN: 7482
QUANTITY: 1

DOOR SPECIFICATIONS

SPECIES: Fir
WOOD GRADE: Select
WIDTH: 2-8"
HEIGHT: 6-8"
PREFIT WIDTH: 3/16
PREFIT HEIGHT: 1
THICKNESS: 1 3/4"
PROFILE: Ovolo Sticking
GLASS: Bevel / Low-E with Argon
PANEL: 3/4" SelectGuard FP
ADDITIONAL OPTIONS:
UltraBlock® Technology
Solid for All Rails
PYD

NOTES:



****CAD Sign Off Required ****
Please Sign Here X _____ Date: _____
This Drawing Must Be Signed and Returned to Initiate Processing Of Order
Please Return To Bayer Built Woodworks Fax: 1-800-644-1000 E-mail: Sales@bayerbuilt.com

Approved _____

Date _____



Date: May 05, 2026

Case No. 260087
Address: 17 Lincoln

Staff Report

The applicant has submitted an application for Project Approval for work at 17 Lincoln, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Mike and Ester Schmidt
Owner: MEM PROPERTIES LLC
Constructed: circa 1880

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 restore windows and install wood storm windows.

Attachments: No

Plans: No

Photos: No

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	Section 8 Item d.
Case No. <u>210001</u>	
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received <u>5/5/20</u>	
Date of Hearing <u>5/13/20</u>	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	<u>17 Lincoln, Deadwood SD 57732</u>
Historic Name of Property (if known):	

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

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

TYPE OF IMPROVEMENT			
<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 type="checkbox"/> Fencing

Updated October 9, 2019

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

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

ALTERATION Front Side(s) Rear

ADDITION Front Side(s) Rear

NEW CONSTRUCTION Residential Other _____

ROOF New Re-roofing Material
 Front Side(s) Rear Alteration to roof

GARAGE New Rehabilitation
 Front Side(s) Rear

FENCE/GATE New Replacement
 Front Side(s) Rear
Material _____ Style/type _____ Dimensions _____

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

Material _____ Style/type _____

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

Note: Please provide detailed plans/drawings

SIGN/AWNING New Restoration Replacement
Material _____ Style/type _____ Dimensions _____

OTHER – Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

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

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

Restore windows, install wood storm windows

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.

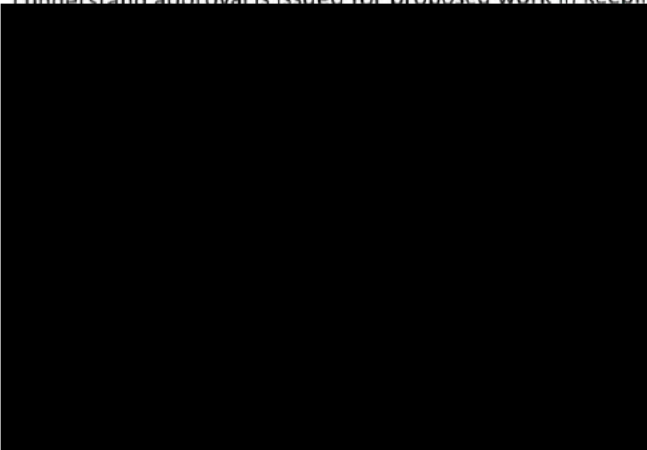
FOR OFFICE USE ONLY
Case No. _____

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 Standards for Rehabilitation and copies are available



_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF AGENT(S)	_____ DATE
_____ SIGNATURE OF AGENT(S)	_____ DATE

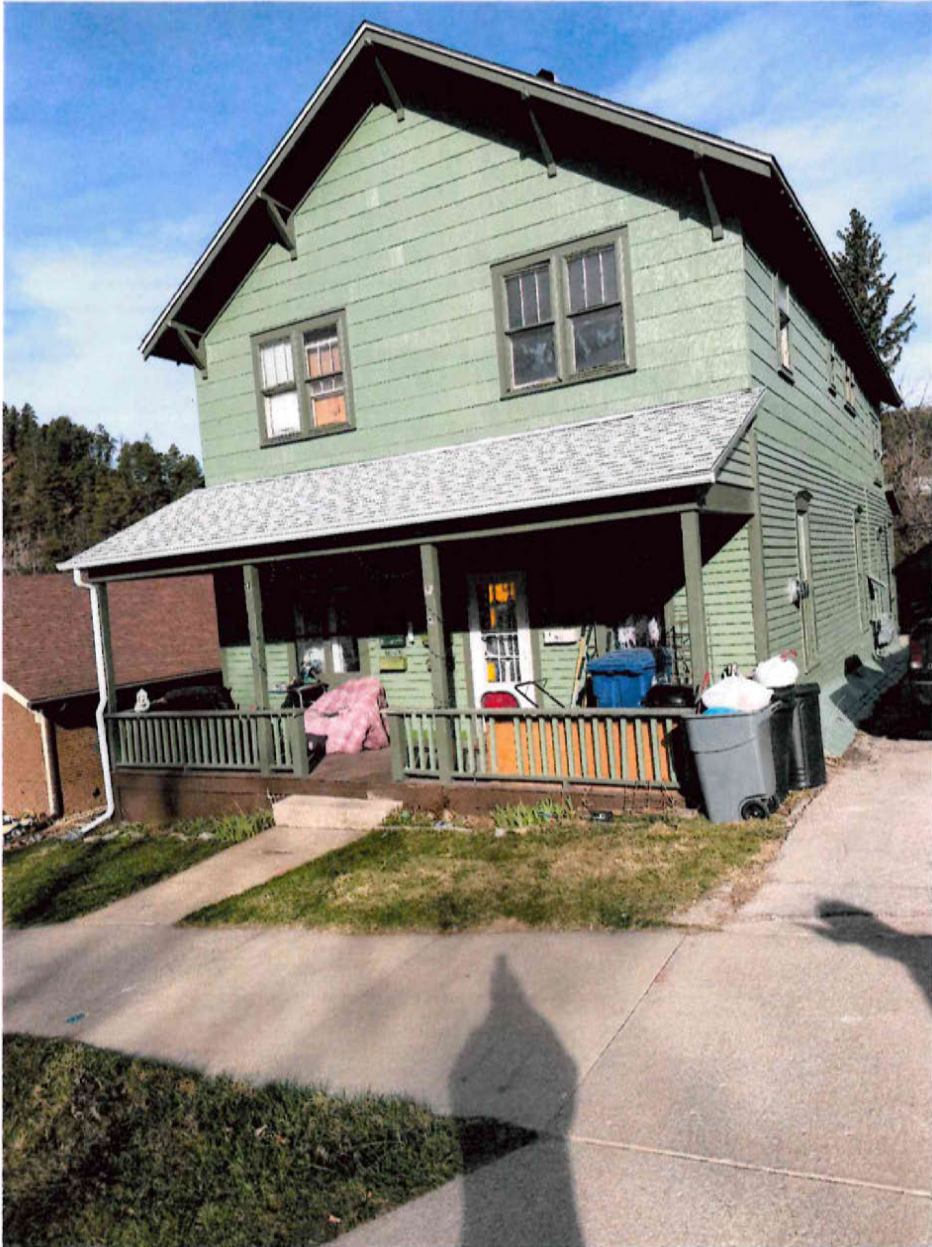
APPLICATION DEADLINE

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

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

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







Date: May 05, 2026

Case No. 260088
Address: 3 Rodeo

Staff Report

The applicant has submitted an application for Project Approval for work at 3 Rodeo, a Non-contributing structure located in the Large's Flat Planning Unit in the City of Deadwood.

Applicant: Mike Percevich
Owner: PERCEVICH, MICHAEL S & DIANE LO
Constructed: 1975

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 is a modern, ranch-style house. Because its outside the period of significance, it cannot contribute to the Deadwood National Historic Landmark District.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the Masonite siding with Smart siding that is similar in the earth tone colors.

Attachments: No

Plans: No

Photos: No

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.	_____
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	___/___/___
Date of Hearing	___/___/___

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	<u>3 Rodeo</u>
Historic Name of Property (if known):	<u>None</u>

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

Contractor's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ 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			
<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 checked="" type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other <u>R&R Siding</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: 4/21/26 Project Completion Date (anticipated): 5/21/26

ALTERATION Front Side(s) Rear

ADDITION Front Side(s) Rear

NEW CONSTRUCTION Residential Other _____

ROOF New Re-roofing Material
 Front Side(s) Rear Alteration to roof

GARAGE New Rehabilitation
 Front Side(s) Rear

FENCE/GATE New Replacement
 Front Side(s) Rear
Material _____ Style/type _____ Dimensions _____

WINDOWS STORM WINDOWS DOORS STORM DOORS
 Restoration Replacement New
 Front Side(s) Rear
Material _____ Style/type _____

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

Note: Please provide detailed plans/drawings

SIGN/AWNING New Restoration Replacement
Material _____ Style/type _____ Dimensions _____

OTHER - Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

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

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

Replace Masonite Siding (Circa 1972)
With SmartSide - Earthtones - Similar

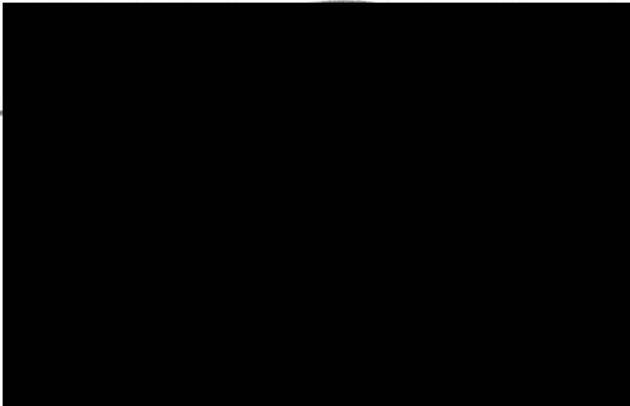
FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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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's Standards for Rehabilitation and copies are available



SIGNATURE OF AGENT(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

Date: May 05, 2026

Case No. 260089
 Address: 18 Denver
 Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 18 Denver Ave., a Contributing structure located in the City Creek Planning Unit in the City of Deadwood.

Applicant: Erika Laine Drummond
 Owner: DRUMMOND, ERIKA LAINE
 Constructed: 1890

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 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 replace the windows. The bathroom window won't open, the dining room window slams shut after opening, Olivia's room opens great because it is on a track. Office window is tough to open and no storm window on it, so I don't open it. The only two windows I open are the ones in Olivia's room and my room but both of these windows are on the same side of the house so I get no air flow.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: This resource was entered into the foundation, siding and windows and doors programs in 2022. The applicant is now wanting to replace the windows that were previously repaired and restored using Historic Preservation funding. Staff conducted a site visit and determined two of the windows in question do need routine maintenance (waxed and adjusted) and the window in the dining room does need a repair to keep the stop in place.

The applicant did state during the site visit that the windows did work when they were first restored. The previous applicant (late husband) received \$11,650.00 in grant funds to restore these windows. Per the grant agreement, the grantee agrees to maintain the property to the minimum maintenance standards.

It is staff's opinion that, due to the investment from the Historic Preservation Commission to restore and retain the original windows and install new storm windows, it should be the responsibility of the homeowner to maintain and repair these windows under the agreement.

Furthermore, it is staff's opinion, the proposed work and changes would damage or destroy a historic resource (materials) but not 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	
Case No.	2600
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/23/26
Date of Hearing	5/13/26

Section 8 Item f.

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: 18 Denver Ave Deadwood SD. 57732
Historic Name of Property (if known):

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

Owner's Name: Enka Caine Drummond	Architect's Name: _____
Address: _____	Address: _____
City: _____ State: _____ Zip: _____	City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____	Telephone: _____ Fax: _____
E-mail: _____	E-mail: _____

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

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

ACTIVITY: (CHECK AS APPLICABLE)

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

ALTERATION Front Side(s) Rear

ADDITION Front Side(s) Rear

NEW CONSTRUCTION Residential Other _____

ROOF New Re-roofing Material
 Front Side(s) Rear Alteration to roof

GARAGE New Rehabilitation
 Front Side(s) Rear

FENCE/GATE New Replacement
 Front Side(s) Rear
 Material _____ Style/type _____ Dimensions _____

WINDOWS STORM WINDOWS DOORS STORM DOORS
 Restoration Replacement New
 Front Side(s) Rear
 Material _____ Style/type _____

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

Note: Please provide detailed plans/drawings

SIGN/AWNING New Restoration Replacement
 Material _____ Style/type _____ Dimensions _____

OTHER - Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

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

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

- bathroom ~~door~~ window won't open
- dining room window slams shut after opening.
- Olivia's room opens great because it is on a track.
- office window is tough to open and no storm window on it, so I don't open it.
- the only 2 windows I open are the one in Olivia's and my room but both of these windows are on the same side of the house so I get no air flow.

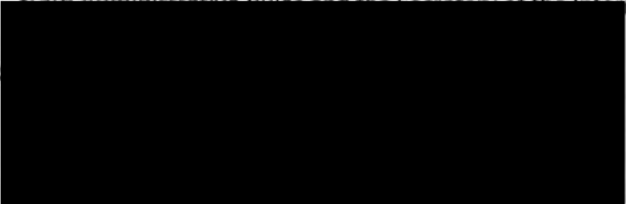
FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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



SIGNATURE OF AGENT(S) DATE

SIGNATURE OF 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.

American Exteriors & Renovation, Inc.



Estimate

Date	Estimate #
7/25/2026	2026-08



Name / Address
Erika Laine
[Redacted]

Project

Description	Qty	U/M	Rate	Total
Building Permits-Approx Cost	1		349.00	349.00T
Windows Remove and replace- 5 Double Hung and 1 Casement window installation-Painted White on interior and Primed on the exterior. Does not include Living room Picture window, Kitchen window, or Casement window in 2nd bedroom.	6		3,483.415	20,900.49T
New trim around Windows Interior and removing and reinstallation of current exterior trim	6		611.00	3,666.00T
New interior Trim around 3 windows we are not replacing	3		200.00	600.00T
Painting Exterior of new windows in Black- New windows will be factory painted in White on the interior This bid does not include any rotten framing. Estimate will be given if that is an issue.	6	sqft	417.00	2,502.00T
Please let me know if you would like to proceed and I can send everything over to Bonnie for review for approval.				

--

Signature _____

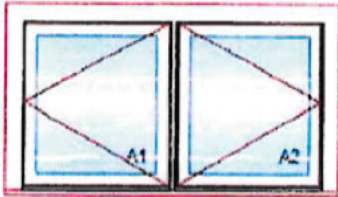
Subtotal	\$28,017.49
Excise Tax (2.041%)	\$571.84
Total	\$28,589.33
Prepayments	\$0.00
Balance Due	\$28,589.33

OMS Ver. 0004.19.01 (Current)
 Product availability and pricing subject to change.



Line #5	Mark Unit:	List Price:	2,677.00
Qty: 1		Ext. List Price:	USD 2,677.00

MARVIN



As Viewed From The Exterior

RO 56" X 31"
 Egress Information A1, A2
 Width: 20 25/64" Height: 24 29/64"
 Net Clear Opening: 3.46 SqFt

Primed Pine Exterior
 Painted Interior Finish - White - Pine Interior
 2W1H - Rectangle Assembly
 Assembly Rough Opening w/ Subsill
 56" X 31"



Unit: A1
 Ultimate Wood Casement - Left Hand
 Basic Frame 27 1/2" X 29 9/16"
 Rough Opening w/ Subsill
 28 1/2" X 31"

Primed Pine Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 3/4" - 1 Lite
 Low E2 w/Argon
 Silver Stainless Steel Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Beige Weather Strip
 Satin Taupe Folding Handle
 Satin Taupe Multi - Point Lock
 Aluminum Screen
 Satin Taupe Surround
 Bright View Mesh

\$ 283309 w/TAY

Unit: A2
 Ultimate Wood Casement - Right Hand
 Basic Frame 27 1/2" X 29 9/16"
 Rough Opening w/ Subsill
 28 1/2" X 31"

Primed Pine Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG - 3/4" - 1 Lite
 Low E2 w/Argon
 Silver Stainless Steel Perimeter Bar
 Ogee Interior Glazing Profile
 Standard Bottom Rail
 Beige Weather Strip
 Satin Taupe Folding Handle
 Satin Taupe Multi - Point Lock

Black screens

Aluminum Screen
 Satin Taupe Surround
 Bright View Mesh
 Primed Pine Exterior Mull Cover
 Standard Mull Charge
 6 9/16" Jambes
 Primed Pine 3" 5/4 Flat Casing
 Primed Pine Standard Subsill
 No Installation Method
 ***Note: Non-Certified mull: check with local code officials for project specific requirements.
 ***Note: Unit Availability and Price is Subject to Change

Line #6	Mark Unit:	List Price:	2,792.00
Qty: 1		Ext. List Price:	USD 2,792.00

MARVIN

Primed Pine Exterior
 Painted Interior Finish - White - Pine Interior
 2W1H - Rectangle Assembly
 Assembly Rough Opening w/ Subsill
 62" X 31"

Office

Unit: A1

DMS Ver. 0004.20.00 (Current)
Product availability and pricing subject to change.



LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see line item quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	List Price:	1,984.00
Qty: 5		Ext. List Price:	USD 9,920.00



Printed Pine Exterior
Painted Interior Finish - White - Pine Interior
Lifetime Wood Overlay-Plug
Rough Opening w/ Sidelit
3'1" x 68"

Top Sash
Painted Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IS - 1 Line
Low E2 w/Argon
Silver Stainless Steel Perimeter Bar
Oval Exterior Closing Profile
Oval Exterior Flange Profile

Bottom Sash
Painted Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
IS - 1 Line
Low E2 w/Argon
Silver Stainless Steel Perimeter Bar
Oval Exterior Closing Profile
Oval Interior Flange Profile

Satin Tapered Sash Lock
White Jamb Hardware
Extruded Aluminum Screen
Screen White Screen
Right View Mesh
5 Year Jamb
Painted Pine 2" SIA Flat Casting
Painted Pine Standard Sidelit
No Installation Mesh Kit
***Note: Stock Availability and Price is Subject to Change

Dining Room
Master Bed
~~Kitchen~~
Living Room
Bathroom

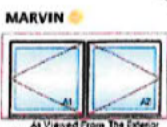
10588.14 w/TPA

Black Screens

Does not include
Living Room Picture Window
Kitchen Picture Window
Office Window

Approx cost
\$2600 for Trim
Reusing Black exterior trim
will be an add on if
Trim is damaged in removal
Touchup paint will be completed
to cover nail holes

Line #6	Mark Unit:	List Price:	2,792.00
Qty: 1		Ext. List Price:	USD 2,792.00



Printed Pine Exterior
Painted Interior Finish - White - Pine Interior
200 Series - Rectangle Assembly
Assembly Rough Opening w/ Sidelit
62" x 11"

Unit A1
Ultimate White Casement - Left Hand
Basic Frame - 18 1/2" x 28 1/2"
Rough Opening w/ Sidelit
31 1/2" x 31"

Printed Pine Sash Exterior
Painted Interior Finish - White - Pine Sash Interior
C - 8/16" - 1 Line
Low E2 w/Argon
Silver Stainless Steel Perimeter Bar
Oval Exterior Closing Profile
Standard Bottom Rail
Large Weather Strip
Satin Tapered Sash Lock
Aluminum Screen
Satin Tapered Surround

OFFICE
Keep

Bonny Anfinson

From: Erika Laine Drummond [REDACTED]
Sent: Sunday, April 26, 2026 11:13 PM
To: Bonny Anfinson
Subject: Re: Laine window specs

Also, I am just realizing that this has the office window crossed off. I will be having that window done. There was a miscommunication on the office window being replaced and the kitchen picture window being replaced! I want to keep the picture window in the kitchen and have a new office window. Call me if this is confusing! I can explain it better over the phone! Ha

-ELD

On Sun, Apr 26, 2026 at 11:10 PM Erika Laine Drummond [REDACTED] wrote:
Here is the information I believe you were asking for! This is the total for all new windows. I will only use the remainder of the grant money, then add windows in the future after I get my loan paid off for the porch & foundation per approval :)

Thank Bonny :)

-ELD

Date: May 06, 2026

Case No. 260090
Address: 171 Charles

Staff Report

The applicant has submitted an application for Project Approval for work at 171 Charles, a Non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Patrick Mollman
Owner: SOUTHSIDE SERVICE INC
Constructed: 1977

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:

Because this house is less than 50 years old, it cannot contribute to the Deadwood National Historic Landmark District at this time.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to install a garage door on the existing Morton Metal building.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

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

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	_____
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	___/___/___
Date of Hearing	___/___/___

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>171 Charles St.</u>
Historic Name of Property (if known): _____

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

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

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

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

TYPE OF IMPROVEMENT
<input 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 checked="" type="checkbox"/> Other <u>Put in Garage door on existing building</u> <input type="checkbox"/> Awning <input type="checkbox"/> Sign <input type="checkbox"/> Fencing

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: _____		Project Completion Date (anticipated): _____		
<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 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).

Put in a garage door on existing Mortan Metal building

FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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



SIGNATURE OF AGENT(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

- Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- Exterior material description. *metal Garage door*
- 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.) *See pictures - not to scale*
- 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:

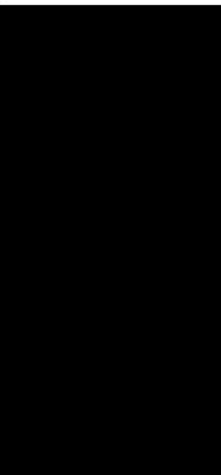
- Written description of area involved.
- Color photographs or slides of areas involved and surrounding structures if applicable.
- Sample or photo of materials involved.

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.



Part of
 10x12 door of
 side of
 Martin
 Build
 Bay







Larger view of
the side of Building





Garge door will be same
as these doors



Date: May 06, 2026

Case No. 260091
Address: 15 Forest Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 15 Forest Ave., a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Adrian Newkirk
Owner: NEWKIRK, ADRIAN A, Jr
Constructed: 1892

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a six-foot-high retaining wall in front of the house, two feet higher than original. The reason for the request is a safety issue as the slope degree for upper lawn at four feet wall is too steep for mowing and slippery. A six-foot wall reduces slope degree from 45 degrees to 32 degrees when completed. I'm planting Arborvitae Topiary fir trees, below and across front of the wall.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

This historic wall which was originally between three and four feet tall but has for the most part deteriorated and failed. The applicant entered into the retaining wall program in April of 2025. The applicant is requesting an additional two feet in height to the wall. Currently, the engineering plans show an eight-foot-tall wall with two options at the request of the owner. It is shown with two options or methods of construction, one with a poured concrete wall and stone veneer and the other with a redi-rock but shows no stone veneer.

If approved, staff recommends allowing not greater than a six foot wall with either construction option having a stone veneer to recreate the original material of the wall and walls in the immediate vicinity of the project.

With the previous conditions adopted, it is staff's 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.

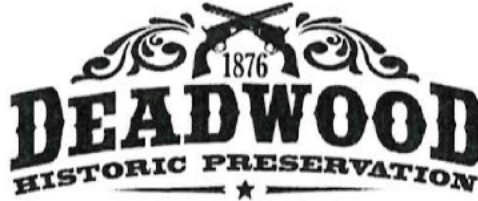
OR

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	
Case No.	<u>260091</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>4/29/26</u>
Date of Hearing	<u>5/13/26</u>

Section 8 Item h.

City of Deadwood Application for Project Approval OR Certificate of Appropriateness 285,570

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

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

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

PROPERTY INFORMATION
Property Address: <u>15 FOREST AVE, DEADWOOD, S.D. 57732</u>
Historic Name of Property (if known):

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

Owner's Name: <u>ADRIAN A. NEWKIRK</u>
Address:
City:
Telephone:
E-mail:

Architect's Name: <u>N/A</u>
Address: <u>ENGINEERING SPECS</u>
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>MARTIN REYNOLDS</u>
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 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 checked="" type="checkbox"/> Other <u>RETAINING WALL</u> <input type="checkbox"/> Awning <input type="checkbox"/> Sign <input type="checkbox"/> Fencing

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>MAY 25, 2026</u>		Project Completion Date (anticipated): <u>JULY 2026</u>		
<input checked="" type="checkbox"/> ALTERATION	<input checked="" 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 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 _____	
<input checked="" type="checkbox"/> OTHER - Describe in detail below or use attachments <u>RETAINING WALL</u>				

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). I AM ASKING FOR A 6 FOOT HIGH RETAINING WALL IN FRONT OF HOUSE; - 2 FEET HIGHER THAN ORIGINAL. THE REASON FOR REQUEST IS A SAFETY ISSUE AS THE SLOPE IS TOO STEEP FOR MOWING & SLIPPERY. A 4' WALL IS TOO STEEP FOR MOWING & SLIPPERY. A 6' WALL REDUCES SLOPE DEGREE FROM 45 TO 32 DEGREES WHEN COMPLETED, IM PLANTING ARBORVITAE TOPIARY FIR TREES BELOW & ACROSS FRONT OF THE W/ALL

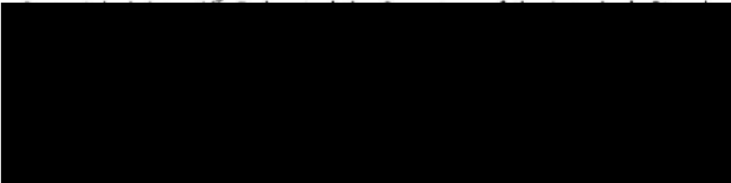
FOR OFFICE USE ONLY
Case No. _____

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 [redacted] for Rehabilitation and copies are available



SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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





Date: May 07, 2026

Case No. 260098
Address: 270 Main

Staff Report

The applicant has submitted an application for Project Approval for work at 270 Main, a Non-contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Terri Ward
Owner: GUSTAFSON, MICHAEL R, Jr / GUSTAFSON, APRIL K
Constructed: 1990

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 structure cannot contribute to the Deadwood National Historic Landmark District at this time because it currently is less than 50 years old.

2. Architectural design of the resource and proposed alterations:

The building is getting two new entry vestibules added to existing entry doors. The new vestibules will be wood construction to match the existing casino facade. The hotel portion of the building will be updating the paint color of the EIFS to match the color of the EIFS banding on the new cooler enclosure.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: These vestibules will replace the awning entrances which have had fabric walls added to assist with weather conditions. 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.

Note: A building permit has been issued and work started due to the short window of opportunity to complete the project prior to the heavy tourist season. The applicant understands that if denied, they would be out the work completed on the foundation to date.

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.

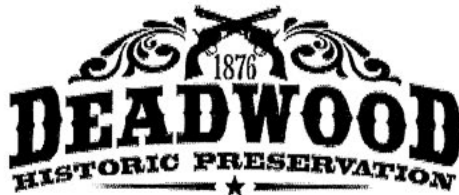
OR

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. _____
 Project Approval
 Certificate of Appropriateness
Date Received ___/___/___
Date of Hearing ___/___/___

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: 270 Main Street
Historic Name of Property (if known):

APPLICANT INFORMATION
Applicant is: owner contractor architect consultant other _____

Owner's Name: Terri Ward
Address: [Redacted]
City: [Redacted]
Telephone: [Redacted]
E-mail: [Redacted]

Architect's Name: Chamberlin Architects
Address: [Redacted]
City: [Redacted]
Telephone: [Redacted]
E-mail: [Redacted]

Contractor's Name: A-1 Construction
Address: [Redacted]
City: [Redacted]
Telephone: [Redacted]
E-mail: [Redacted]

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 checked="" type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input checked="" 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>ASAP</u>		Project Completion Date (anticipated): <u>End of Summer</u>		
<input checked="" type="checkbox"/> ALTERATION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear	
<input checked="" type="checkbox"/> ADDITION	<input checked="" type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Other <u>New Entries</u>		
<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 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).

The building is getting two new entry vestibules added to existing entry doors. The new vestibules will
be wood construction to match the existing casino facade. The hotel portion of the building will be
updating the paint color of the EIFS to match the color of the EIFS banding on the new cooler enclosure.

Please see attached.

FOR OFFICE USE ONLY
Case No. _____

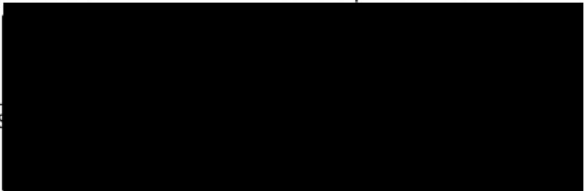
SIGNATURES

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.

SIGNATURE OF OWNER(S) DATE



SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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



FIRST GOLD - NEW ENTRIES
FRONT ELEVATION

05/06/26

725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.6804

chamberlinarchitects.com



Date: May 06, 2026

Case No. 260092
Address: 308 Main

Staff Report

The applicant has submitted an application for Project Approval for work at 308 Main, a Contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Optima LLC
Owner: OPTIMA LLC
Constructed: circa 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the windows and doors, repair and replace siding where it is needed, paint the entire house, repair and replace soffit. Remove small addition on the left side of the house covering the basement or crawl space entrance.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Staff conducted an onsite visit with the owners. 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.

Date: May 06, 2026

Case No. 260093
Address: 308 Main

Staff Report

The applicant has submitted an application for Project Approval for work at 308 Main, a Contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Optima LLC
Owner: OPTIMA LLC
Constructed: 1895

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to move this historic structure from its current location on Main Street to Charles Street, preserving the structure and enabling a continued residential use in a historically appropriate setting.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Over the years this area of Main Street has become highly commercialized and no longer has a residential environment. The proposed plan would move this structure, along with the other proposed resources, to a suitable location to re-create a residential neighborhood environment along Charles Street in Deadwood. Historical research shows several residential structures were lost on this parcel over the decades and this area is currently zoned Commercial.

Through a project approval process and negotiated developer agreement, the proposed relocation site would be rezoned residential, deed restrictions, and preservation covenants placed on the resources to ensure long-term preservation methods are in place for perpetual protection. It is staff's opinion that the proposed project is a suitable request in light of the adverse effect that has had on the lower Main Street area through years of development, preservation battles and court cases.

At this time, staff recommends consideration of a conditional approval to provide direction for staff and Optima, LLC to negotiate a final agreement outlining conditions for final approval by the Deadwood Historic Preservation Commission. If properly implemented, it is staff's opinion, the proposed work and changes would 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	Section 8 Item k.
Case No. _____	
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received ____/____/____	
Date of Hearing ____/____/____	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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: 308 Main Street, Deadwood, SD 57732
Historic Name of Property (if known): Auer House

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

Owner's Name: <u>Optima LLC</u>
Address: City: Telephone: E-mail:

Architect's Name: <u>N/A</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>Kenny Gardner</u>
Address: City: Telephone: E-mail:

Agent's Name: <u>Austin Burnham</u>
Address: City: Telephone: E-mail:

TYPE OF IMPROVEMENT
<input type="checkbox"/> Alteration (change to exterior) <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Accessory Structure <input type="checkbox"/> New Construction <input type="checkbox"/> Re-Roofing <input type="checkbox"/> Wood Repair <input type="checkbox"/> Exterior Painting <input type="checkbox"/> General Maintenance <input type="checkbox"/> Siding <input type="checkbox"/> Windows <input type="checkbox"/> Porch/Deck <input checked="" type="checkbox"/> Other <u>Relocate House</u> <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: _____ 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 type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Note: Please provide detailed plans/drawings
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments	

DESCRIPTION OF ACTIVITY

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

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

See Memorandum dated 04/23/26 from Optima LLC attached hereto and made a part hereof.

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

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.

Memorandum

To: Deadwood Historic Preservation Commission

From: *Optima, LLC*

Re: Relocation of the Historic Garage, Auer House & Wayne Morris Cottages – 306, 308, 388, 390 & 390 ½ Main Street, Deadwood, SD

Date: 04.23.26

Request for Approval

Optima LLC respectfully requests approval from the Historic Preservation Commission to relocate the Historic Garage, Auer House, and Wayne Morris Cottages from their current locations on Main Street to Charles Street, preserving these structures and enabling their continued residential use in a historically appropriate setting.

Project Summary

Project	Relocation and preservation of the Historic Garage, Auer House & the Wayne Morris Cottages
Existing Location	306, 308, 388, 390, and 390½ Main Street, Deadwood
Proposed Location	Charles Street Property, Deadwood
Zoning at New Site	CH – Commercial Highway; To be rezoned Residential
Proposed Use	2 Residential Houses with accessory dwellings/garages & 1 Vacation Home Establishment (short-term rental)

Why This Project Should Be Approved

This proposal achieves three critical objectives:

1. **Preservation** – Protects historic structures from deterioration
2. **Compatibility** – Places them in a residential-scale, historically appropriate setting
3. **Long-Term Viability** – Enables economically sustainable use

Optima, LLC requests approval to relocate the historic garage located at 306 Main Street, the historic structure located at 308 Main Street, known as the Auer House, and to relocate the historic structures located at 388 and 390 Main Street, along with the non-contributing structure at 390½ Main Street, collectively known as the Wayne Morris Cottages, all to vacant property located on Charles Street in Deadwood.

Relocation is the only feasible means of ensuring long-term preservation of these historic structures. The proposed relocation will preserve and rehabilitate one contributing historic

garage, three contributing historic residential structures and retain a third non-contributing structure, all currently located within an area of Lower Main Street that has transitioned over time to predominantly commercial uses associated with Highway 14A and nearby gaming establishments. Without relocation, these structures face eventual deterioration or loss due to incompatible surrounding uses, diminished viability of residential occupancy in this corridor, and economic infeasibility of preservation in their current location.

This relocation effectively removes the structures from a commercially encroaching corridor and places them in a setting that ensures long-term residential stability, eliminating redevelopment pressure and aligning with Deadwood's preservation priorities. Relocation represents the most responsible preservation strategy.

Attached hereto as **Exhibit 1** are the dimensions and pictures of the respective structures as they now exist at 306, 308, 388, 390, and 390 ½ Main Street. The legal description and picture of the Charles Street property are set forth on attached **Exhibit 2**. The Charles Street property will need to be replatted. The proposed replat is attached as **Exhibit 3**.

Optima LLC's request includes placing the Historic Garage, three contributing houses, and one non-contributing structure on the Charles Street property as shown in **Exhibit 4**. **Exhibit 4** illustrates how the structures will be repositioned to maintain spacing, orientation, and residential character consistent with historic patterns. **Exhibit 5** is the 1903 Sanborn Fire Insurance Maps showing the historical configuration of prior houses on the Charles Street property, which is like what *Optima LLC* is now proposing.

The Historic Garage, Auer House and the Wayne Morris Cottages are representative vernacular structures of their respective periods and are of a size and form appropriate for Deadwood neighborhoods. They are similar in residential scale, massing, shape, and appearance to surrounding residential structures in the proposed relocation area. They have compatible orientation and setbacks. They are wood-framed structures. 306 Main St. was constructed c.1920. 308 Main St. was constructed c.1895. 388 Main St. was constructed c.1900. 390 Main St. was constructed c.1940. 390½ Main Street is classified as a non-contributing structure.

Most recently, the Wayne Morris Cottages have been used as vacation rentals and temporary employee housing for the adjacent Cadillac Jack's Gaming Resort. The Auer House is vacant and *Optima LLC* has just begun its rehabilitation.

Zoning and Long-Term Land Use Strategy

The Charles Street property is currently located within the CH – Commercial Highway zoning district. This district accommodates both commercial and residential uses. Historically, the Charles Street property was used as single family homes. Once the CUP to operate a Vacation Home Establishment is obtained and a Short-Term Rental License received for what's depicted on Exhibit 4 as the 388 Main Street House, then *Optima LLC* will rezone the Charles Street property to residential, ensuring long-term residential use and eliminating future commercial redevelopment risk.

Historic residential structures adapted for reuse as single-family residential homes and for a vacation home are common throughout Deadwood and represent an effective way to maintain historic buildings while supporting the community's tourism-based economy and need for single-family dwellings.

Historic Preservation Precedent

Relocation of historic structures has precedent within Deadwood when necessary to preserve important historic resources.

The Springer House (384 Main Street) and the Fountain House (370 Main Street) were previously relocated from Lower Main Street with the support of the State Historic Preservation Office and the City of Deadwood. The Fountain House was relocated to a CH - Commercial Highway zoned neighborhood in Historic Planning Unit #3, just a couple houses away from the proposed location for the Historic Garage, Auer House and the Wayne Morris Cottages, which would be relocated to the same CH-Commercial Highway zoned neighborhood. The exception in this case is that the Charles Street Lots would eventually be rezoned to residential to preclude any commercial uses in the future. These relocations demonstrated that historic structures can be successfully moved to compatible sites while maintaining their historic significance and their contributing status.

The proposed relocation of the Historic Garage, Auer House and Wayne Morris Cottages follows this same preservation strategy. The proposed relocation is consistent with the Secretary of the Interior's Standards for Rehabilitation, which recognize relocation as appropriate when it is the only feasible means of preserving a historic structure.

Preservation Benefits

While relocation changes the original site context, the proposed Charles Street location maintains a similar scale, residential character, and orientation consistent with the historic form of the Historic Garage, Auer House and Wayne Morris Cottages. This ensures the structures retain their integrity of design, materials, and setting to the greatest extent practicable. The relocation will ensure the long-term preservation and rehabilitation of historic residential buildings that might otherwise face deterioration or loss within an increasingly commercial corridor.

The Charles Street property provides a setting where the houses' historic residential scale and character are more appropriate and can be maintained.

The project represents a significant private investment in historic preservation while supporting Deadwood's tourism economy and the City's desire for more single-family homes. The project results in a net preservation gain by ensuring the long-term survival of contributing historic structures that would otherwise face uncertain future conditions.

This project not only preserves historic structures but activates underutilized property, contributes to Deadwood's tourism economy, and provides appropriately scaled housing consistent with the City's historic character.

The project aligns with the City of Deadwood's long-standing policy of encouraging adaptive reuse and preservation of historic structures in a manner that supports historic integrity, residential uses, and economic vitality.

Common Questions & Responses

Q: Does relocation harm historic integrity?

A: The Secretary of the Interior's Standards allow relocation when necessary to preserve a structure, which applies here. This project does not move history---it ensures that it survives.

Q: Why not preserve in place?

A: Surrounding land use and economic constraints make long-term preservation infeasible.

Conclusion

Approval of this application ensures the preservation of multiple historic structures that would otherwise face uncertain futures, while reinforcing Deadwood's commitment to thoughtful, economically viable historic preservation.

For these reasons, and in furtherance of Deadwood's long-standing commitment to historic preservation, *Optima, LLC* respectfully requests approval from the Historic Preservation Commission to relocate the Historic Garage, Auer House and Wayne Morris Cottages to the Charles Street property as shown in the attached exhibits. The relocation will preserve contributing historic structures, place them within a compatible setting, and allow their adaptive reuse as historic residences and a vacation home in a manner consistent with the City of Deadwood's historic preservation objectives.

Thank you for your consideration.

Respectfully submitted,

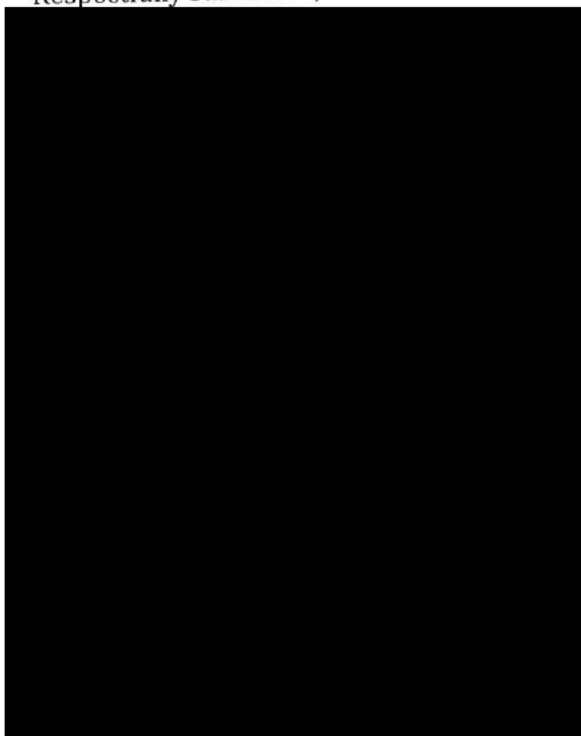
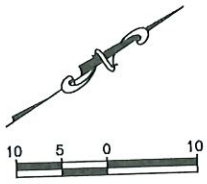
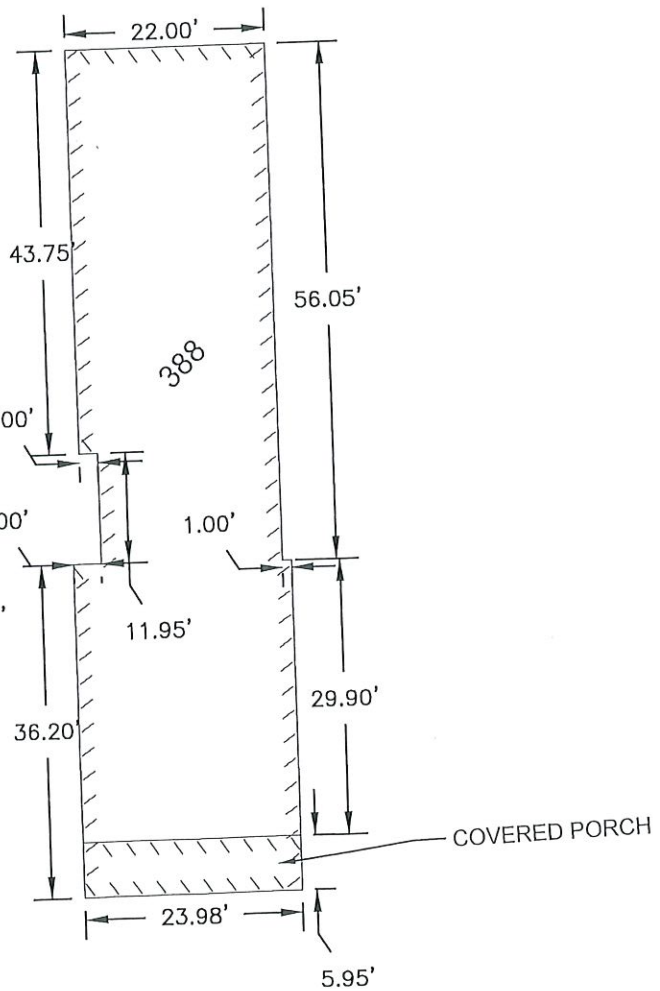
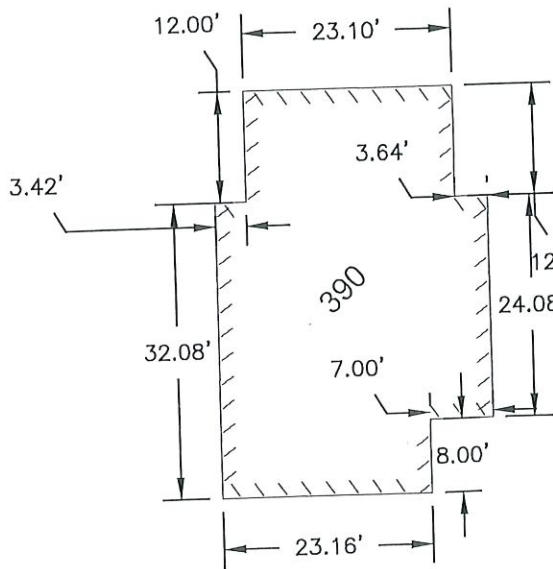
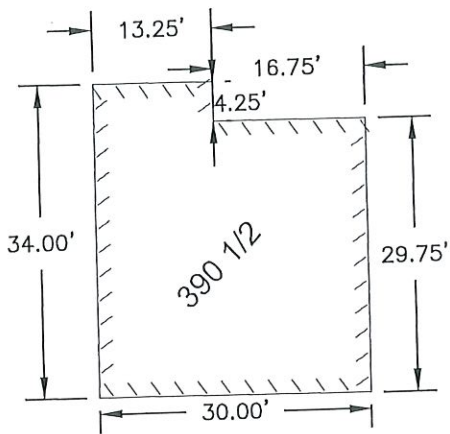
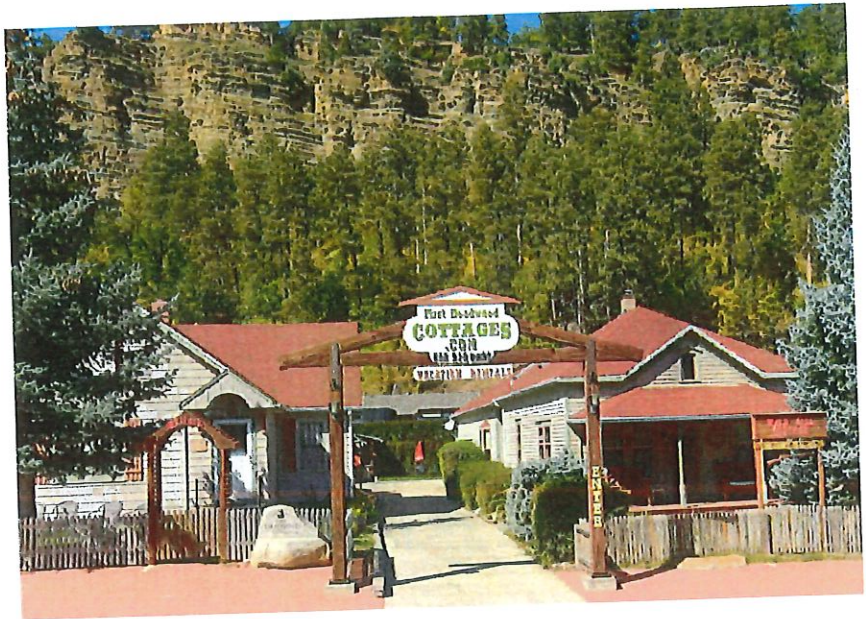


EXHIBIT 1



WILLIAMS STREET



MAIN STREET

EXHIBIT 1 CONTINUED

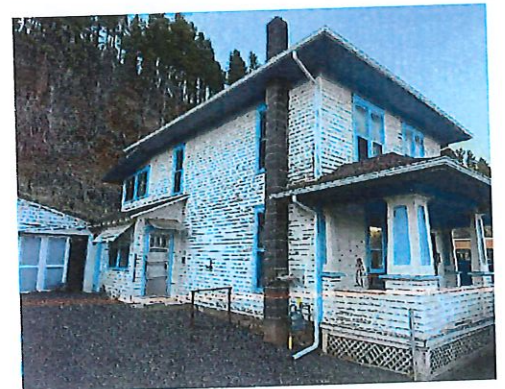
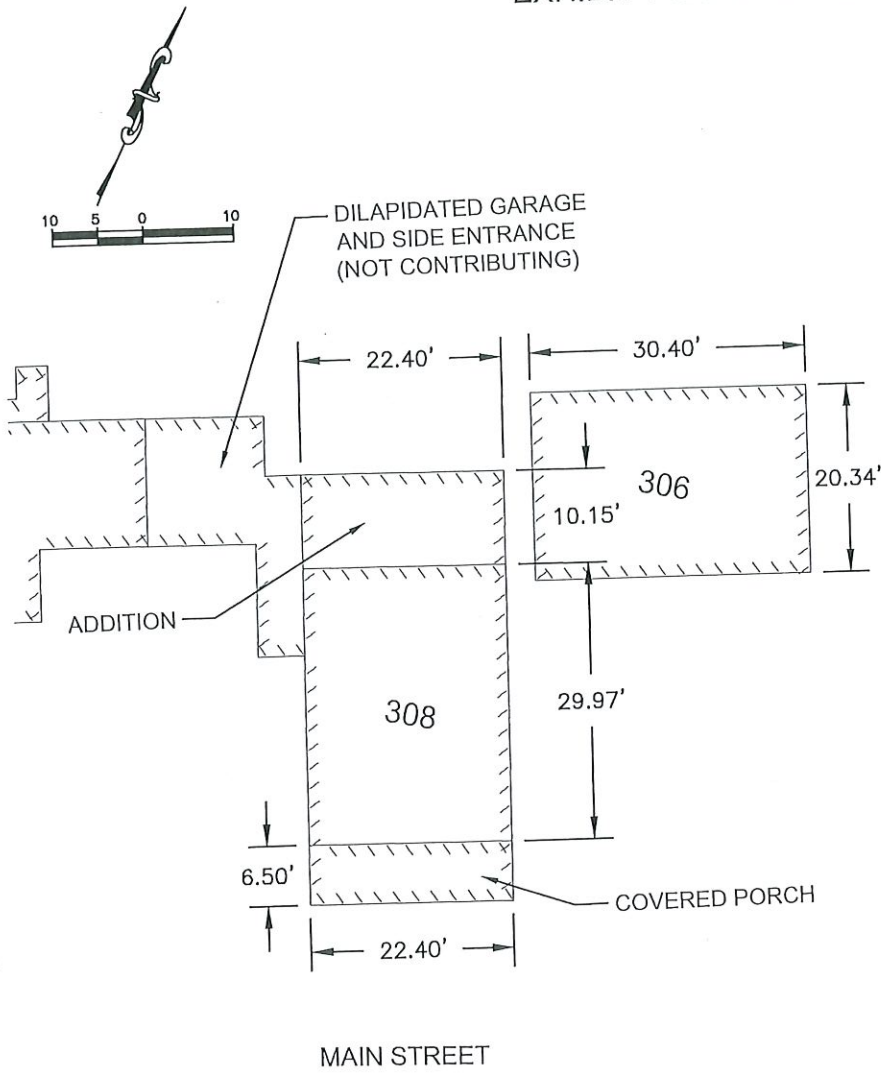


390 MAIN STREET

388 MAIN STREET

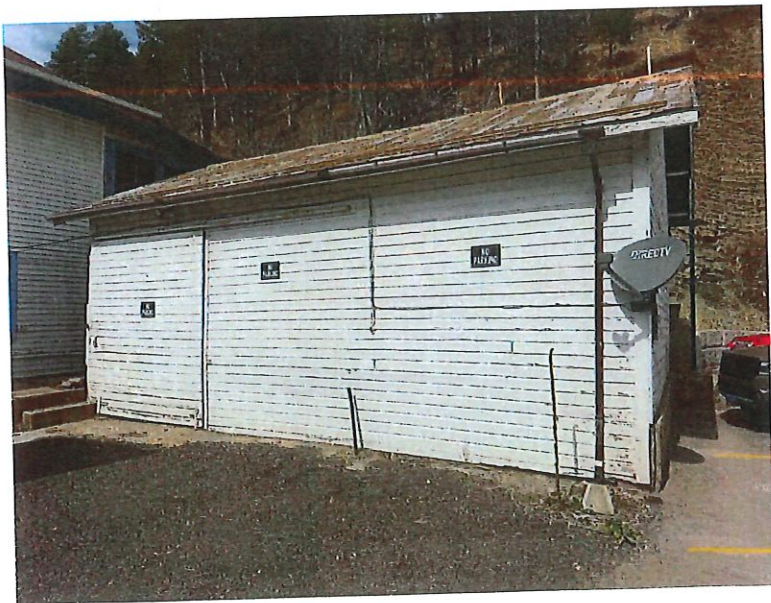
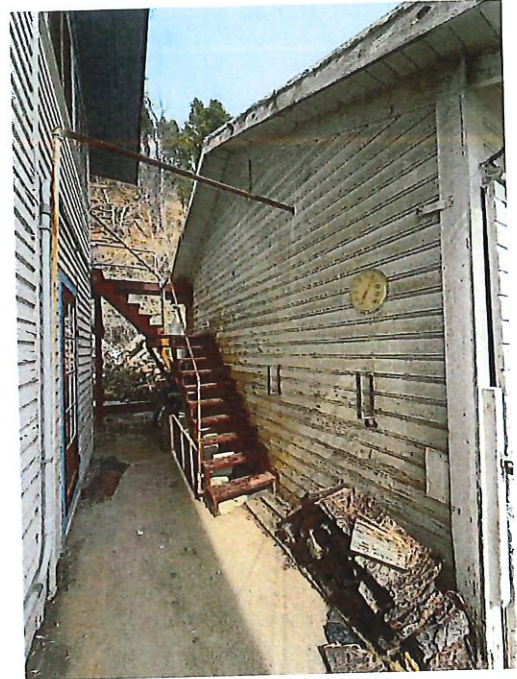
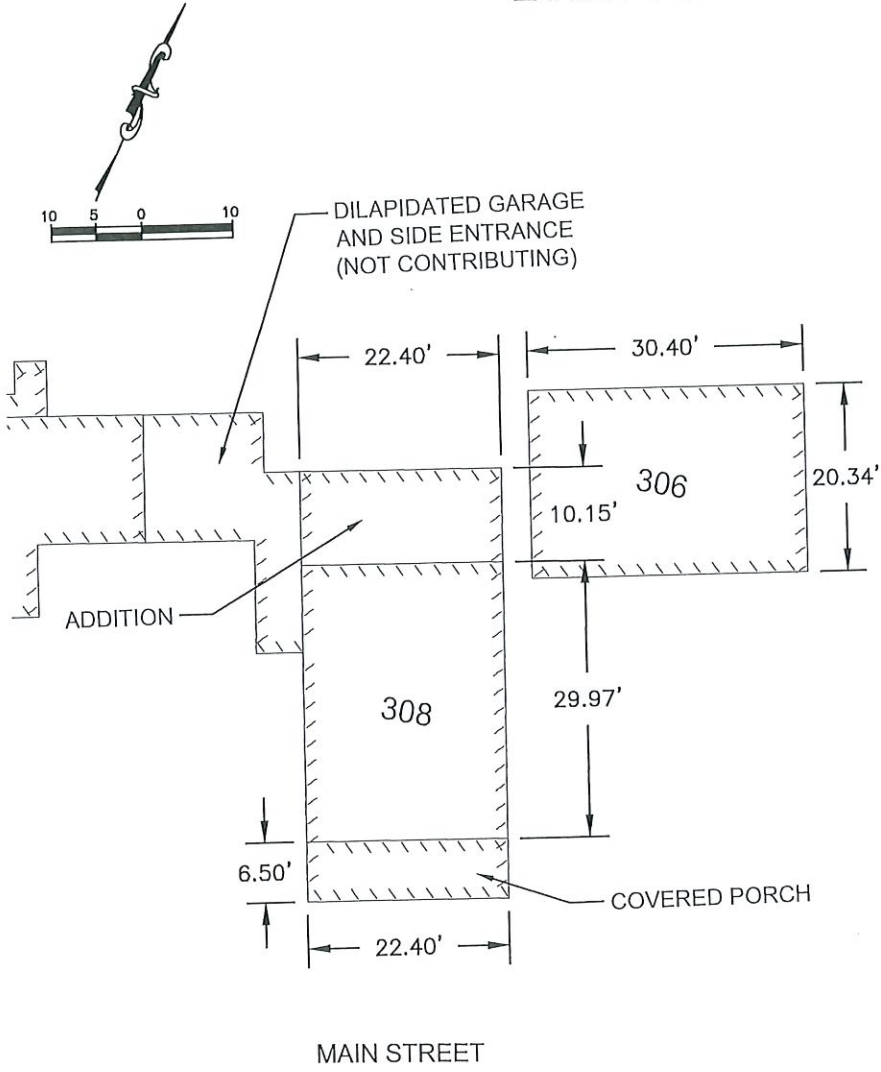
390 1/2 MAIN STREET

EXHIBIT 1 CONTINUED



308 MAIN STREET

EXHIBIT 1 CONTINUED



306 MAIN STREET

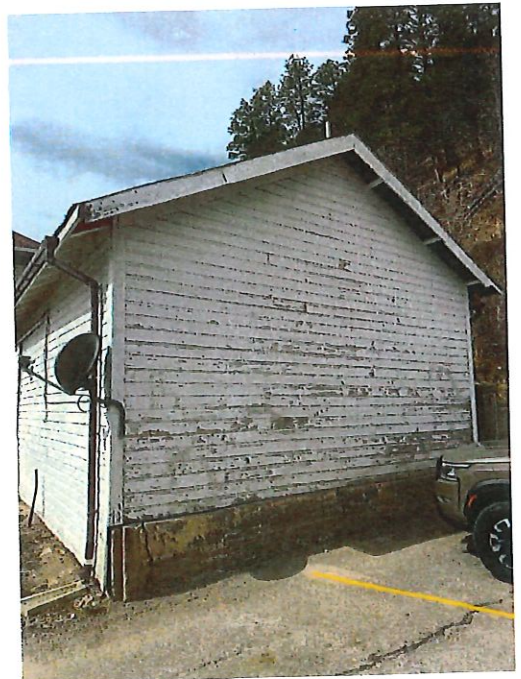


EXHIBIT 2

CHARLES STREET LOTS LEGAL DESCRIPTION:

LOTS 9, 11 AND 13 IN BLOCK 71, ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD;

LOTS 15 AND 17 IN BLOCK 71, ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD, BEING ALSO DESCRIBED AS LOTS 17 AND 19 IN BLOCK 1 OF CLEVELAND ADDITION TO THE CITY OF DEADWOOD;

LOT 107B OF BLOCK 71, ORIGINAL TOWN OF DEADWOOD;

ALL IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



EXHIBIT 3

PROPOSED REPLAT OF CHARLES STREET LOTS

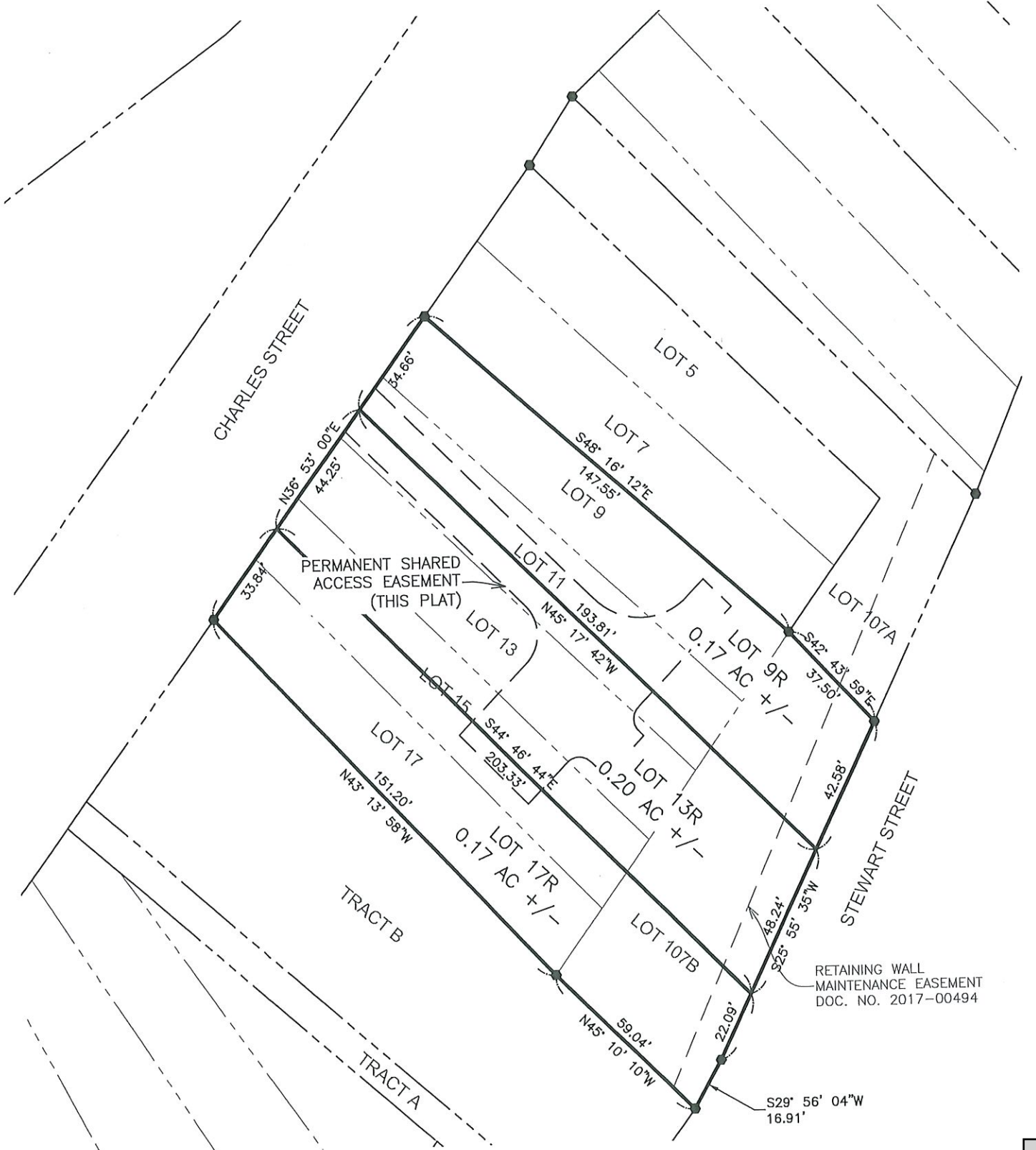
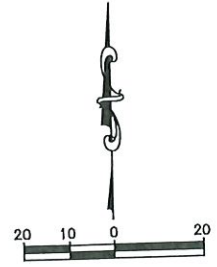


EXHIBIT 4

PROPOSED REPLAT OF CHARLES STREET LOTS
WITH CONCEPTUAL LAYOUT OF RELOCATED MAIN STREET BUILDINGS

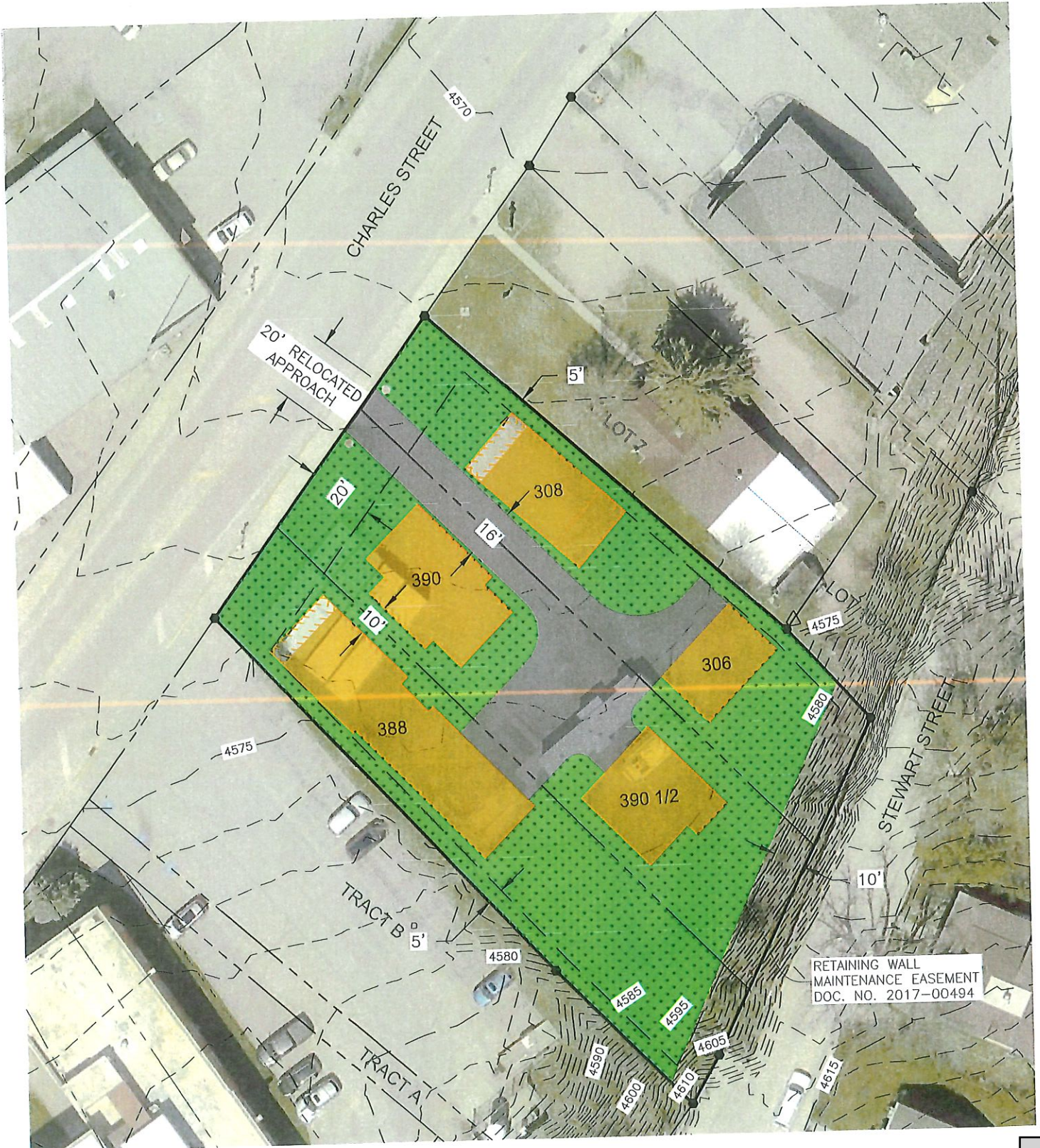
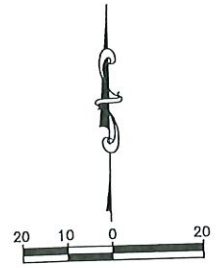
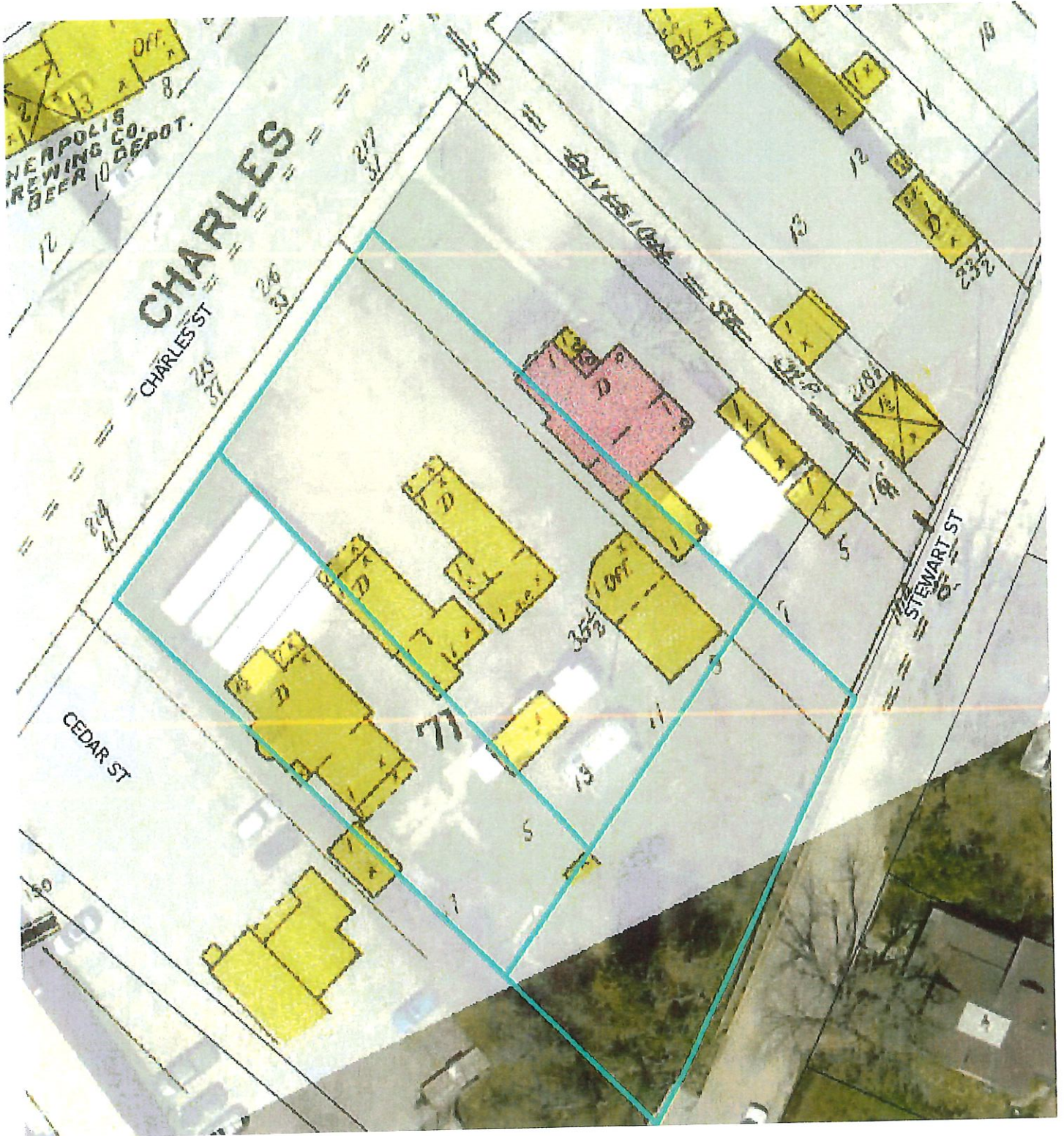
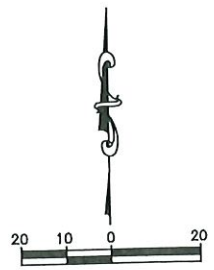


EXHIBIT 5

1903 SANBORN FIRE INSURANCE MAPS SHOWING
3 HOUSES WITH ACCESSORY STRUCTURES
(WITH GIS PARCELS HIGHLIGHTED IN BLUE)



Date: May 06, 2026

Case No. 260094
Address: 306 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 306 Main St., a Contributing structure located in the Forest City Planning Unit in the City of Deadwood.

Applicant: Optima LLC
Owner: OPTIMA LLC
Constructed: c 1920

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 commercial 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. These decades saw the construction of a number of new commercial buildings in Deadwood. Many of these new buildings were built to serve the region's increasing automobile population. While others were geared to serve the Black Hills' growing tourist industry. The period's commercial buildings displayed a variety of forms: many, though utilized the Deco or Moderne styles which were popular nationally for retail buildings of the time. This building's design, however, reflects only its function.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to move this historic structure from its current location on Main Street to Charles Street, preserving the structure and enabling continued residential use in a historically appropriate setting.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Over the years this area of Main Street has become highly commercialized and no longer has a residential environment. The proposed plan would move this structure, along with the other proposed resources, to a suitable location to re-create a residential neighborhood environment along Charles Street in Deadwood. Historical research shows several residential structures were lost on this parcel over the decades and this area is currently zoned Commercial.

Through a project approval process and negotiated developer agreement, the proposed relocation site would be rezoned residential, deed restrictions, and preservation covenants placed on the resources to ensure long-term preservation methods are in place for perpetual protection. It is staff's

opinion that the proposed project is a suitable request in light of the adverse effect that has had on the lower Main Street area through years of development, preservation battles and court cases.

At this time, staff recommends consideration of a conditional approval to provide direction for staff and Optima, LLC to negotiate a final agreement outlining conditions for final approval by the Deadwood Historic Preservation Commission. If properly implemented, it is staff's opinion, the proposed work and changes would 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	
Case No. _____	
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received ____/____/____	
Date of Hearing ____/____/____	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

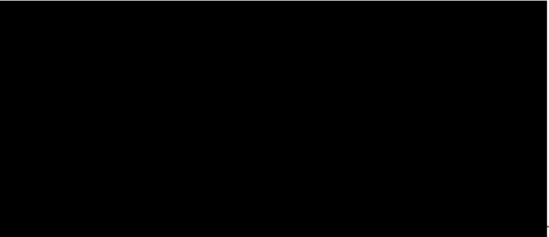
FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082


PROPERTY INFORMATION	
Property Address: 306 Main Street, Deadwood, SD 57732	
Historic Name of Property (if known): Historic Garage	

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

Owner's Name: <u>Optima LLC</u>
Address: 
City: _____
Telephone: _____
E-mail: _____

Architect's Name: <u>N/A</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>Kenny Gardner</u>
Address: 
City: _____
Telephone: _____
E-mail: _____

Agent's Name: <u>Austin Burnham</u>
Address: 
City: _____
Telephone: _____
E-mail: _____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other <u>Relocate Garage</u>	<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: _____ Project Completion Date (anticipated): _____

ALTERATION Front Side(s) Rear

ADDITION Front Side(s) Rear

NEW CONSTRUCTION Residential Other _____

ROOF New Re-roofing Material
 Front Side(s) Rear Alteration to roof

GARAGE New Rehabilitation
 Front Side(s) Rear

FENCE/GATE New Replacement
 Front Side(s) Rear
 Material _____ Style/type _____ Dimensions _____

WINDOWS STORM WINDOWS DOORS STORM DOORS
 Restoration Replacement New
 Front Side(s) Rear
 Material _____ Style/type _____

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

Note: Please provide detailed plans/drawings

SIGN/AWNING New Restoration Replacement
 Material _____ Style/type _____ Dimensions _____

OTHER – Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

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

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

See Memorandum dated 04/23/26 from Optima LLC attached hereto and made a part hereof.

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.

[Redacted Signature]

[Redacted Signature]

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.

Memorandum

To: Deadwood Historic Preservation Commission

From: *Optima, LLC*

Re: Relocation of the Historic Garage, Auer House & Wayne Morris Cottages – 306, 308, 388, 390 & 390 ½ Main Street, Deadwood, SD

Date: 04.23.26

Request for Approval

Optima LLC respectfully requests approval from the Historic Preservation Commission to relocate the Historic Garage, Auer House, and Wayne Morris Cottages from their current locations on Main Street to Charles Street, preserving these structures and enabling their continued residential use in a historically appropriate setting.

Project Summary

Project	Relocation and preservation of the Historic Garage, Auer House & the Wayne Morris Cottages
Existing Location	306, 308, 388, 390, and 390½ Main Street, Deadwood
Proposed Location	Charles Street Property, Deadwood
Zoning at New Site	CH – Commercial Highway; To be rezoned Residential
Proposed Use	2 Residential Houses with accessory dwellings/garages & 1 Vacation Home Establishment (short-term rental)

Why This Project Should Be Approved

This proposal achieves three critical objectives:

1. **Preservation** – Protects historic structures from deterioration
2. **Compatibility** – Places them in a residential-scale, historically appropriate setting
3. **Long-Term Viability** – Enables economically sustainable use

Optima, LLC requests approval to relocate the historic garage located at 306 Main Street, the historic structure located at 308 Main Street, known as the Auer House, and to relocate the historic structures located at 388 and 390 Main Street, along with the non-contributing structure at 390½ Main Street, collectively known as the Wayne Morris Cottages, all to vacant property located on Charles Street in Deadwood.

Relocation is the only feasible means of ensuring long-term preservation of these historic structures. The proposed relocation will preserve and rehabilitate one contributing historic

garage, three contributing historic residential structures and retain a third non-contributing structure, all currently located within an area of Lower Main Street that has transitioned over time to predominantly commercial uses associated with Highway 14A and nearby gaming establishments. Without relocation, these structures face eventual deterioration or loss due to incompatible surrounding uses, diminished viability of residential occupancy in this corridor, and economic infeasibility of preservation in their current location.

This relocation effectively removes the structures from a commercially encroaching corridor and places them in a setting that ensures long-term residential stability, eliminating redevelopment pressure and aligning with Deadwood's preservation priorities. Relocation represents the most responsible preservation strategy.

Attached hereto as **Exhibit 1** are the dimensions and pictures of the respective structures as they now exist at 306, 308, 388, 390, and 390 ½ Main Street. The legal description and picture of the Charles Street property are set forth on attached **Exhibit 2**. The Charles Street property will need to be replatted. The proposed replat is attached as **Exhibit 3**.

Optima LLC's request includes placing the Historic Garage, three contributing houses, and one non-contributing structure on the Charles Street property as shown in **Exhibit 4**. **Exhibit 4** illustrates how the structures will be repositioned to maintain spacing, orientation, and residential character consistent with historic patterns. **Exhibit 5** is the 1903 Sanborn Fire Insurance Maps showing the historical configuration of prior houses on the Charles Street property, which is like what *Optima LLC* is now proposing.

The Historic Garage, Auer House and the Wayne Morris Cottages are representative vernacular structures of their respective periods and are of a size and form appropriate for Deadwood neighborhoods. They are similar in residential scale, massing, shape, and appearance to surrounding residential structures in the proposed relocation area. They have compatible orientation and setbacks. They are wood-framed structures. 306 Main St. was constructed c.1920. 308 Main St. was constructed c.1895. 388 Main St. was constructed c.1900. 390 Main St. was constructed c.1940. 390½ Main Street is classified as a non-contributing structure.

Most recently, the Wayne Morris Cottages have been used as vacation rentals and temporary employee housing for the adjacent Cadillac Jack's Gaming Resort. The Auer House is vacant and *Optima LLC* has just begun its rehabilitation.

Zoning and Long-Term Land Use Strategy

The Charles Street property is currently located within the CH – Commercial Highway zoning district. This district accommodates both commercial and residential uses. Historically, the Charles Street property was used as single family homes. Once the CUP to operate a Vacation Home Establishment is obtained and a Short-Term Rental License received for what's depicted on Exhibit 4 as the 388 Main Street House, then *Optima LLC* will rezone the Charles Street property to residential, ensuring long-term residential use and eliminating future commercial redevelopment risk.

Historic residential structures adapted for reuse as single-family residential homes and for a vacation home are common throughout Deadwood and represent an effective way to maintain historic buildings while supporting the community's tourism-based economy and need for single-family dwellings.

Historic Preservation Precedent

Relocation of historic structures has precedent within Deadwood when necessary to preserve important historic resources.

The Springer House (384 Main Street) and the Fountain House (370 Main Street) were previously relocated from Lower Main Street with the support of the State Historic Preservation Office and the City of Deadwood. The Fountain House was relocated to a CH – Commercial Highway zoned neighborhood in Historic Planning Unit #3, just a couple houses away from the proposed location for the Historic Garage, Auer House and the Wayne Morris Cottages, which would be relocated to the same CH-Commercial Highway zoned neighborhood. The exception in this case is that the Charles Street Lots would eventually be rezoned to residential to preclude any commercial uses in the future. These relocations demonstrated that historic structures can be successfully moved to compatible sites while maintaining their historic significance and their contributing status.

The proposed relocation of the Historic Garage, Auer House and Wayne Morris Cottages follows this same preservation strategy. The proposed relocation is consistent with the Secretary of the Interior's Standards for Rehabilitation, which recognize relocation as appropriate when it is the only feasible means of preserving a historic structure.

Preservation Benefits

While relocation changes the original site context, the proposed Charles Street location maintains a similar scale, residential character, and orientation consistent with the historic form of the Historic Garage, Auer House and Wayne Morris Cottages. This ensures the structures retain their integrity of design, materials, and setting to the greatest extent practicable. The relocation will ensure the long-term preservation and rehabilitation of historic residential buildings that might otherwise face deterioration or loss within an increasingly commercial corridor.

The Charles Street property provides a setting where the houses' historic residential scale and character are more appropriate and can be maintained.

The project represents a significant private investment in historic preservation while supporting Deadwood's tourism economy and the City's desire for more single-family homes. The project results in a net preservation gain by ensuring the long-term survival of contributing historic structures that would otherwise face uncertain future conditions.

This project not only preserves historic structures but activates underutilized property, contributes to Deadwood's tourism economy, and provides appropriately scaled housing consistent with the City's historic character.

The project aligns with the City of Deadwood’s long-standing policy of encouraging adaptive reuse and preservation of historic structures in a manner that supports historic integrity, residential uses, and economic vitality.

Common Questions & Responses

Q: Does relocation harm historic integrity?

A: The Secretary of the Interior’s Standards allow relocation when necessary to preserve a structure, which applies here. This project does not move history---it ensures that it survives.

Q: Why not preserve in place?

A: Surrounding land use and economic constraints make long-term preservation infeasible.

Conclusion

Approval of this application ensures the preservation of multiple historic structures that would otherwise face uncertain futures, while reinforcing Deadwood’s commitment to thoughtful, economically viable historic preservation.

For these reasons, and in furtherance of Deadwood’s long-standing commitment to historic preservation, *Optima, LLC* respectfully requests approval from the Historic Preservation Commission to relocate the Historic Garage, Auer House and Wayne Morris Cottages to the Charles Street property as shown in the attached exhibits. The relocation will preserve contributing historic structures, place them within a compatible setting, and allow their adaptive reuse as historic residences and a vacation home in a manner consistent with the City of Deadwood’s historic preservation objectives.

Thank you for your consideration.

Respectfully submitted,

Optima LLC

[Redacted signature]

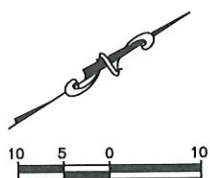
Agent for Applicant

[Redacted signature]

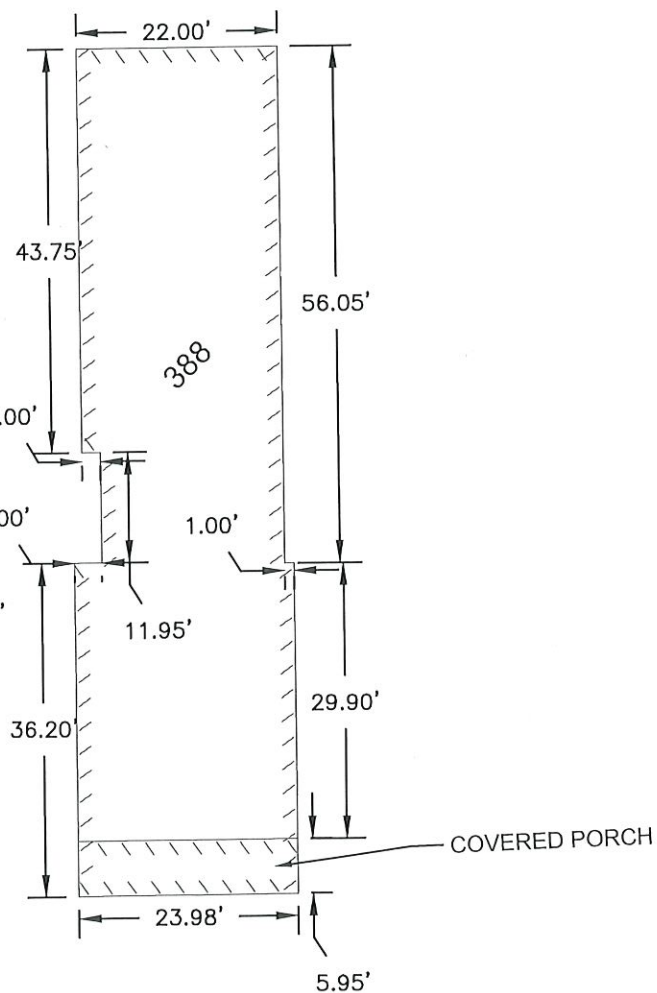
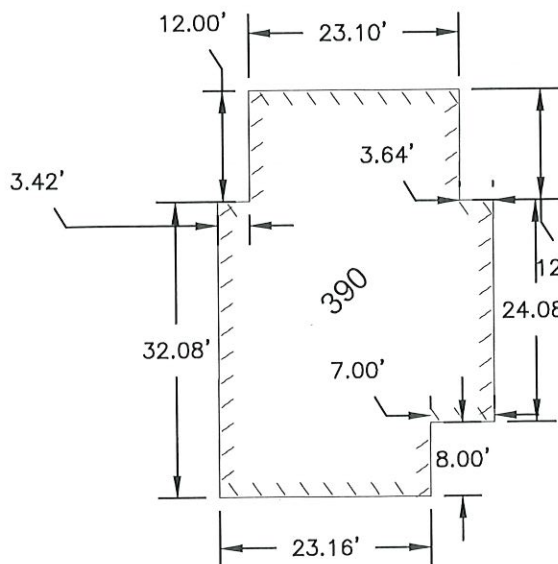
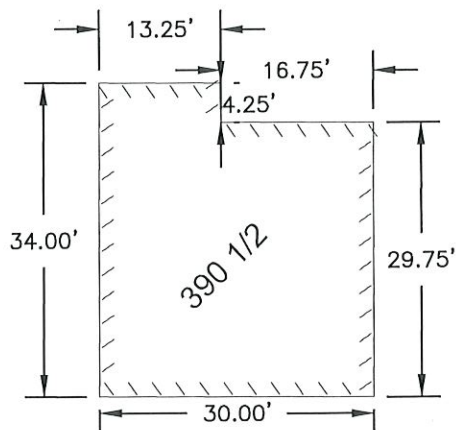
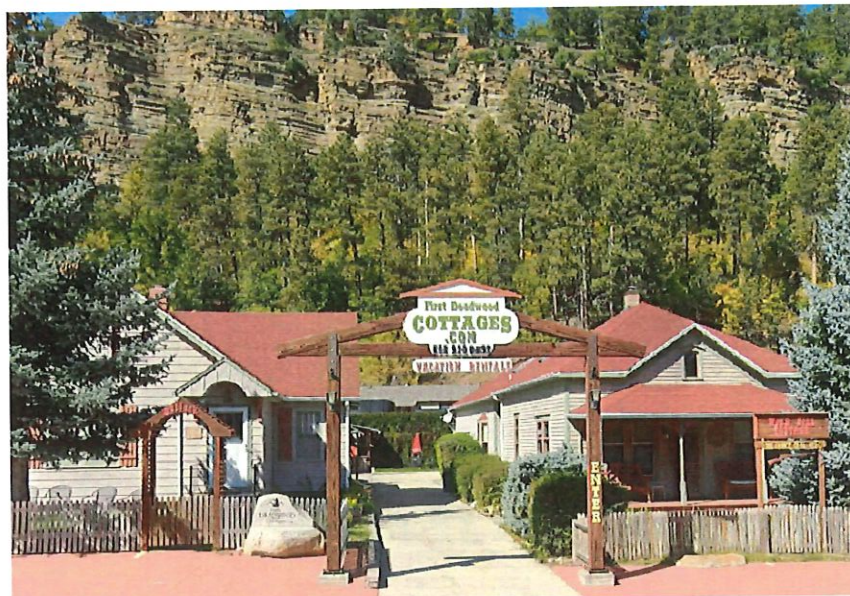
Agent for Applicant

Optima LLC
[Redacted signature]

EXHIBIT 1

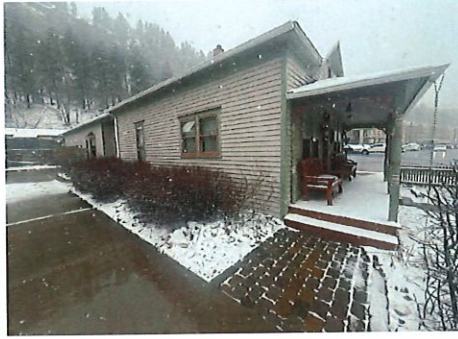


WILLIAMS STREET



MAIN STREET

EXHIBIT 1 CONTINUED

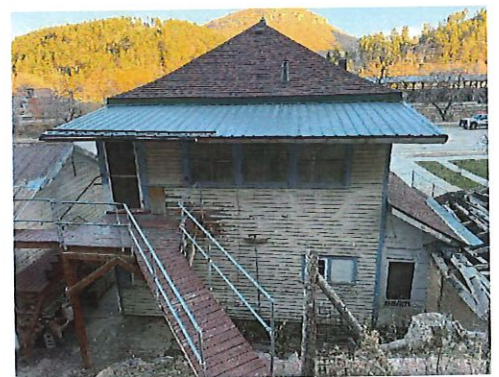
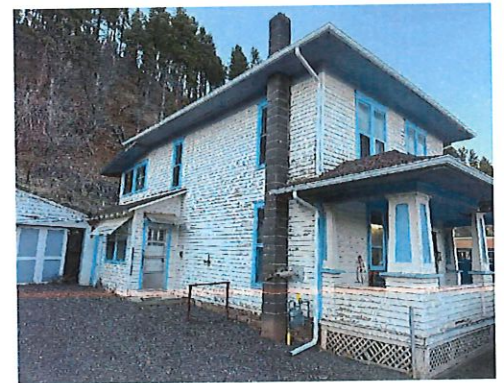
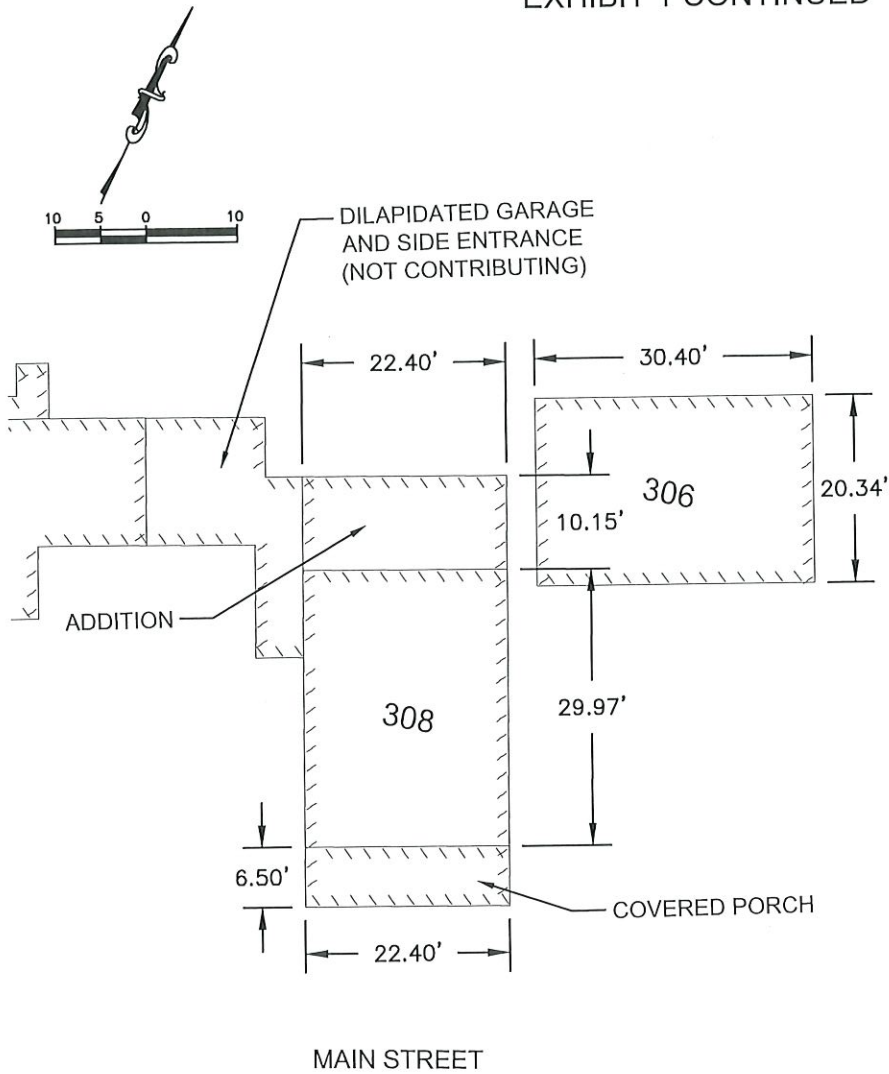


390 MAIN STREET

388 MAIN STREET

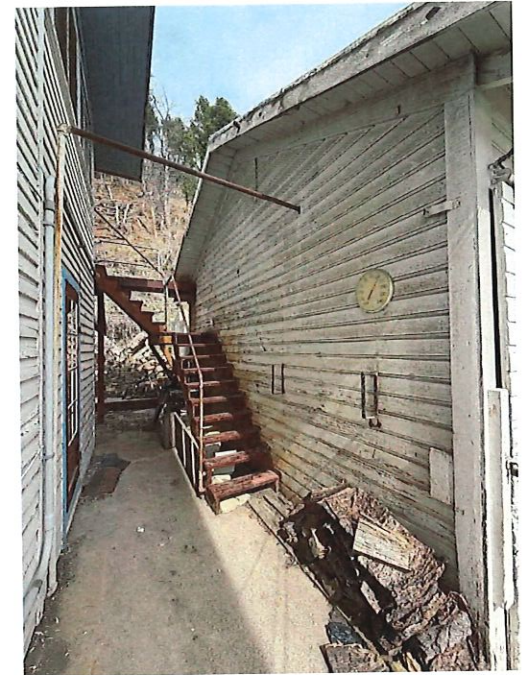
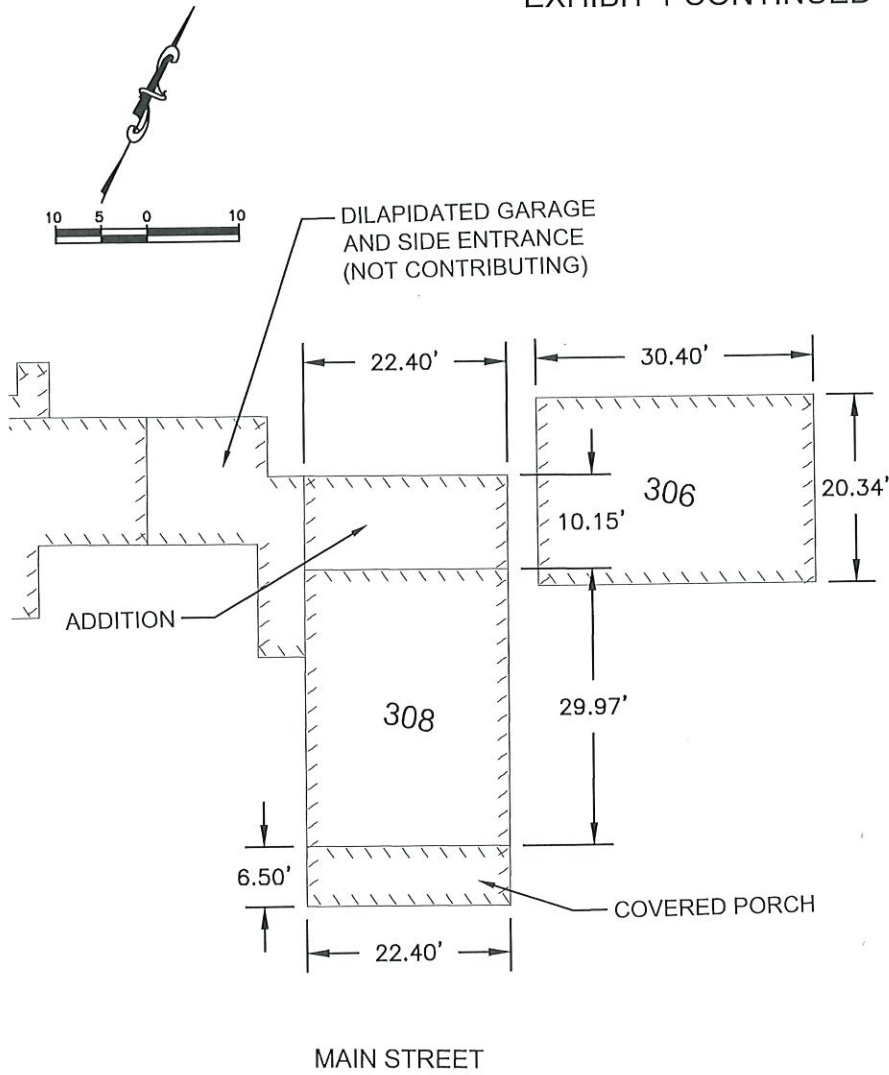
390 1/2 MAIN STREET

EXHIBIT 1 CONTINUED



308 MAIN STREET

EXHIBIT 1 CONTINUED



306 MAIN STREET

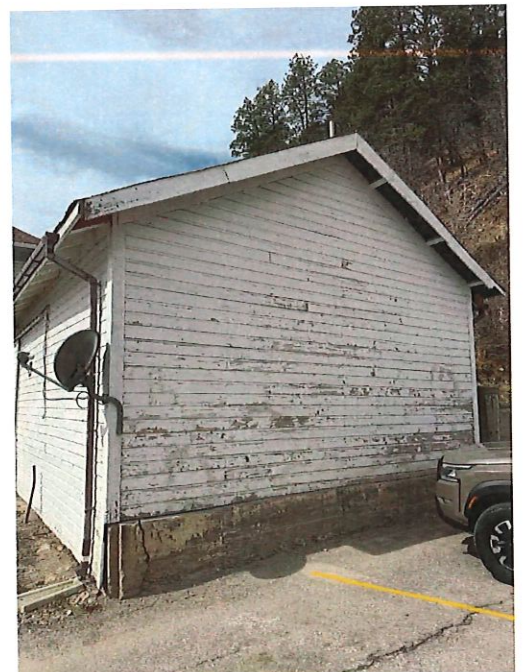


EXHIBIT 2

CHARLES STREET LOTS LEGAL DESCRIPTION:

LOTS 9, 11 AND 13 IN BLOCK 71, ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD;

LOTS 15 AND 17 IN BLOCK 71, ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD, BEING ALSO DESCRIBED AS LOTS 17 AND 19 IN BLOCK 1 OF CLEVELAND ADDITION TO THE CITY OF DEADWOOD;

LOT 107B OF BLOCK 71, ORIGINAL TOWN OF DEADWOOD;

ALL IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



EXHIBIT 3

PROPOSED REPLAT OF CHARLES STREET LOTS

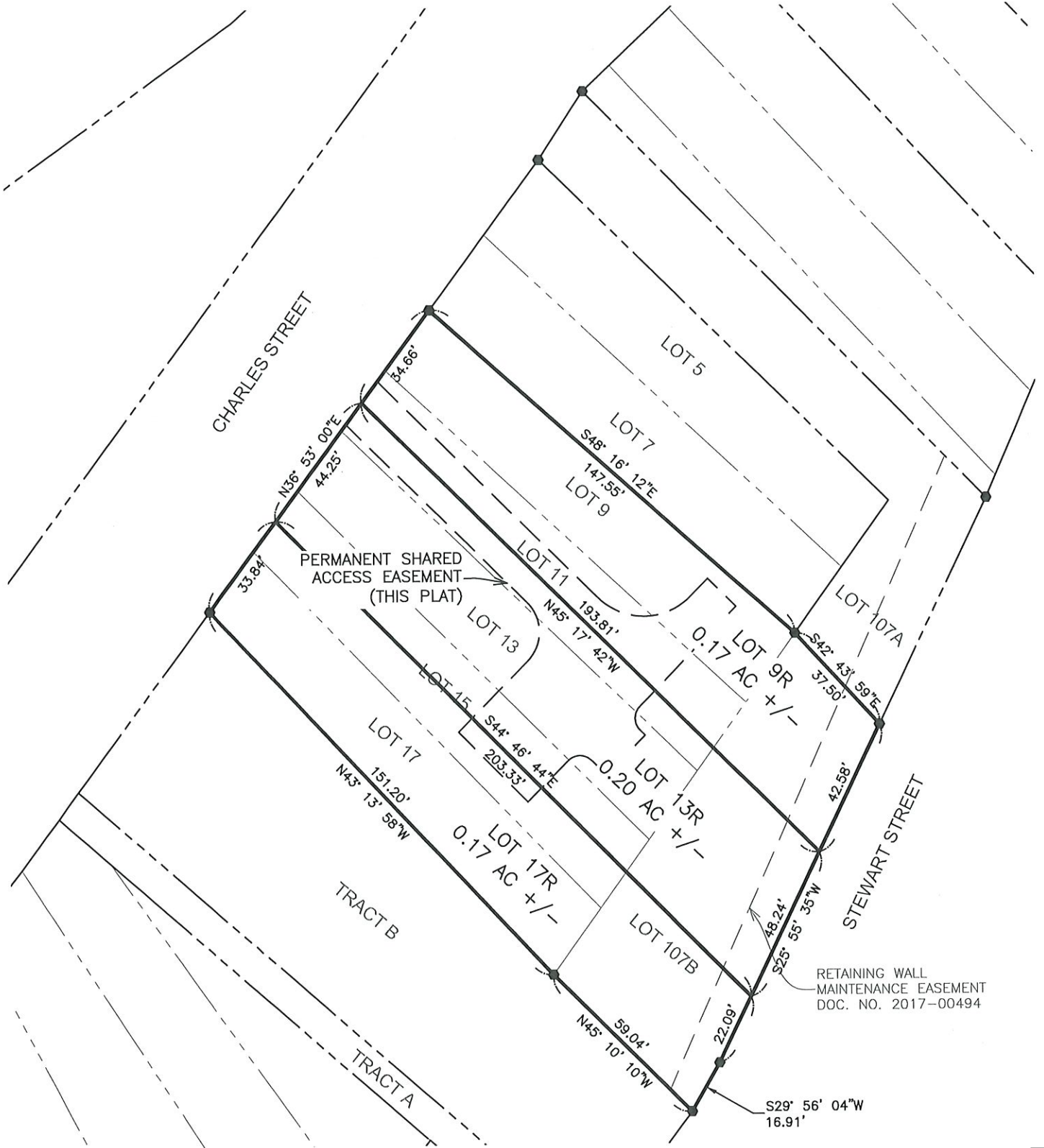
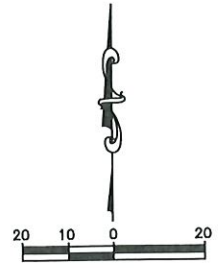


EXHIBIT 4

PROPOSED REPLAT OF CHARLES STREET LOTS WITH CONCEPTUAL LAYOUT OF RELOCATED MAIN STREET BUILDINGS

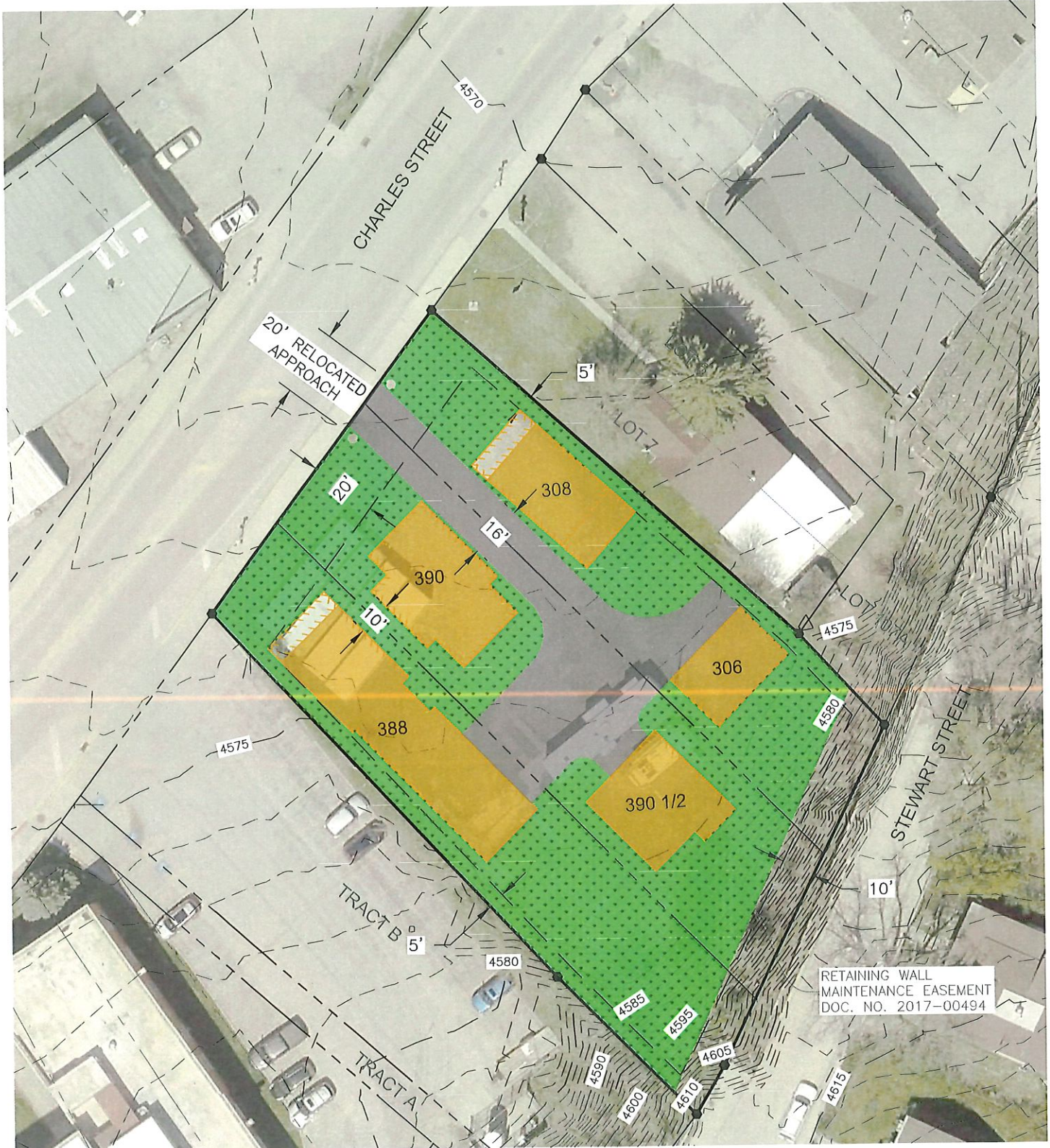
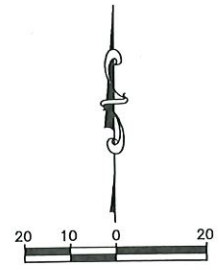
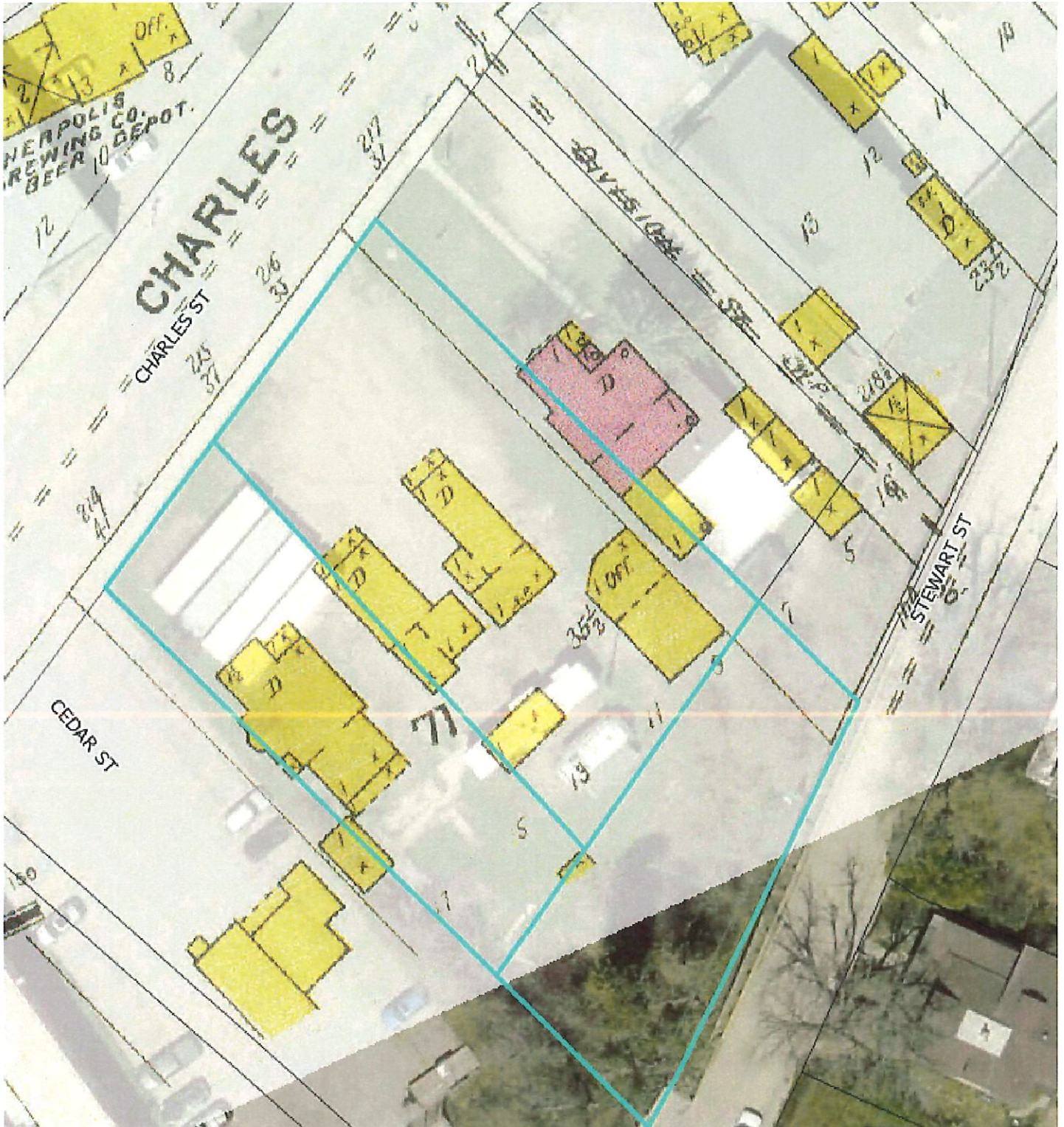
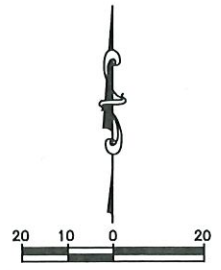


EXHIBIT 5

1903 SANBORN FIRE INSURANCE MAPS SHOWING
3 HOUSES WITH ACCESSORY STRUCTURES
(WITH GIS PARCELS HIGHLIGHTED IN BLUE)



Date: May 06, 2026

Case No. 260095
Address: 388 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 388 Main St., a Contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Optima LLC
Owner: MORRIS, WAYNE
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. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses 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 service today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to move this historic structure from its current location on Main Street to Charles Street, preserving the structure and enabling continued residential use in a historically appropriate setting.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Over the years this area of Main Street has become highly commercialized and no longer has a residential environment. The proposed plan would move this structure, along with the other proposed resources, to a suitable location to re-create a residential neighborhood environment along Charles Street in Deadwood. Historical research shows several residential structures were lost on this parcel over the decades and this area is currently zoned Commercial.

Through a project approval process and negotiated developer agreement, the proposed relocation site would be rezoned residential, deed restrictions, and preservation covenants placed on the resources to ensure long-term preservation methods are in place for perpetual protection. It is staff's opinion that the proposed project is a suitable request in light of the adverse effect that has had on the lower Main Street area through years of development, preservation battles and court cases.

At this time, staff recommends consideration of a conditional approval to provide direction for staff and Optima, LLC to negotiate a final agreement outlining conditions for final approval by the Deadwood Historic Preservation Commission. If properly implemented, it is staff's opinion, the proposed work and changes would 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	<i>Section 8 Item m.</i>
Case No. _____	
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received ____/____/____	
Date of Hearing ____/____/____	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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: 388 Main Street, Deadwood, SD 57732
Historic Name of Property (if known): Wayne Morris "Wild Bill" Cottage

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

Owner's Name: <u>Optima LLC</u>
Address:
City: _____
Telephone: _____
E-mail: _____

Architect's Name: <u>N/A</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>Kenny Gardner</u>
Address:
City: _____
Telephone: _____
E-mail: _____

Agent's Name: <u>Austin Burnham</u>
Address:
City: _____
Telephone: _____
E-mail: _____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other <u>Relocate House</u>	<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: _____ 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 type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Note: Please provide detailed plans/drawings
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments	

DESCRIPTION OF ACTIVITY

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

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

See Memorandum dated 04/23/26 from Optima LLC attached hereto and made a part hereof.

Memorandum

To: Deadwood Historic Preservation Commission

From: *Optima, LLC*

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The proposed relocation of the Historic Garage, Auer House and Wayne Morris Cottages follows this same preservation strategy. The proposed relocation is consistent with the Secretary of the Interior's Standards for Rehabilitation, which recognize relocation as appropriate when it is the only feasible means of preserving a historic structure.

Preservation Benefits

While relocation changes the original site context, the proposed Charles Street location maintains a similar scale, residential character, and orientation consistent with the historic form of the Historic Garage, Auer House and Wayne Morris Cottages. This ensures the structures retain their integrity of design, materials, and setting to the greatest extent practicable. The relocation will ensure the long-term preservation and rehabilitation of historic residential buildings that might otherwise face deterioration or loss within an increasingly commercial corridor.

The Charles Street property provides a setting where the houses' historic residential scale and character are more appropriate and can be maintained.

The project represents a significant private investment in historic preservation while supporting Deadwood's tourism economy and the City's desire for more single-family homes. The project results in a net preservation gain by ensuring the long-term survival of contributing historic structures that would otherwise face uncertain future conditions.

This project not only preserves historic structures but activates underutilized property, contributes to Deadwood's tourism economy, and provides appropriately scaled housing consistent with the City's historic character.

The project aligns with the City of Deadwood's long-standing policy of encouraging adaptive reuse and preservation of historic structures in a manner that supports historic integrity, residential uses, and economic vitality.

Common Questions & Responses

Q: Does relocation harm historic integrity?

A: The Secretary of the Interior's Standards allow relocation when necessary to preserve a structure, which applies here. This project does not move history---it ensures that it survives.

Q: Why not preserve in place?

A: Surrounding land use and economic constraints make long-term preservation infeasible.

Conclusion

Approval of this application ensures the preservation of multiple historic structures that would otherwise face uncertain futures, while reinforcing Deadwood's commitment to thoughtful, economically viable historic preservation.

For these reasons, and in furtherance of Deadwood's long-standing commitment to historic preservation, *Optima, LLC* respectfully requests approval from the Historic Preservation Commission to relocate the Historic Garage, Auer House and Wayne Morris Cottages to the Charles Street property as shown in the attached exhibits. The relocation will preserve contributing historic structures, place them within a compatible setting, and allow their adaptive reuse as historic residences and a vacation home in a manner consistent with the City of Deadwood's historic preservation objectives.

Thank you for your consideration.

Respectfully submitted,

Optima LLC



Agent for Applicant



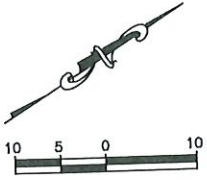
Agent for Applicant

Optima, LLC

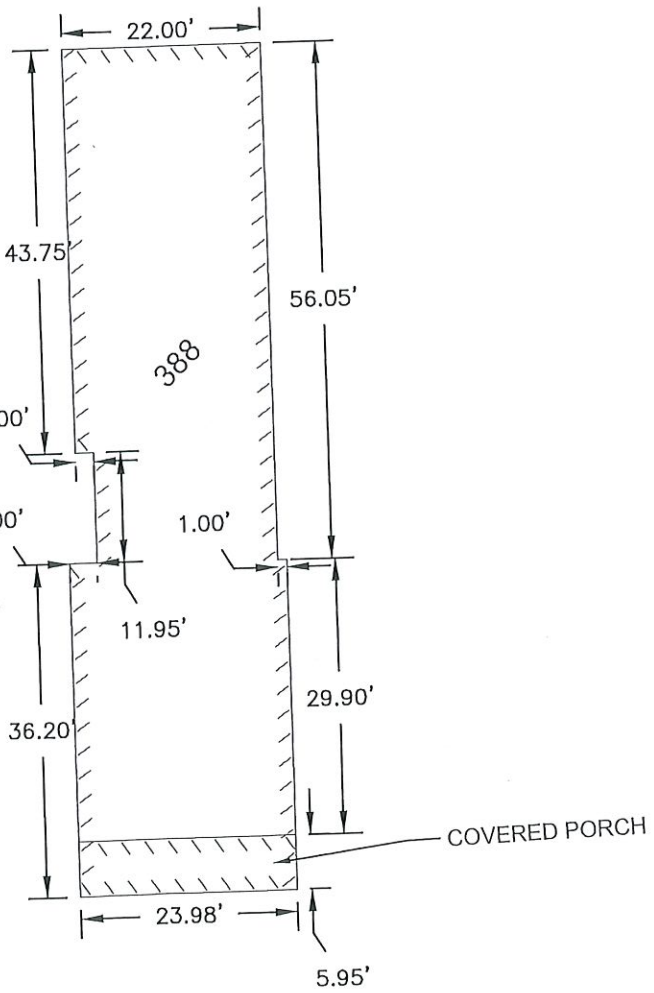
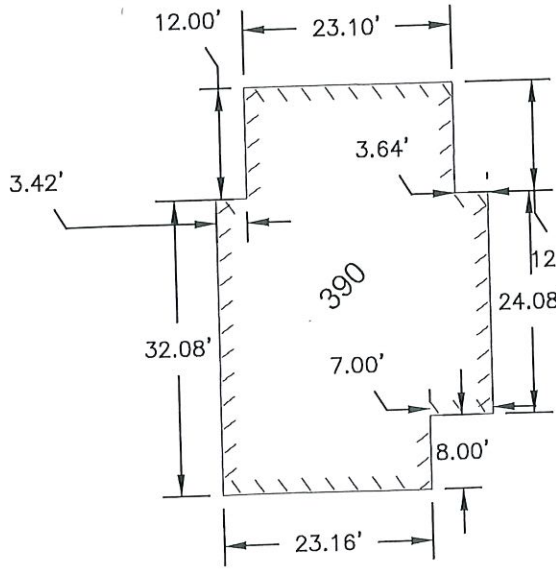
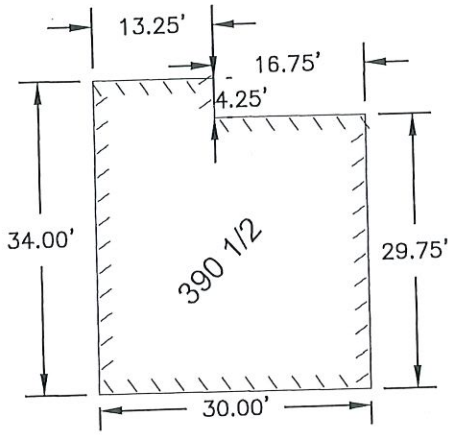
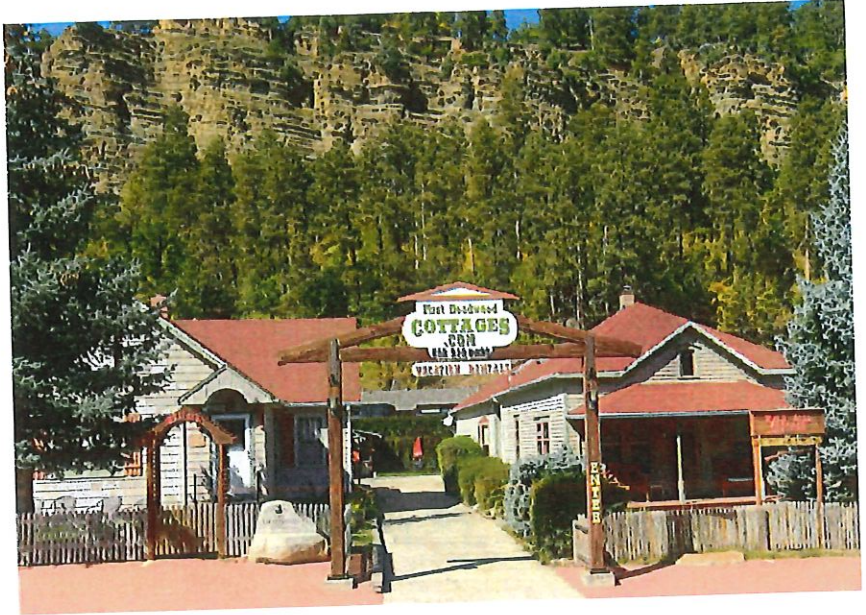


Its: Managing Member

EXHIBIT 1



WILLIAMS STREET



MAIN STREET

EXHIBIT 1 CONTINUED

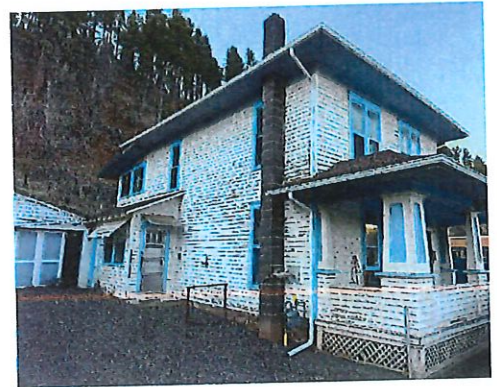
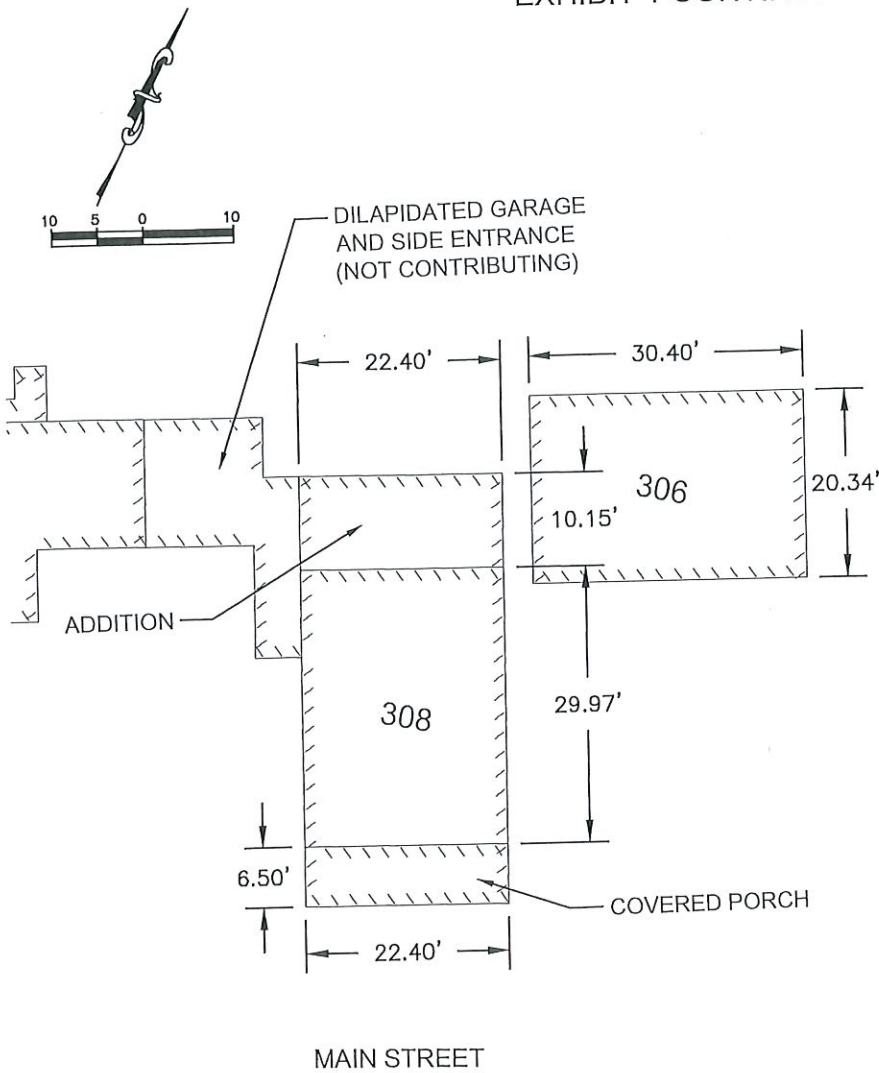


390 MAIN STREET

388 MAIN STREET

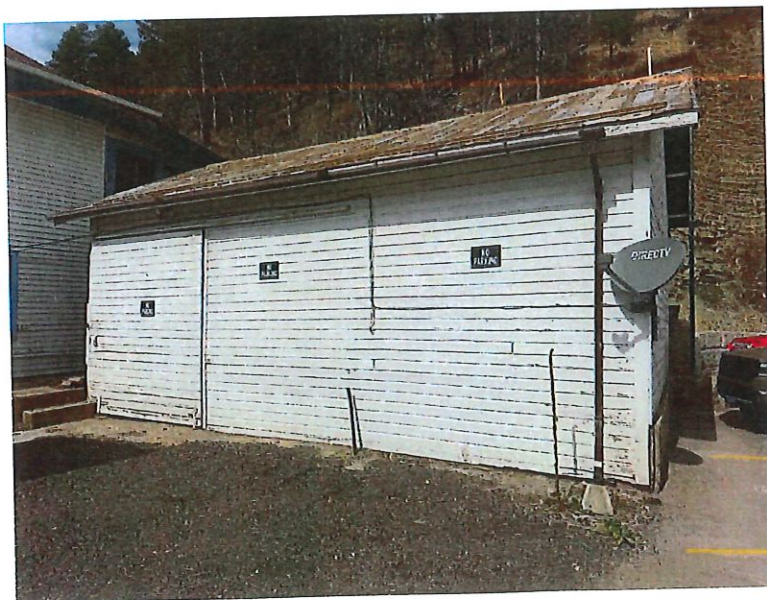
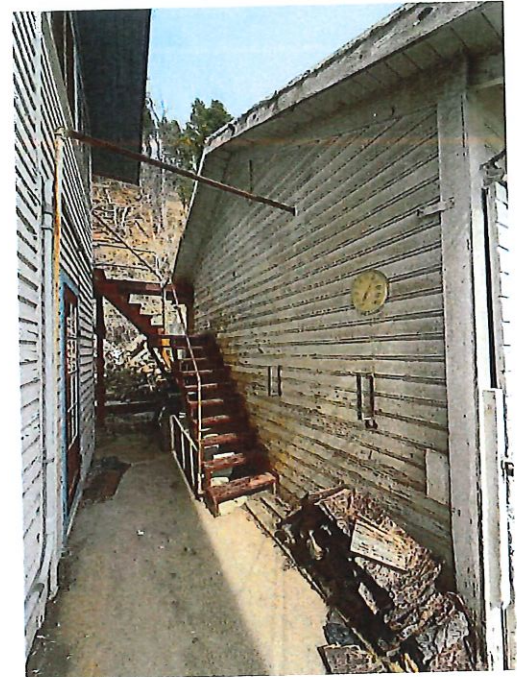
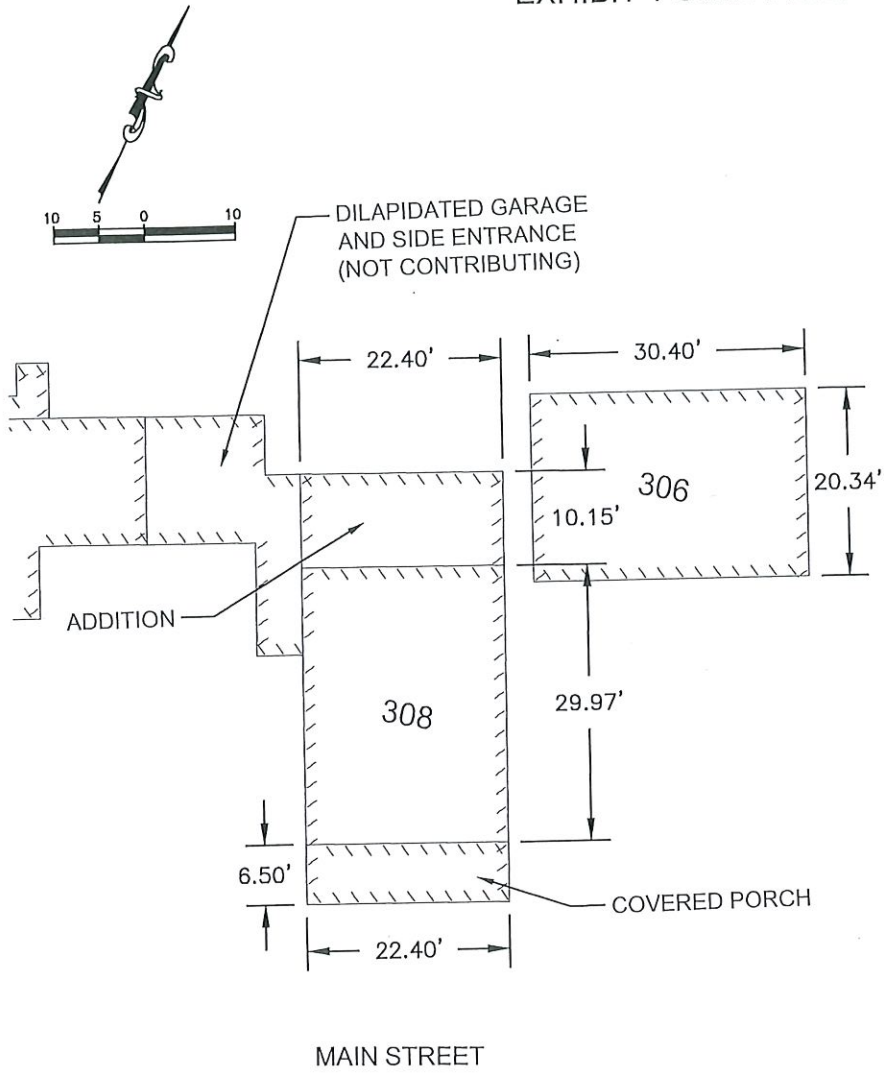
390 1/2 MAIN STREET

EXHIBIT 1 CONTINUED



308 MAIN STREET

EXHIBIT 1 CONTINUED



306 MAIN STREET

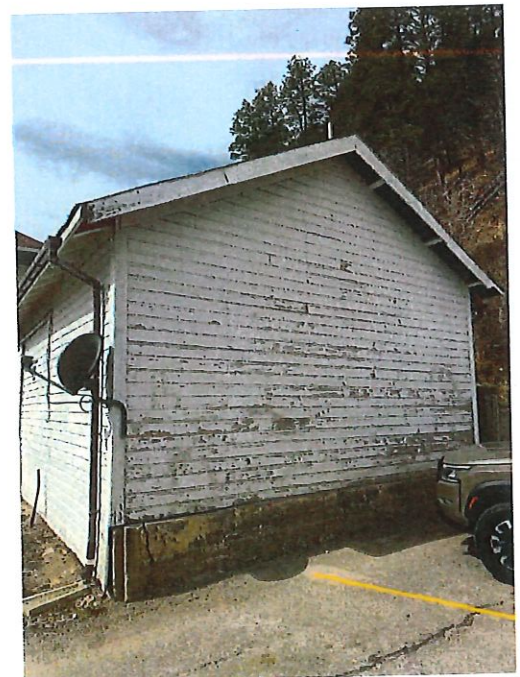


EXHIBIT 2

CHARLES STREET LOTS LEGAL DESCRIPTION:

LOTS 9, 11 AND 13 IN BLOCK 71, ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD;

LOTS 15 AND 17 IN BLOCK 71, ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD, BEING ALSO DESCRIBED AS LOTS 17 AND 19 IN BLOCK 1 OF CLEVELAND ADDITION TO THE CITY OF DEADWOOD;

LOT 107B OF BLOCK 71, ORIGINAL TOWN OF DEADWOOD;

ALL IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



EXHIBIT 3

PROPOSED REPLAT OF CHARLES STREET LOTS

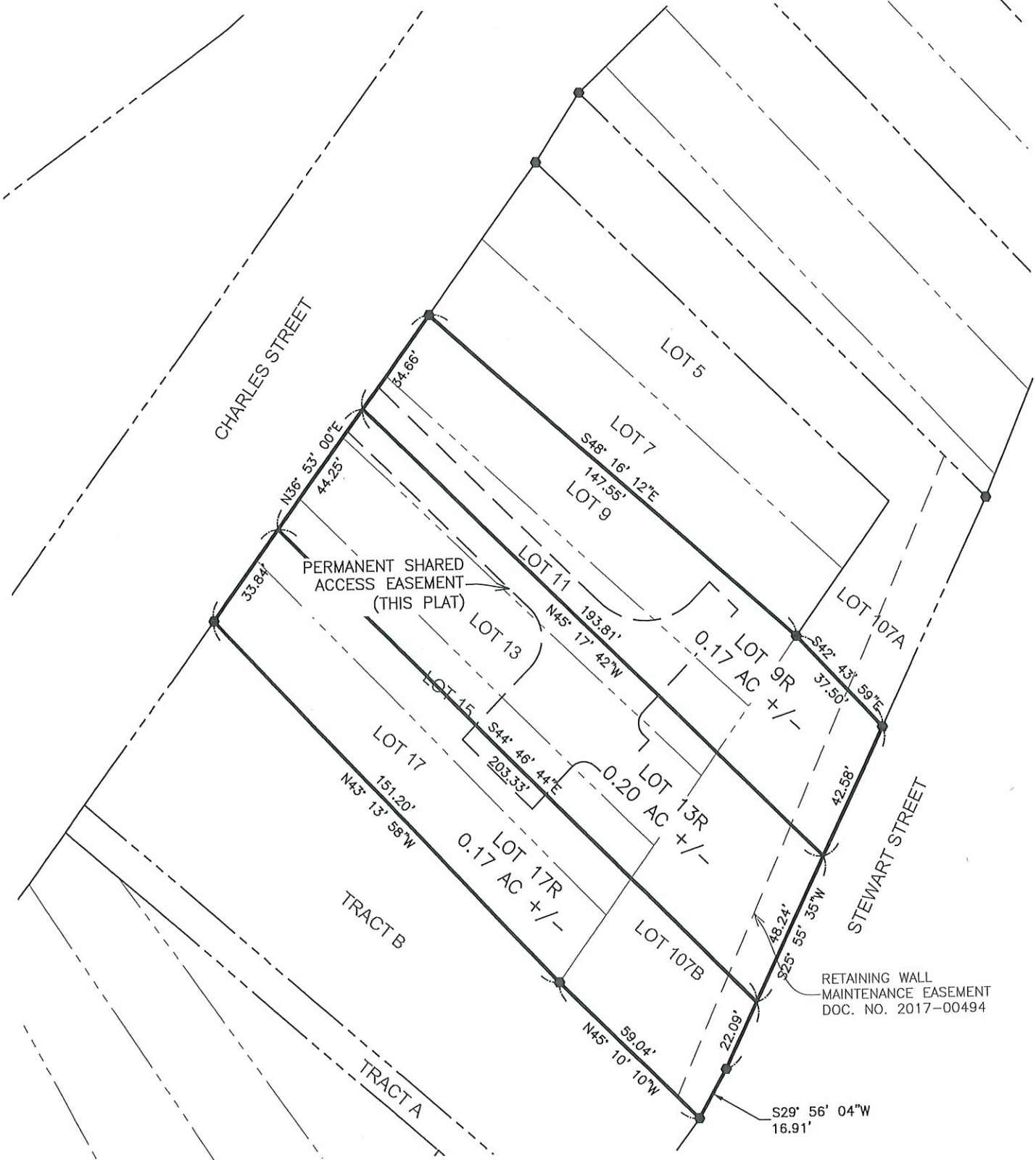
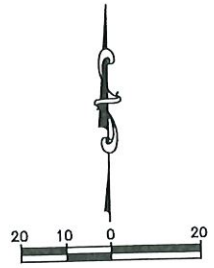
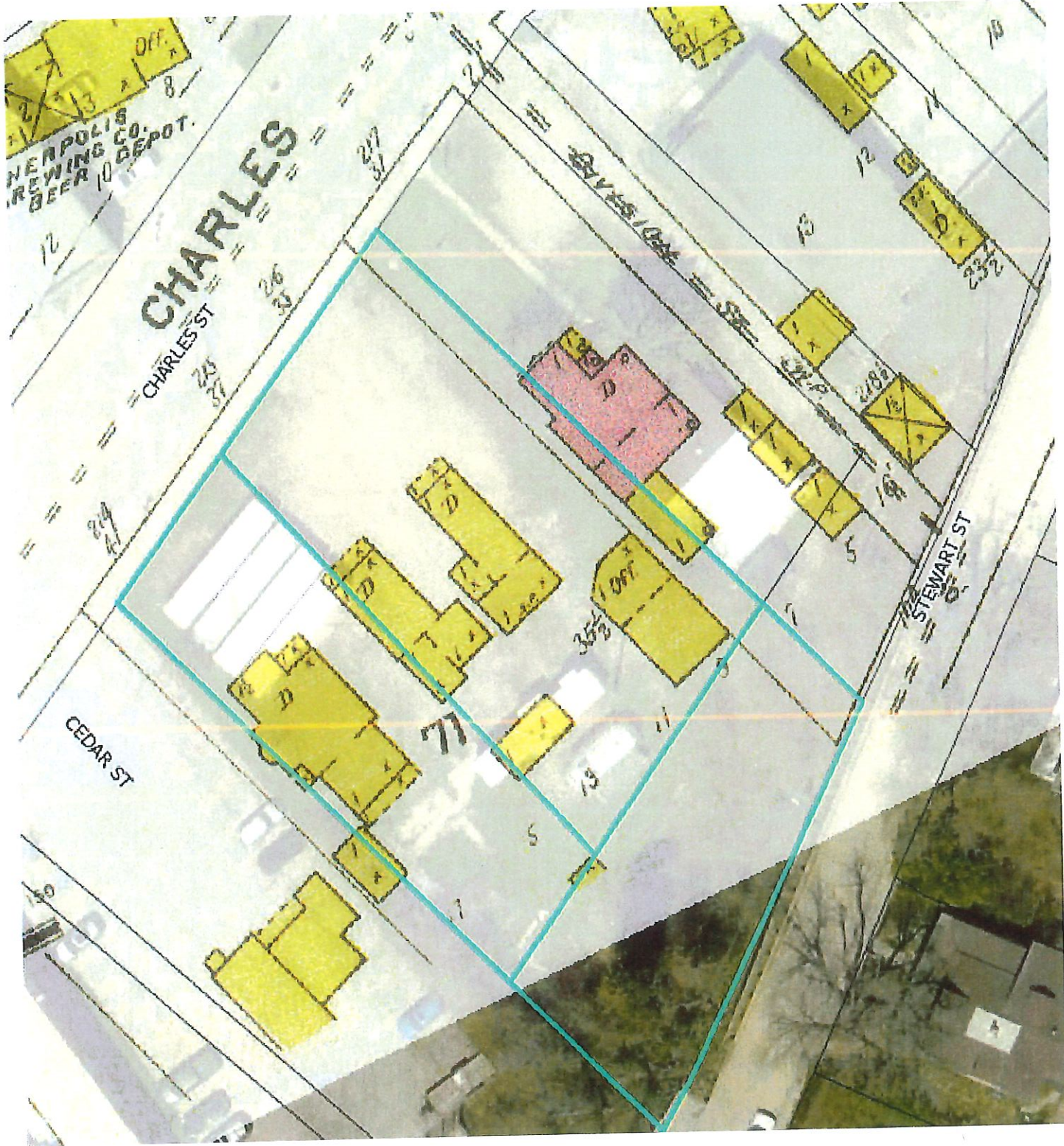
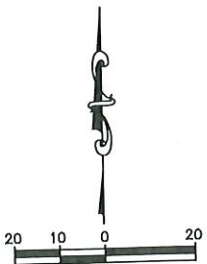


EXHIBIT 5

1903 SANBORN FIRE INSURANCE MAPS SHOWING
3 HOUSES WITH ACCESSORY STRUCTURES
(WITH GIS PARCELS HIGHLIGHTED IN BLUE)



Date: May 06, 2026

Case No. 260096
Address: 390 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 390 Main St., a Contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Optima LLC
Owner: OPTIMA LLC
Constructed: c 1940

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 Moderne or Minimal Traditional styles.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to move this historic structure from its current location on Main Street to Charles Street, preserving the structure and enabling continued residential use in a historically appropriate setting.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Over the years this area of Main Street has become highly commercialized and no longer has a residential environment. The proposed plan would move this structure, along with the other proposed resources, to a suitable location to re-create a residential neighborhood environment along Charles Street in Deadwood. Historical research shows several residential structures were lost on this parcel over the decades and this area is currently zoned Commercial.

Through a project approval process and negotiated developer agreement, the proposed relocation site would be rezoned residential, deed restrictions, and preservation covenants placed on the resources to ensure long-term preservation methods are in place for perpetual protection. It is staff's opinion that the proposed project is a suitable request in light of the adverse effect that has had on the lower Main Street area through years of development, preservation battles and court cases.

At this time, staff recommends consideration of a conditional approval to provide direction for staff and Optima, LLC to negotiate a final agreement outlining conditions for final approval by the Deadwood Historic Preservation Commission. If properly implemented, it is staff's opinion, the proposed work and changes would 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

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

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: 390 Main Street, Deadwood, SD 57732
Historic Name of Property (if known): Wayne Morris "Bullock" Cottage

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

Owner's Name: <u>Optima LLC</u>
Address:
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Architect's Name: <u>N/A</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>Kenny Gardner</u>
Address:
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Agent's Name: <u>Austin Burnham</u>
Address:
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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

FOR OFFICE USE ONLY
Case No. _____

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

DESCRIPTION OF ACTIVITY

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

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

See Memorandum dated 04/23/26 from Optima LLC attached hereto and made a part hereof.

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.

[Redacted Signature]

SIGNATURE OF OWNER(S) DATE

[Redacted Signature]

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.

Memorandum

To: Deadwood Historic Preservation Commission

From: *Optima, LLC*

Re: Relocation of the Historic Garage, Auer House & Wayne Morris Cottages – 306, 308, 388, 390 & 390 ½ Main Street, Deadwood, SD

Date: 04.23.26

Request for Approval

Optima LLC respectfully requests approval from the Historic Preservation Commission to relocate the Historic Garage, Auer House, and Wayne Morris Cottages from their current locations on Main Street to Charles Street, preserving these structures and enabling their continued residential use in a historically appropriate setting.

Project Summary

Project	Relocation and preservation of the Historic Garage, Auer House & the Wayne Morris Cottages
Existing Location	306, 308, 388, 390, and 390½ Main Street, Deadwood
Proposed Location	Charles Street Property, Deadwood
Zoning at New Site	CH – Commercial Highway; To be rezoned Residential
Proposed Use	2 Residential Houses with accessory dwellings/garages & 1 Vacation Home Establishment (short-term rental)

Why This Project Should Be Approved

This proposal achieves three critical objectives:

1. **Preservation** – Protects historic structures from deterioration
2. **Compatibility** – Places them in a residential-scale, historically appropriate setting
3. **Long-Term Viability** – Enables economically sustainable use

Optima, LLC requests approval to relocate the historic garage located at 306 Main Street, the historic structure located at 308 Main Street, known as the Auer House, and to relocate the historic structures located at 388 and 390 Main Street, along with the non-contributing structure at 390½ Main Street, collectively known as the Wayne Morris Cottages, all to vacant property located on Charles Street in Deadwood.

Relocation is the only feasible means of ensuring long-term preservation of these historic structures. The proposed relocation will preserve and rehabilitate one contributing historic

garage, three contributing historic residential structures and retain a third non-contributing structure, all currently located within an area of Lower Main Street that has transitioned over time to predominantly commercial uses associated with Highway 14A and nearby gaming establishments. Without relocation, these structures face eventual deterioration or loss due to incompatible surrounding uses, diminished viability of residential occupancy in this corridor, and economic infeasibility of preservation in their current location.

This relocation effectively removes the structures from a commercially encroaching corridor and places them in a setting that ensures long-term residential stability, eliminating redevelopment pressure and aligning with Deadwood's preservation priorities. Relocation represents the most responsible preservation strategy.

Attached hereto as **Exhibit 1** are the dimensions and pictures of the respective structures as they now exist at 306, 308, 388, 390, and 390 ½ Main Street. The legal description and picture of the Charles Street property are set forth on attached **Exhibit 2**. The Charles Street property will need to be replatted. The proposed replat is attached as **Exhibit 3**.

Optima LLC's request includes placing the Historic Garage, three contributing houses, and one non-contributing structure on the Charles Street property as shown in **Exhibit 4**. **Exhibit 4** illustrates how the structures will be repositioned to maintain spacing, orientation, and residential character consistent with historic patterns. **Exhibit 5** is the 1903 Sanborn Fire Insurance Maps showing the historical configuration of prior houses on the Charles Street property, which is like what *Optima LLC* is now proposing.

The Historic Garage, Auer House and the Wayne Morris Cottages are representative vernacular structures of their respective periods and are of a size and form appropriate for Deadwood neighborhoods. They are similar in residential scale, massing, shape, and appearance to surrounding residential structures in the proposed relocation area. They have compatible orientation and setbacks. They are wood-framed structures. 306 Main St. was constructed c.1920. 308 Main St. was constructed c.1895. 388 Main St. was constructed c.1900. 390 Main St. was constructed c.1940. 390½ Main Street is classified as a non-contributing structure.

Most recently, the Wayne Morris Cottages have been used as vacation rentals and temporary employee housing for the adjacent Cadillac Jack's Gaming Resort. The Auer House is vacant and *Optima LLC* has just begun its rehabilitation.

Zoning and Long-Term Land Use Strategy

The Charles Street property is currently located within the CH – Commercial Highway zoning district. This district accommodates both commercial and residential uses. Historically, the Charles Street property was used as single family homes. Once the CUP to operate a Vacation Home Establishment is obtained and a Short-Term Rental License received for what's depicted on Exhibit 4 as the 388 Main Street House, then *Optima LLC* will rezone the Charles Street property to residential, ensuring long-term residential use and eliminating future commercial redevelopment risk.

Historic residential structures adapted for reuse as single-family residential homes and for a vacation home are common throughout Deadwood and represent an effective way to maintain historic buildings while supporting the community's tourism-based economy and need for single-family dwellings.

Historic Preservation Precedent

Relocation of historic structures has precedent within Deadwood when necessary to preserve important historic resources.

The Springer House (384 Main Street) and the Fountain House (370 Main Street) were previously relocated from Lower Main Street with the support of the State Historic Preservation Office and the City of Deadwood. The Fountain House was relocated to a CH - Commercial Highway zoned neighborhood in Historic Planning Unit #3, just a couple houses away from the proposed location for the Historic Garage, Auer House and the Wayne Morris Cottages, which would be relocated to the same CH-Commercial Highway zoned neighborhood. The exception in this case is that the Charles Street Lots would eventually be rezoned to residential to preclude any commercial uses in the future. These relocations demonstrated that historic structures can be successfully moved to compatible sites while maintaining their historic significance and their contributing status.

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Common Questions & Responses

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A: Surrounding land use and economic constraints make long-term preservation infeasible.

Conclusion

Approval of this application ensures the preservation of multiple historic structures that would otherwise face uncertain futures, while reinforcing Deadwood's commitment to thoughtful, economically viable historic preservation.

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Thank you for your consideration.

Respectfully submitted,

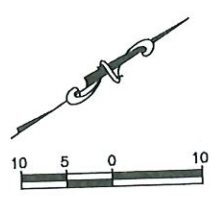
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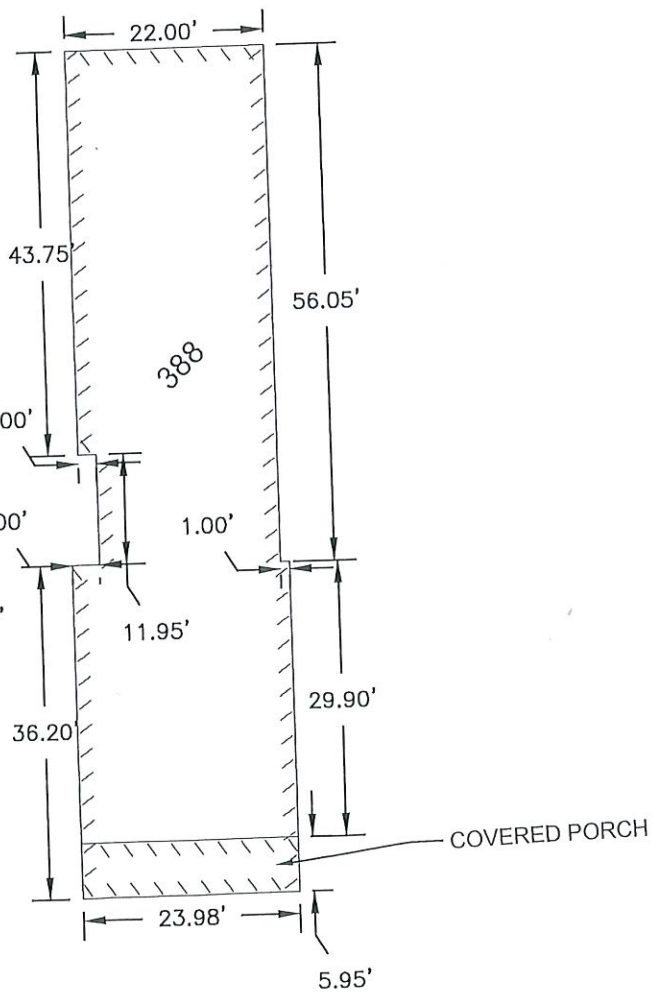
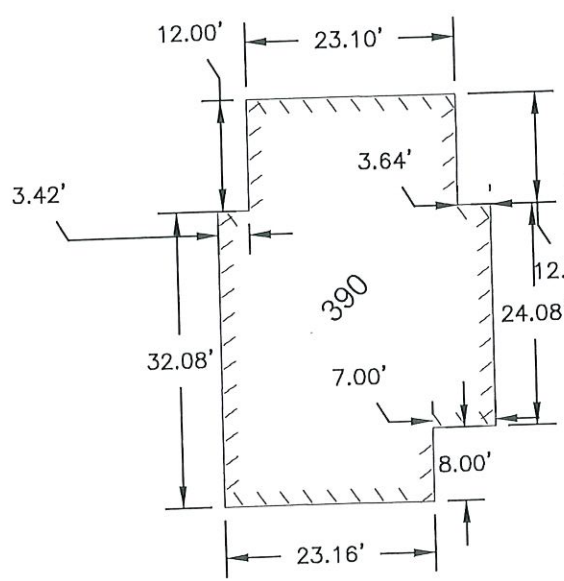
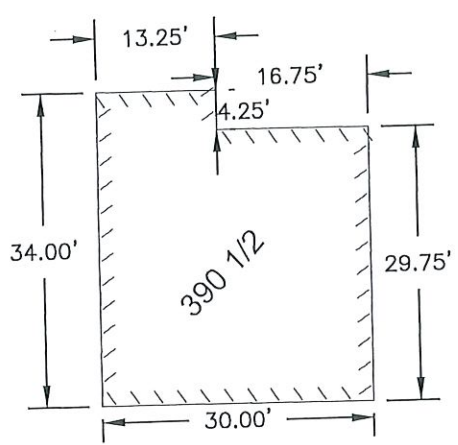
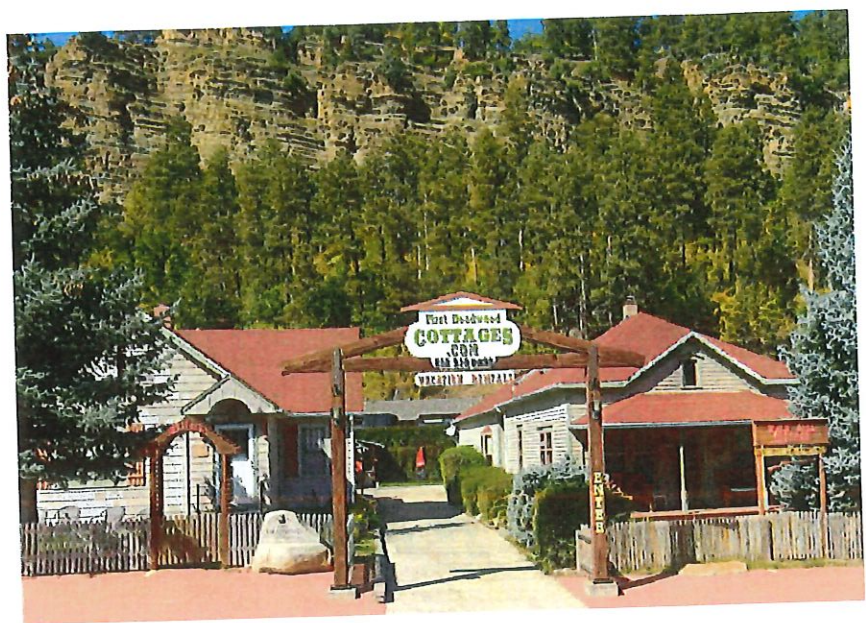
Optima, LLC

[Redacted address]

EXHIBIT 1



WILLIAMS STREET



MAIN STREET

EXHIBIT 1 CONTINUED

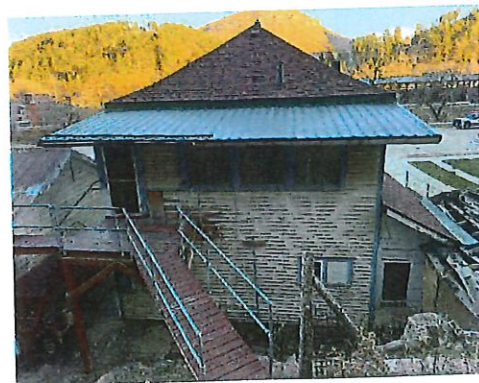
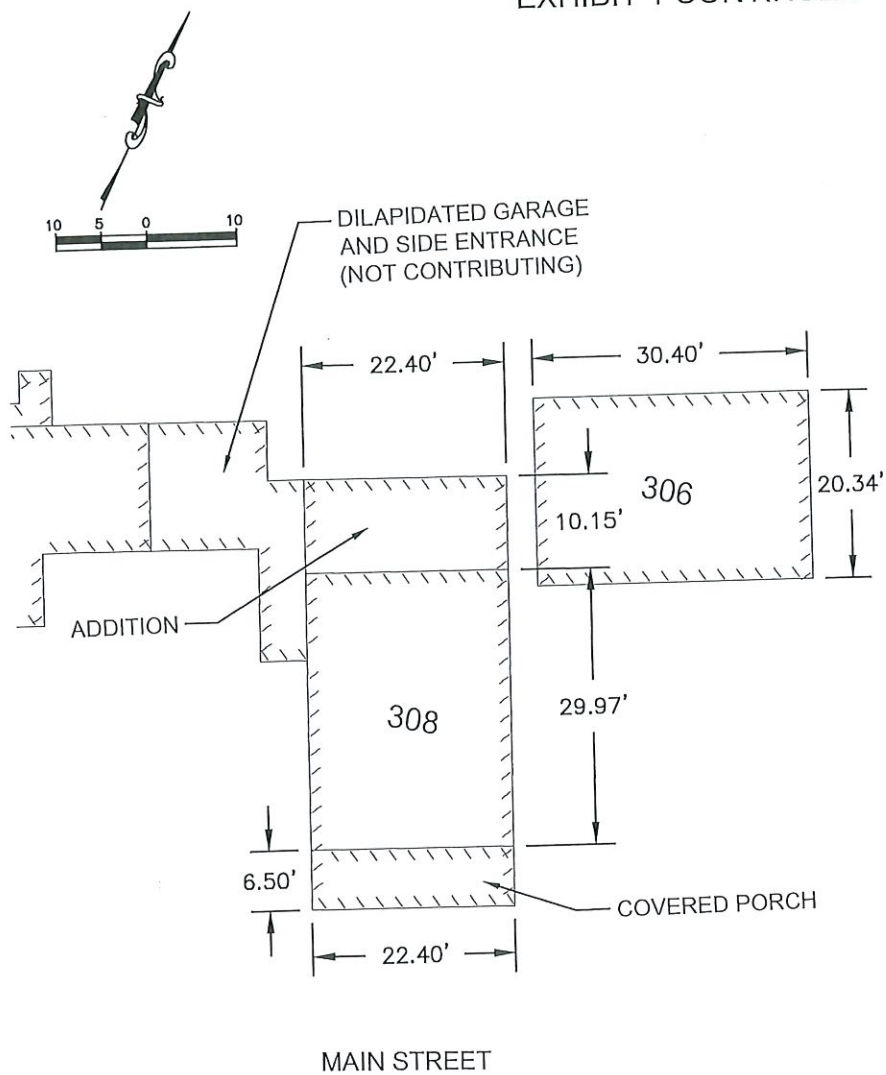


390 MAIN STREET

388 MAIN STREET

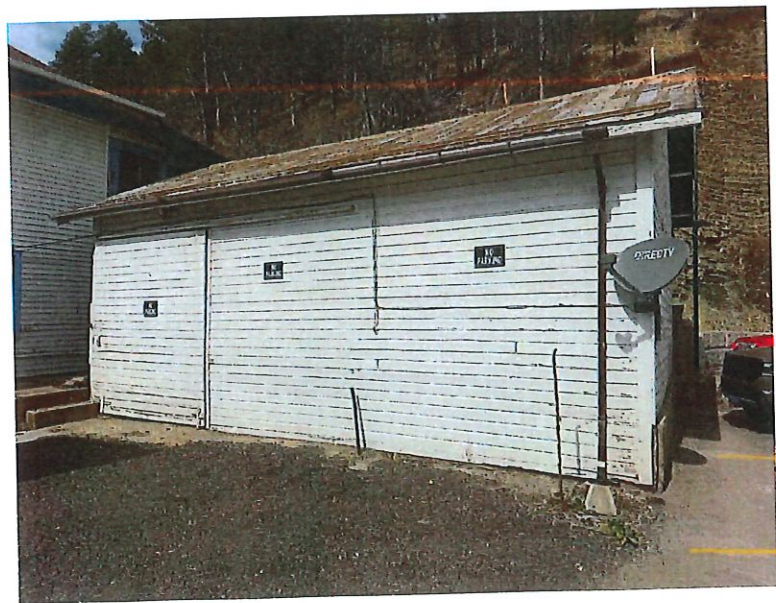
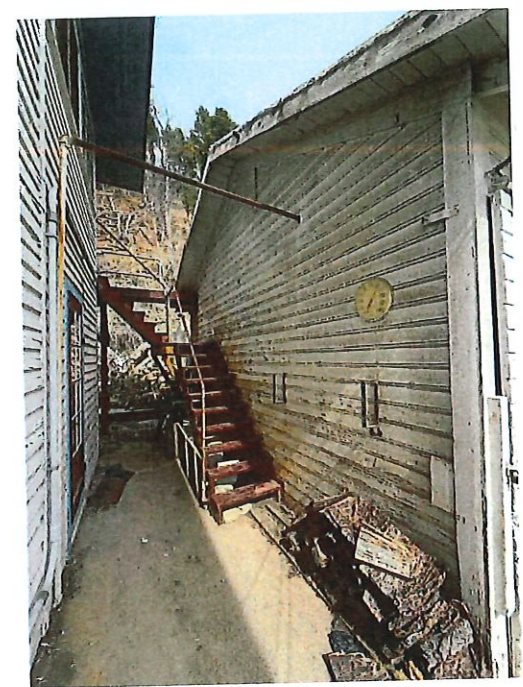
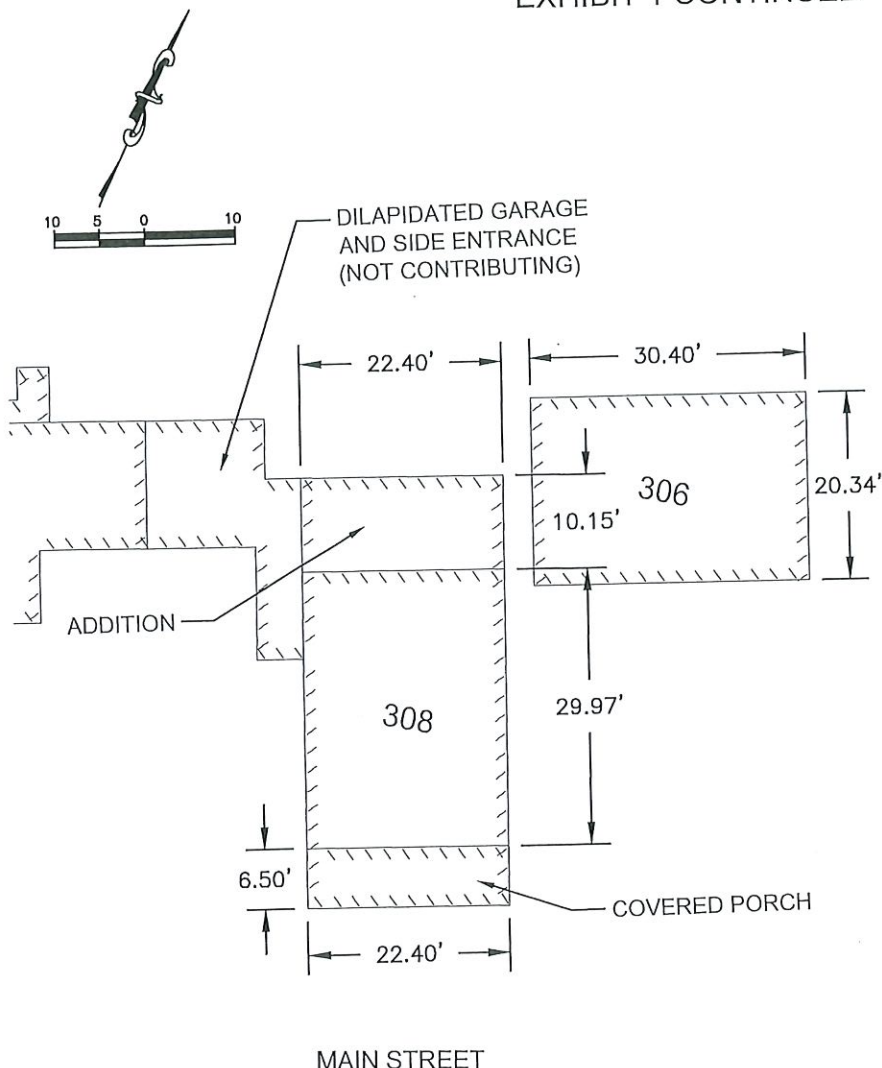
390 1/2 MAIN STREET

EXHIBIT 1 CONTINUED



308 MAIN STREET

EXHIBIT 1 CONTINUED



306 MAIN STREET

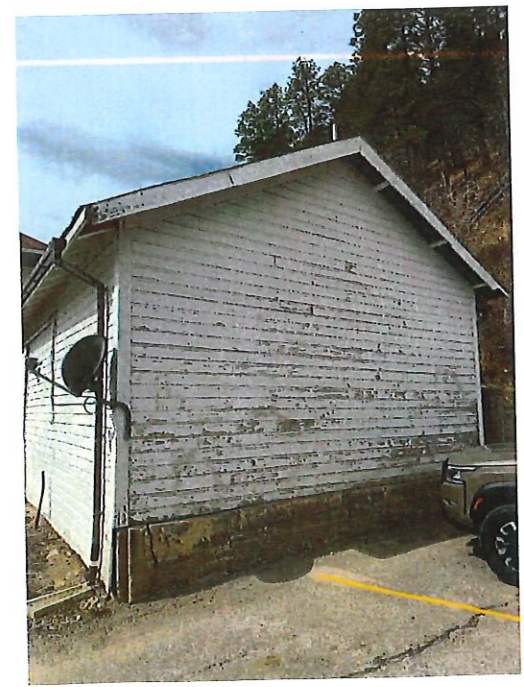


EXHIBIT 2

CHARLES STREET LOTS LEGAL DESCRIPTION:

LOTS 9, 11 AND 13 IN BLOCK 71, ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD;

LOTS 15 AND 17 IN BLOCK 71, ACCORDING TO THE P.L. ROGERS MAP OF THE CITY OF DEADWOOD, BEING ALSO DESCRIBED AS LOTS 17 AND 19 IN BLOCK 1 OF CLEVELAND ADDITION TO THE CITY OF DEADWOOD;

LOT 107B OF BLOCK 71, ORIGINAL TOWN OF DEADWOOD;

ALL IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



EXHIBIT 3

PROPOSED REPLAT OF CHARLES STREET LOTS

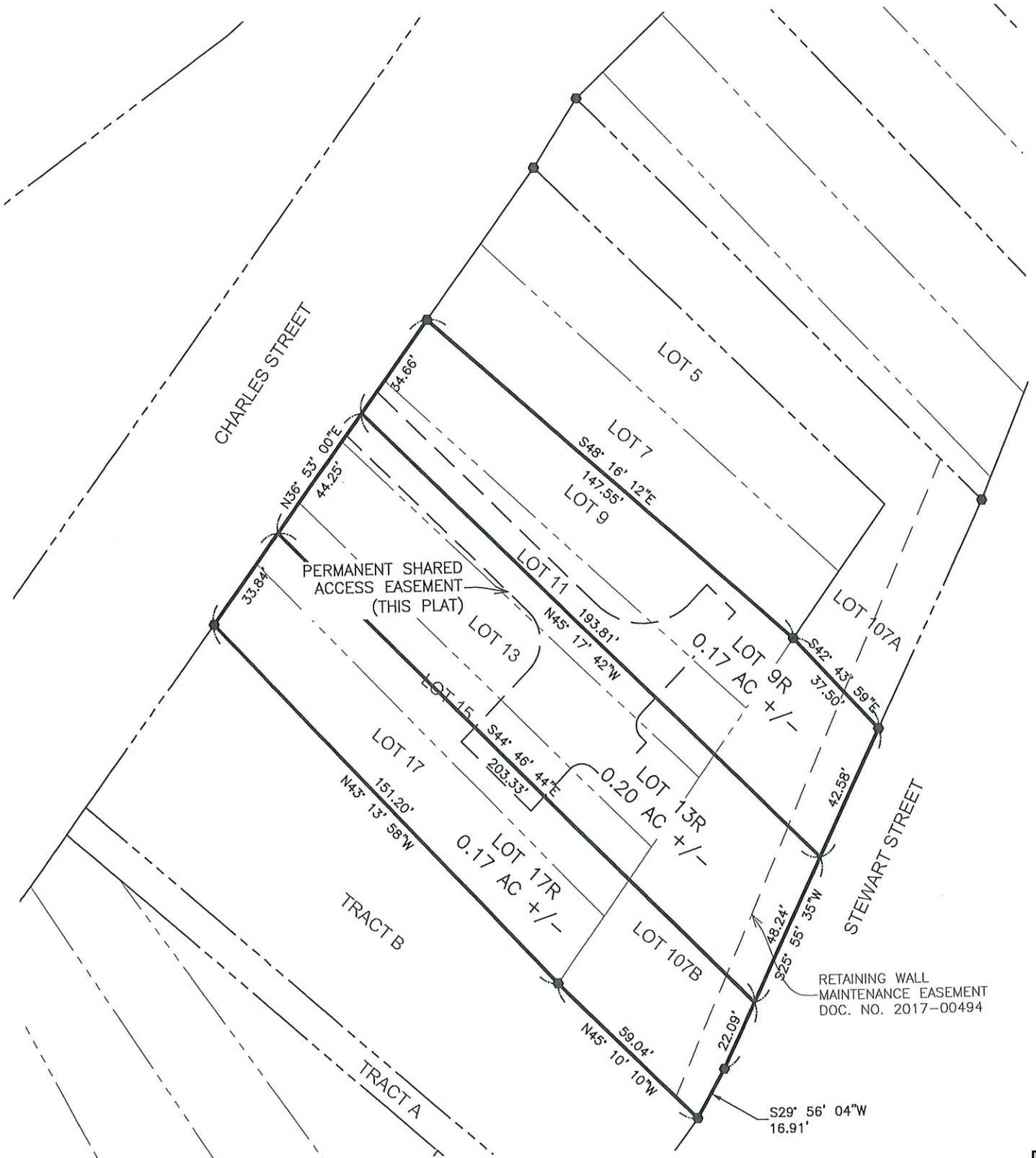
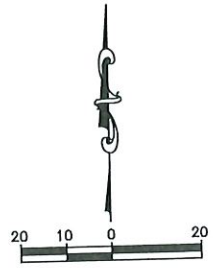


EXHIBIT 4

PROPOSED REPLAT OF CHARLES STREET LOTS WITH CONCEPTUAL LAYOUT OF RELOCATED MAIN STREET BUILDINGS

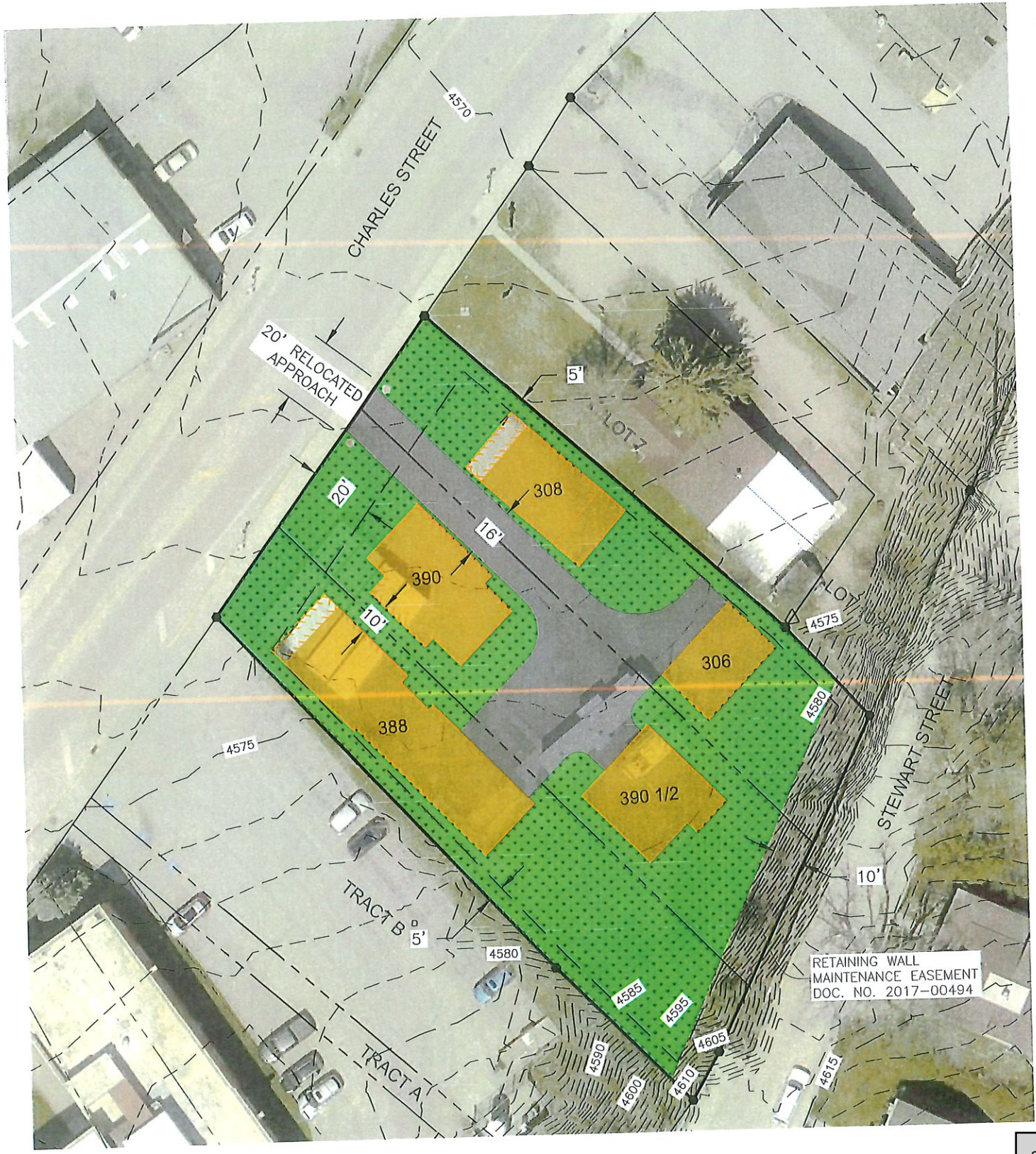
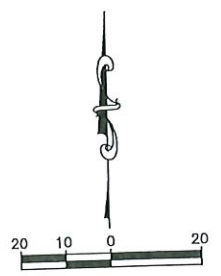
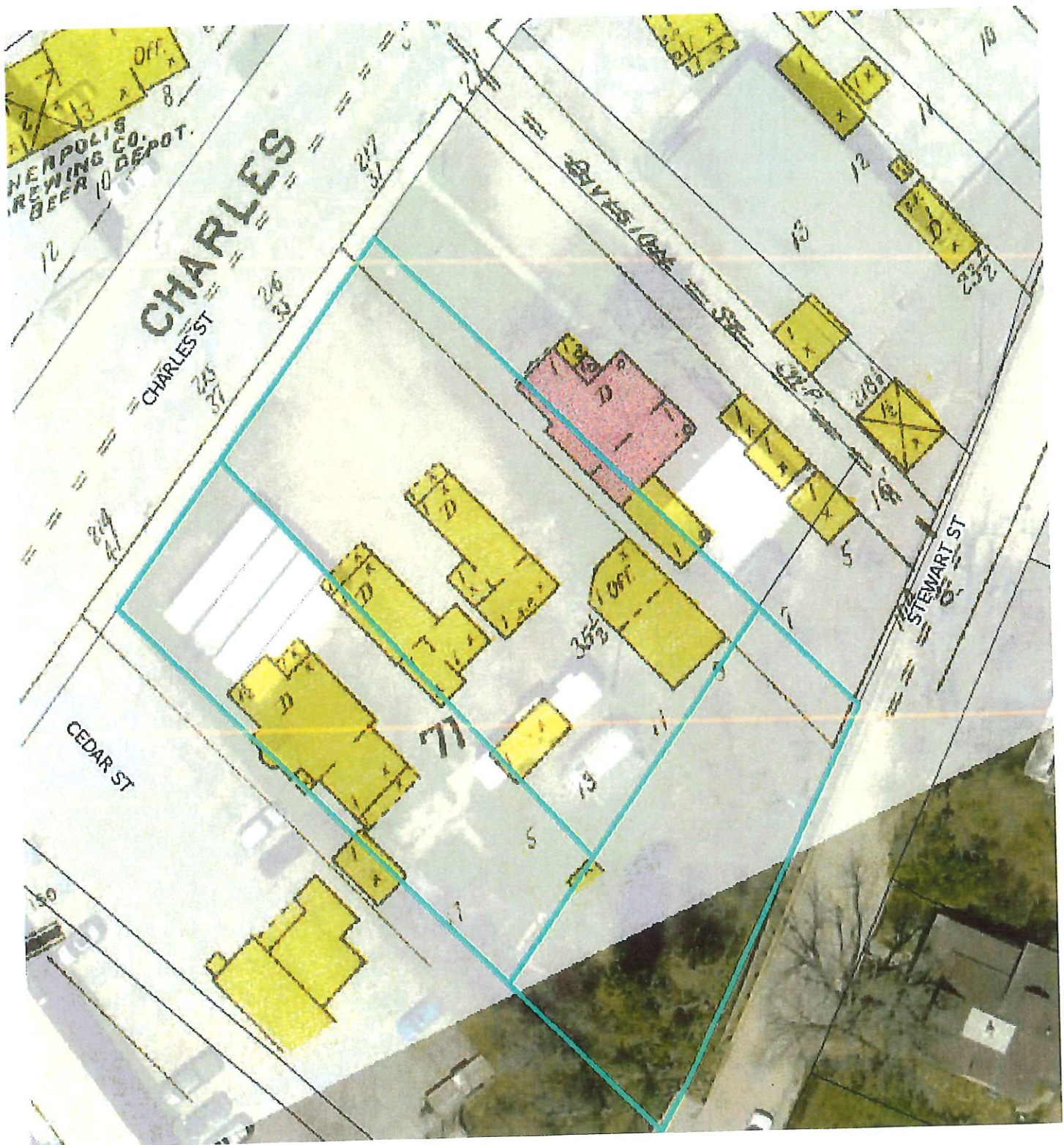
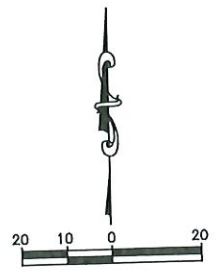


EXHIBIT 5

1903 SANBORN FIRE INSURANCE MAPS SHOWING
3 HOUSES WITH ACCESSORY STRUCTURES
(WITH GIS PARCELS HIGHLIGHTED IN BLUE)



Date: May 06, 2026

Case No. 260097
Address: 390 1/2 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 390 1/2 Main St., a Noncontributing structure located in the Fountain City Planning Unit in the City of Deadwood.

Applicant: Optima, LLC
Owner: OPTIMA, LLC
Constructed: c 1952

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 structure was built after the period of historic significance.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to move this structure from its current location on Main Street to Charles Street, preserving the structure and enabling continued residential use in a historically appropriate setting.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Over the years this area of Main Street has become highly commercialized and no longer has a residential environment. The proposed plan would move this structure, along with the other proposed resources, to a suitable location to re-create a residential neighborhood environment along Charles Street in Deadwood. Historical research shows several residential structures were lost on this parcel over the decades and this area is currently zoned Commercial.

Through a project approval process and negotiated developer agreement, the proposed relocation site would be rezoned residential, deed restrictions, and preservation covenants placed on the resources to ensure long-term preservation methods are in place for perpetual protection. It is staff's opinion that the proposed project is a suitable request in light of the adverse effect that has had on the lower Main Street area through years of development, preservation battles and court cases.

At this time, staff recommends consideration of a conditional approval to provide direction for staff and Optima, LLC to negotiate a final agreement outlining conditions for final approval by the Deadwood Historic Preservation Commission. If properly implemented, it is staff's opinion, the proposed work and changes would 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	
Case No. _____	
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received ____/____/____	
Date of Hearing ____/____/____	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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: 390 1/2 Main Street, Deadwood, SD 57732
Historic Name of Property (if known): Wayne Morris "Non-Contributing" Garage/Cottage

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

Owner's Name: <u>Optima LLC</u>
Address:
City:
Telephone:
E-mail:

Architect's Name: <u>N/A</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>Kenny Gardner</u>
Address:
City:
Telephone:
E-mail:

Agent's Name: <u>Austin Burnham</u>
Address:
City:
Telephone:
E-mail:

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

FOR OFFICE USE ONLY
Case No. _____

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

DESCRIPTION OF ACTIVITY

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

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

See Memorandum dated 04/23/26 from Optima LLC attached hereto and made a part hereof.

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

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.

Memorandum

To: Deadwood Historic Preservation Commission

From: *Optima, LLC*

Re: Relocation of the Historic Garage, Auer House & Wayne Morris Cottages – [REDACTED]

Date: 04.23.26

Request for Approval

Optima LLC respectfully requests approval from the Historic Preservation Commission to relocate the Historic Garage, Auer House, and Wayne Morris Cottages from their current locations on Main Street to Charles Street, preserving these structures and enabling their continued residential use in a historically appropriate setting.

Project Summary

Project	Relocation and preservation of the Historic Garage, Auer House & the Wayne Morris Cottages
Existing Location	[REDACTED] Deadwood
Proposed Location	Charles Street Property, Deadwood
Zoning at New Site	CH – Commercial Highway; To be rezoned Residential
Proposed Use	2 Residential Houses with accessory dwellings/garages & 1 Vacation Home Establishment (short-term rental)

Why This Project Should Be Approved

This proposal achieves three critical objectives:

1. **Preservation** – Protects historic structures from deterioration
2. **Compatibility** – Places them in a residential-scale, historically appropriate setting
3. **Long-Term Viability** – Enables economically sustainable use

Optima, LLC requests approval to relocate the historic garage located at 306 Main Street, the historic structure located at 308 Main Street, known as the Auer House, and to relocate the historic structures located at 388 and 390 Main Street, along with the non-contributing structure at 390½ Main Street, collectively known as the Wayne Morris Cottages, all to vacant property located on Charles Street in Deadwood.

Relocation is the only feasible means of ensuring long-term preservation of these historic structures. The proposed relocation will preserve and rehabilitate one contributing historic

garage, three contributing historic residential structures and retain a third non-contributing structure, all currently located within an area of Lower Main Street that has transitioned over time to predominantly commercial uses associated with Highway 14A and nearby gaming establishments. Without relocation, these structures face eventual deterioration or loss due to incompatible surrounding uses, diminished viability of residential occupancy in this corridor, and economic infeasibility of preservation in their current location.

This relocation effectively removes the structures from a commercially encroaching corridor and places them in a setting that ensures long-term residential stability, eliminating redevelopment pressure and aligning with Deadwood's preservation priorities. Relocation represents the most responsible preservation strategy.

Attached hereto as **Exhibit 1** are the dimensions and pictures of the respective structures as they now exist at 306, 308, 388, 390, and 390 ½ Main Street. The legal description and picture of the Charles Street property are set forth on attached **Exhibit 2**. The Charles Street property will need to be replatted. The proposed replat is attached as **Exhibit 3**.

Optima LLC's request includes placing the Historic Garage, three contributing houses, and one non-contributing structure on the Charles Street property as shown in **Exhibit 4**. **Exhibit 4** illustrates how the structures will be repositioned to maintain spacing, orientation, and residential character consistent with historic patterns. **Exhibit 5** is the 1903 Sanborn Fire Insurance Maps showing the historical configuration of prior houses on the Charles Street property, which is like what *Optima LLC* is now proposing.

The Historic Garage, Auer House and the Wayne Morris Cottages are representative vernacular structures of their respective periods and are of a size and form appropriate for Deadwood neighborhoods. They are similar in residential scale, massing, shape, and appearance to surrounding residential structures in the proposed relocation area. They have compatible orientation and setbacks. They are wood-framed structures. 306 Main St. was constructed c.1920. 308 Main St. was constructed c.1895. 388 Main St. was constructed c.1900. 390 Main St. was constructed c.1940. 390½ Main Street is classified as a non-contributing structure.

Most recently, the Wayne Morris Cottages have been used as vacation rentals and temporary employee housing for the adjacent Cadillac Jack's Gaming Resort. The Auer House is vacant and *Optima LLC* has just begun its rehabilitation.

Zoning and Long-Term Land Use Strategy

The Charles Street property is currently located within the CH – Commercial Highway zoning district. This district accommodates both commercial and residential uses. Historically, the Charles Street property was used as single family homes. Once the CUP to operate a Vacation Home Establishment is obtained and a Short-Term Rental License received for what's depicted on Exhibit 4 as the 388 Main Street House, then *Optima LLC* will rezone the Charles Street property to residential, ensuring long-term residential use and eliminating future commercial redevelopment risk.

Historic residential structures adapted for reuse as single-family residential homes and for a vacation home are common throughout Deadwood and represent an effective way to maintain historic buildings while supporting the community's tourism-based economy and need for single-family dwellings.

Historic Preservation Precedent

Relocation of historic structures has precedent within Deadwood when necessary to preserve important historic resources.

The Springer House (384 Main Street) and the Fountain House (370 Main Street) were previously relocated from Lower Main Street with the support of the State Historic Preservation Office and the City of Deadwood. The Fountain House was relocated to a CH - Commercial Highway zoned neighborhood in Historic Planning Unit #3, just a couple houses away from the proposed location for the Historic Garage, Auer House and the Wayne Morris Cottages, which would be relocated to the same CH-Commercial Highway zoned neighborhood. The exception in this case is that the Charles Street Lots would eventually be rezoned to residential to preclude any commercial uses in the future. These relocations demonstrated that historic structures can be successfully moved to compatible sites while maintaining their historic significance and their contributing status.

The proposed relocation of the Historic Garage, Auer House and Wayne Morris Cottages follows this same preservation strategy. The proposed relocation is consistent with the Secretary of the Interior's Standards for Rehabilitation, which recognize relocation as appropriate when it is the only feasible means of preserving a historic structure.

Preservation Benefits

While relocation changes the original site context, the proposed Charles Street location maintains a similar scale, residential character, and orientation consistent with the historic form of the Historic Garage, Auer House and Wayne Morris Cottages. This ensures the structures retain their integrity of design, materials, and setting to the greatest extent practicable. The relocation will ensure the long-term preservation and rehabilitation of historic residential buildings that might otherwise face deterioration or loss within an increasingly commercial corridor.

The Charles Street property provides a setting where the houses' historic residential scale and character are more appropriate and can be maintained.

The project represents a significant private investment in historic preservation while supporting Deadwood's tourism economy and the City's desire for more single-family homes. The project results in a net preservation gain by ensuring the long-term survival of contributing historic structures that would otherwise face uncertain future conditions.

This project not only preserves historic structures but activates underutilized property, contributes to Deadwood's tourism economy, and provides appropriately scaled housing consistent with the City's historic character.

The project aligns with the City of Deadwood's long-standing policy of encouraging adaptive reuse and preservation of historic structures in a manner that supports historic integrity, residential uses, and economic vitality.

Common Questions & Responses

Q: Does relocation harm historic integrity?

A: The Secretary of the Interior's Standards allow relocation when necessary to preserve a structure, which applies here. This project does not move history---it ensures that it survives.

Q: Why not preserve in place?

A: Surrounding land use and economic constraints make long-term preservation infeasible.

Conclusion

Approval of this application ensures the preservation of multiple historic structures that would otherwise face uncertain futures, while reinforcing Deadwood's commitment to thoughtful, economically viable historic preservation.

For these reasons, and in furtherance of Deadwood's long-standing commitment to historic preservation, *Optima, LLC* respectfully requests approval from the Historic Preservation Commission to relocate the Historic Garage, Auer House and Wayne Morris Cottages to the Charles Street property as shown in the attached exhibits. The relocation will preserve contributing historic structures, place them within a compatible setting, and allow their adaptive reuse as historic residences and a vacation home in a manner consistent with the City of Deadwood's historic preservation objectives.

Thank you for your consideration.

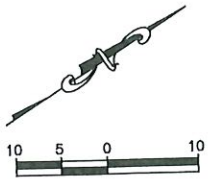
Respectfully submitted,



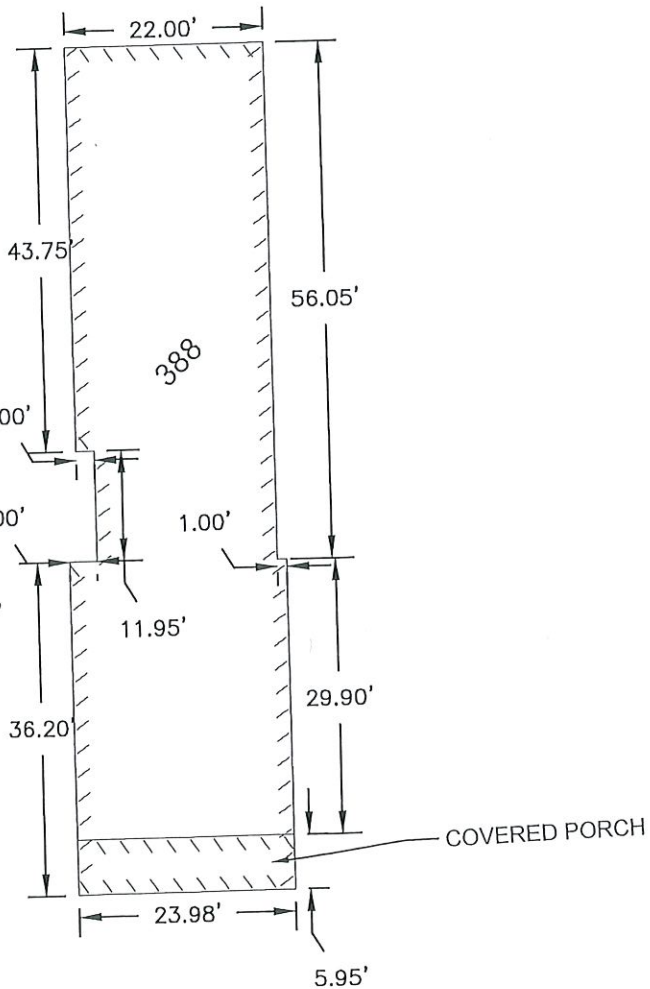
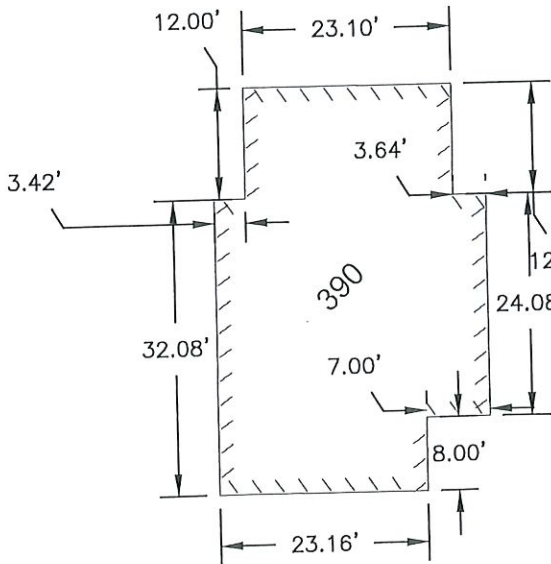
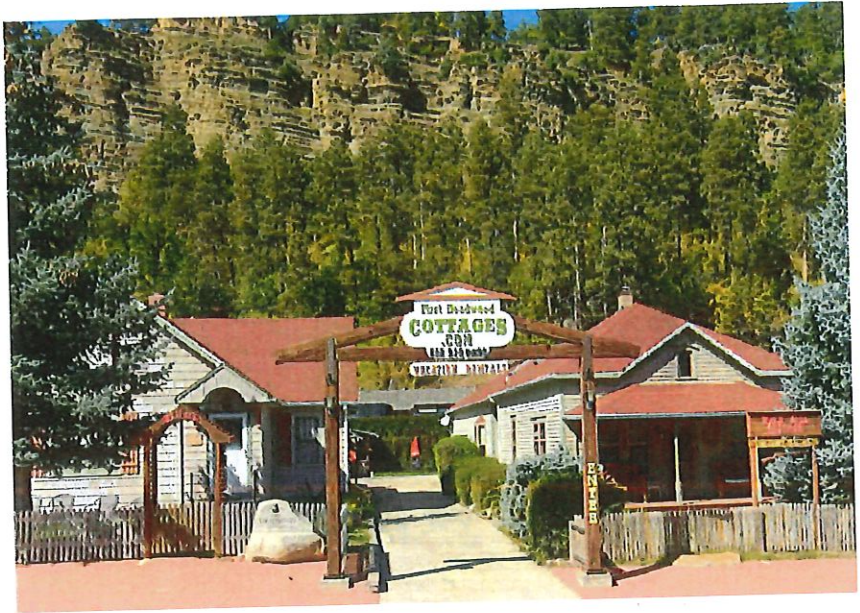
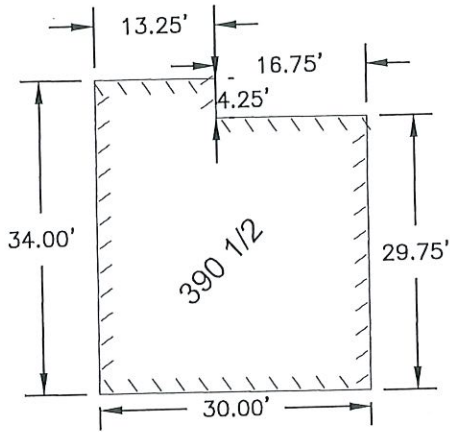
Optima, LLC



EXHIBIT 1



WILLIAMS STREET



MAIN STREET

EXHIBIT 1 CONTINUED

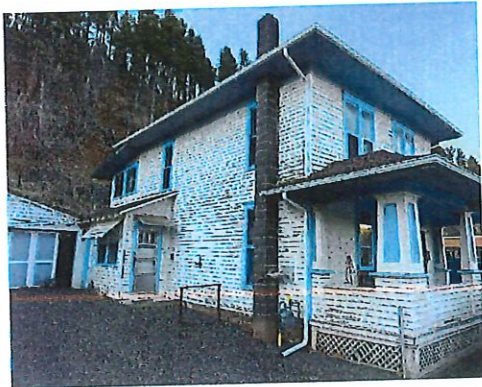
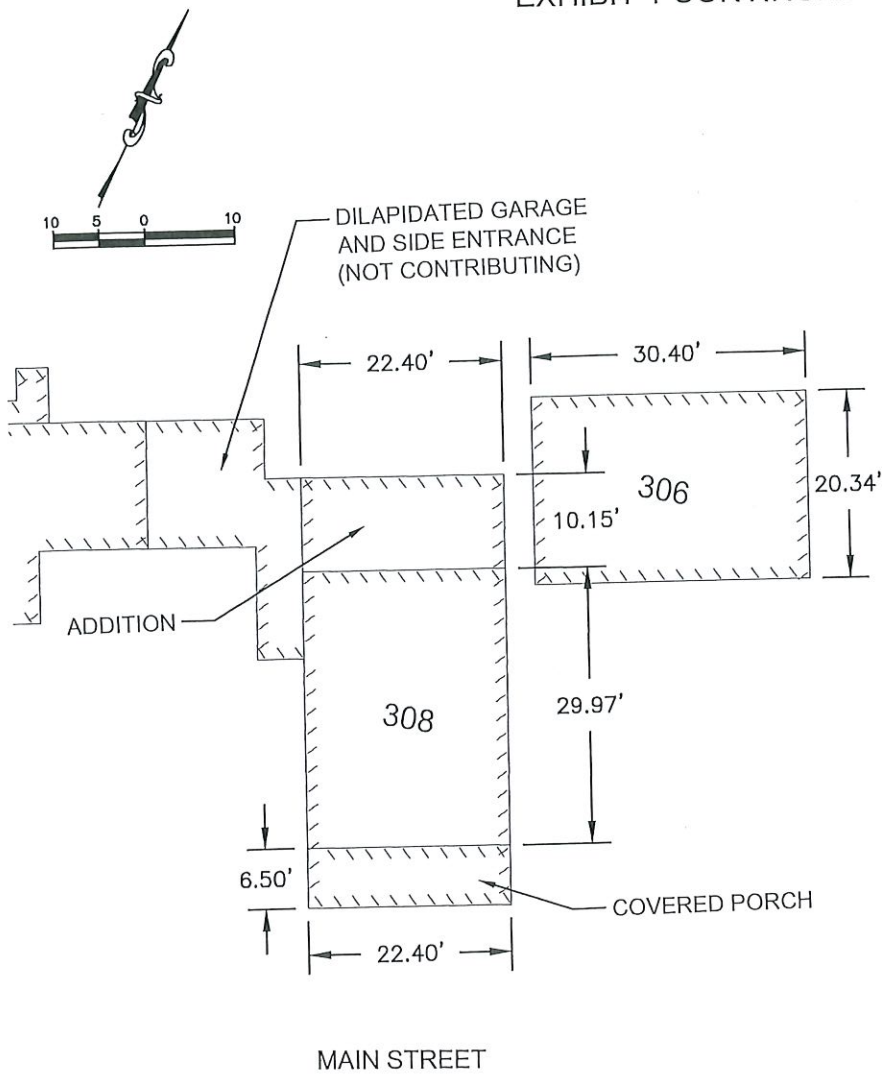


390 MAIN STREET

388 MAIN STREET

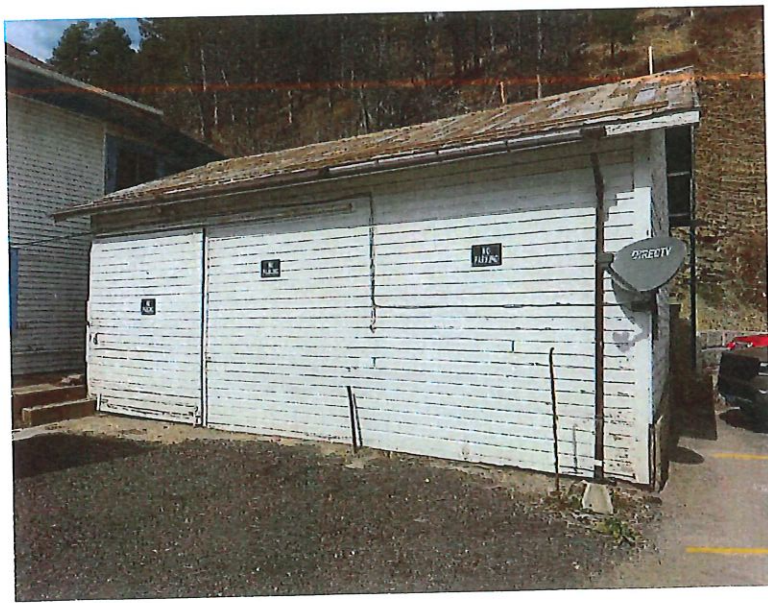
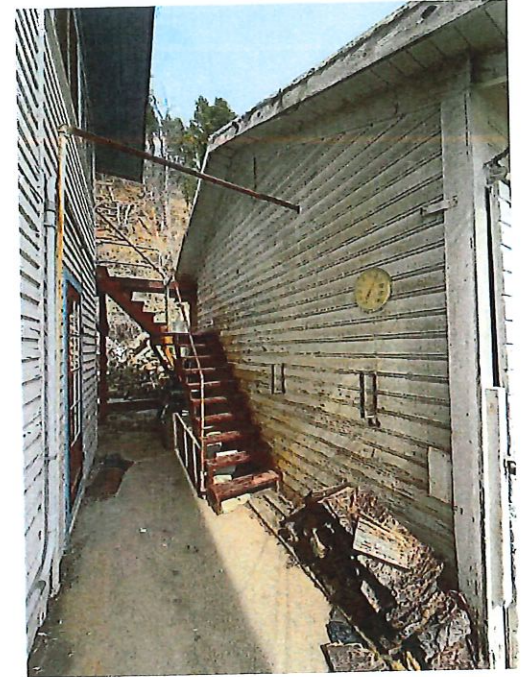
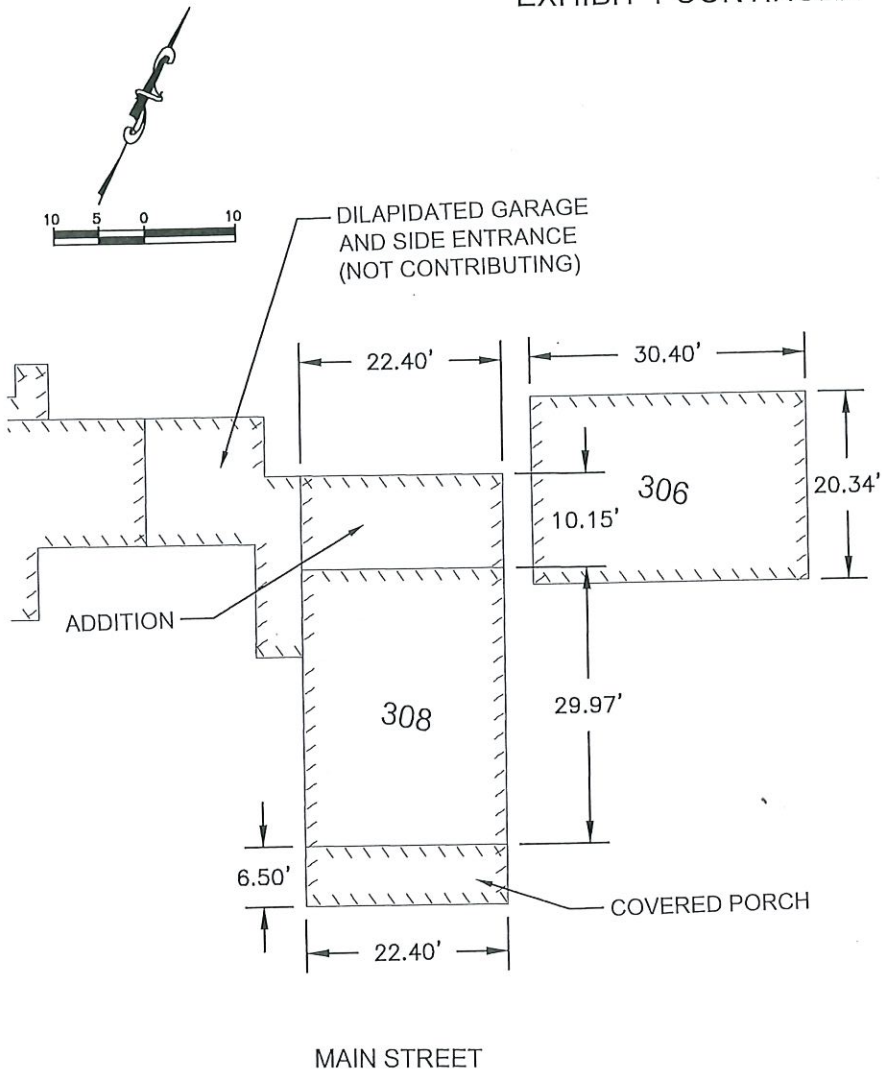
390 1/2 MAIN STREET

EXHIBIT 1 CONTINUED



308 MAIN STREET

EXHIBIT 1 CONTINUED



306 MAIN STREET

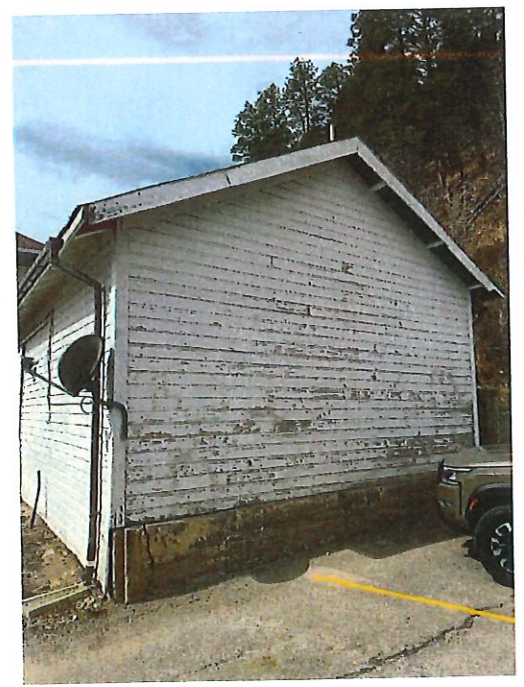


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LOT 107B OF BLOCK 71, ORIGINAL TOWN OF DEADWOOD;

ALL IN THE CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



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PROPOSED REPLAT OF CHARLES STREET LOTS

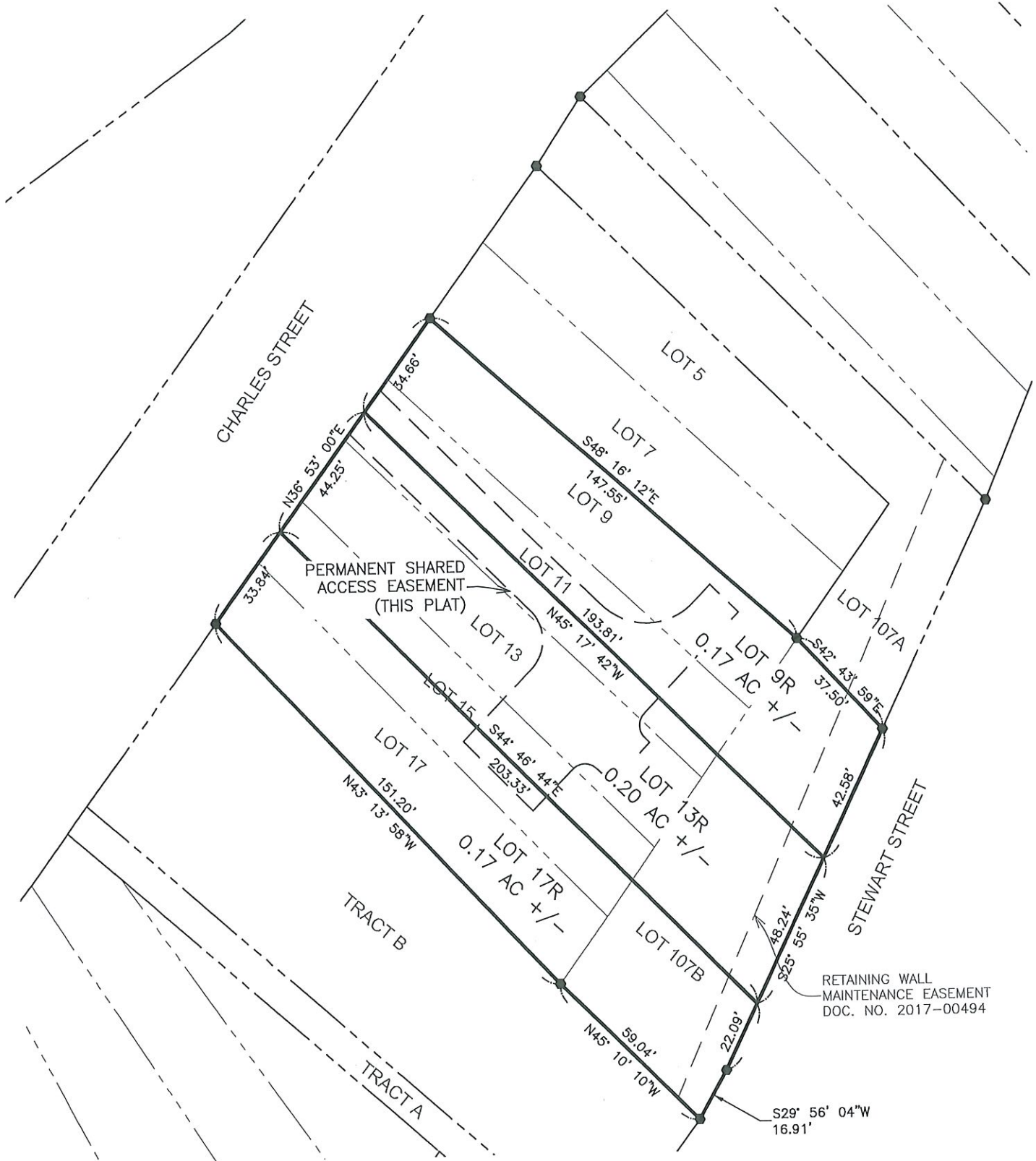
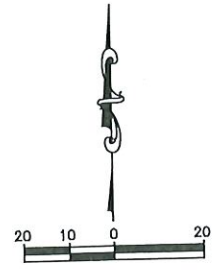


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PROPOSED REPLAT OF CHARLES STREET LOTS
WITH CONCEPTUAL LAYOUT OF RELOCATED MAIN STREET BUILDINGS

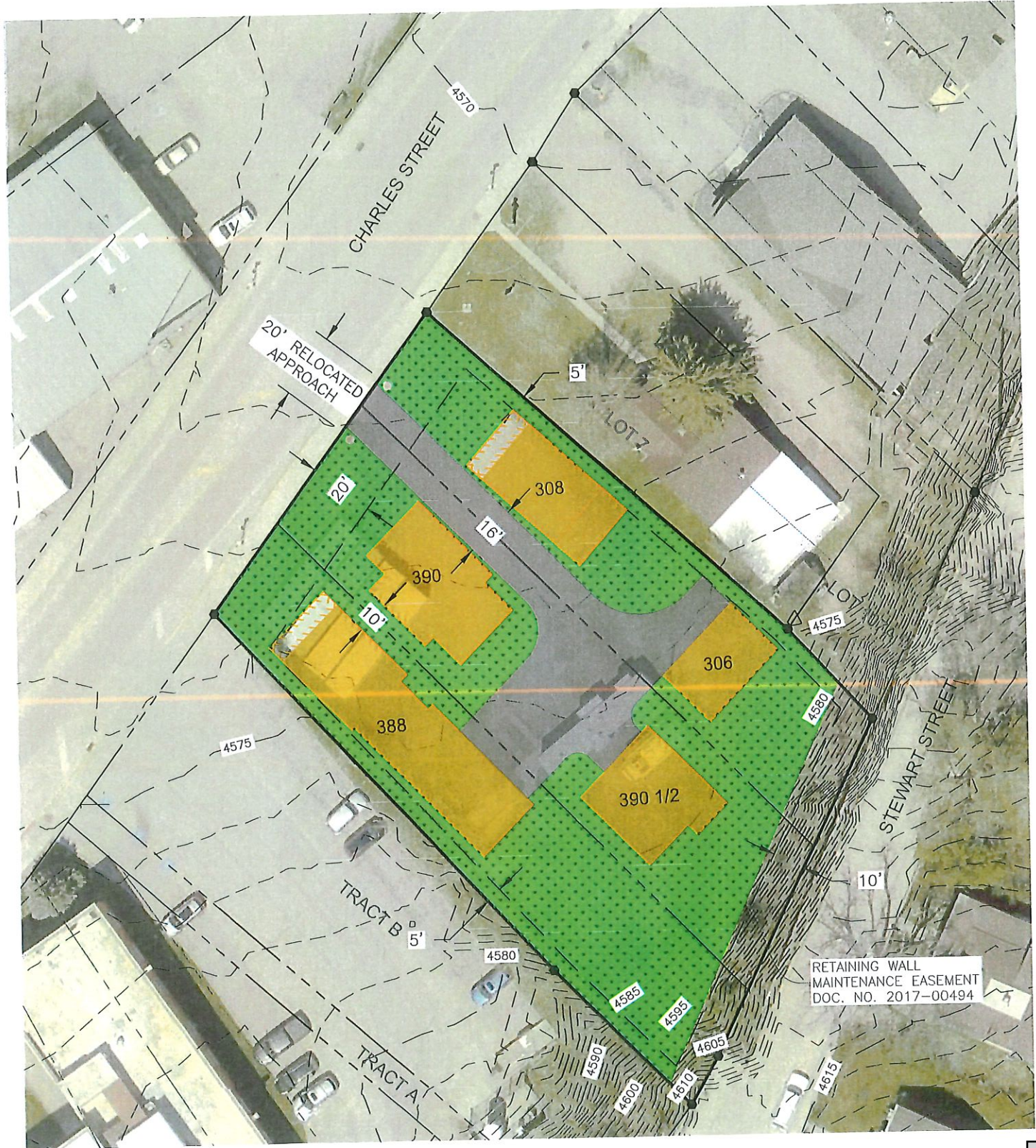
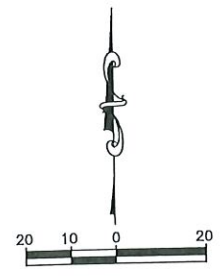


EXHIBIT 5

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3 HOUSES WITH ACCESSORY STRUCTURES
(WITH GIS PARCELS HIGHLIGHTED IN BLUE)

