

Historic Preservation Commission Meeting Agenda

Wednesday, March 11, 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. [02.25.2026 Meeting Minutes](#)
4. **Voucher Approvals**
 - a. [HP Operating Vouchers](#)
 - b. [HP Grant Vouchers](#)
 - c. [HP Revolving Vouchers](#)
5. **HP Programs and Revolving Loan Program**
 - a. Neighborworks Update
 - b. [Historic Preservation Grant Request](#)
 - Troy Gorons - 43 Forest Avenue - Siding Grant Program
 - c. [Historic Preservation Retaining Wall Request](#)
 - Phyllis Jean Wright - 822 Main - Enter into the retaining wall program
6. **Old or General Business**
7. **New Matters Before the Deadwood Historic District Commission**
 - a. [COA 260035 - 709 Main Street - Silverado Franklin - Replace tile on Portico](#)
 - b. [COA 260036 - 604 Main - Nugget Saloon - Replace two windows to meet egress requirements](#)
 - c. [COA 260038 - 57, 59, 61 Sherman Street - Deadwood Sundance 2023 LLC - Restore back facades of structures](#)
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. [PA 260032 - Troy Gorons - 43 Forest - Replace siding with Cedar siding and reconstruct front/porch deck](#)
 - b. [PA 260034 - 37 Lincoln - Danika McFarland - Replace front steps](#)
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.)

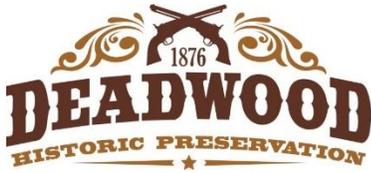
a. Legislative update from staff

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, February 25, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

2. Roll Call

PRESENT

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

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning and Preservation Officer
 Bonny Anfinson, Historic Preservation Coordinator
 Cammie Schmidt, Administrative Assistant
 Susan Trucano, Neighborworks

3. Approval of Minutes

- a. HPC 2.11.2026 Meeting Minutes

It was motioned by Vice Chair Knipper and seconded by Commissioner Posey to approve minutes of February 11, 2026, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Allen to approve HP Operating Vouchers in the amount of \$7,919.88. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Grant Vouchers in the amount of \$150.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

a. Neighborworks Updates

Neighborworks Dakota Home Resources - 2025 Annual Report

Mrs. Trucano stated the packet includes the delinquency report and the financials for the end of January along with the annual report for the revolving loan program. There were sixteen loans issued in 2025 totaling \$298,334.00 which is a decrease from the prior two years. The use of funds breaks down to \$96,766.00 in preservation loans which are interest bearing. Retaining wall loans are the owner portion which is repayable and totaling \$69,127.00. The zero-interest loans are what are considered the life safety matters and they total \$47,622.00. The forgivable loans which include windows, siding, foundation and vacant structures, total \$70,000.00. We refinanced a number of loans at the sum of \$19,820.00. There were no commercial loans last year or upper floor revitalization loans. There are 169 loans in the portfolio total and Historic Preservation collected \$26,373.91 in interest which is up over 2024. Additionally, there were \$9,320.00 in loan fees which is down over 2024 due to less loans in previous years.

Chair Diede asked for a total amount in loans under the revolving loan package.

Mrs. Trucano stated the total amount of active loans for the fund is \$3,414,256.00 through 169 loans. The city portion of the retaining walls is now handled through the grant program so those are not reflected in this report.

It was motioned by Commissioner Williams and seconded by Commissioner Allen to accept and acknowledge Neighborworks 2025 Annual Report.

6. Old or General Business

- a. Enter into a retainer with Renee Boen to review Native American collection at the Days of '76 Museum for an amount to exceed \$5,000 to be paid out of the Archaeology budget.

Mr. Runge stated the Historic Preservation Office has worked with Renee Boen over the past on several occasions. Renee is the former State of South Dakota Archaeologist in Rapid City and was their collections manager for a few years. She was involved with the Native American Graves Protection Repatriation Act (NAGPRA) for the State Archaeological Research Center. The office is interested in hiring Renee on a retainer to help navigate one of the pieces that is part of the Clowser collection at the Days of '76. Staff is going through some of the paperwork and watching videos of Don talk about his assemblage. One piece in particular resulted in concerns with its relationship with the indigenous tribes. Renee has done consultations with the indigenous tribes for about twenty years with a focus on NAGPRA. It is anticipated by December 2026; our office would be conducting consultations with the indigenous tribes to determine what we can do with the particular item. The second part of this project would be helping in reviewing items that make up the Clowser collection, specifically the Native American ethnographic items to verify whether they fall under the NAGPRA guidelines. As we progress

forward in this project, this will ensure we are in compliance with the federal guidelines of NAGPRA.

Commissioner Santochi asked is this about returning the items back to the Native American tribes?

Mr. Runge stated it is part of the project. The particular item we are talking about is a saddle that appears to be a funerary object. Also, the federal laws that pertain to NAGPRA, we want to ensure we are covered.

Commissioner Santochi asked what exactly is Renee going to be doing?

Mr. Runge stated Renee will be helping us in working with the indigenous tribes to schedule consultations with them and if we have other items that we need to do additional research on, as in, whether they were ceremonial or burial, items of that nature. When the city acquired the Clowser collection in 2001 the Game, Fish and Parks and Federal agencies came out for eagle feathers, a good example would be a head dress, actual golden eagle mounts that are part of the collection. We were able to get the paperwork completed at that point in time. The saddle item slipped through the cracks, and we would like to get back up to speed. We will be looking at the Clowser collection as a whole to see if there is anything else and address it so from this point forward there will not be additional questioning. We mainly want to put "City of Deadwood Historic Preservation in compliance with the Federal guidelines of NAGPRA".

Mr. Kuchenbecker stated this will be valuable to staff with her experience and being an Archaeologist and handling this on a more regular basis. Renee will be assisting in identifying those tribes, organizing consultations and she will need to be involved in those conversations because we have not done this before.

It was motioned by Vice Chair Knipper and seconded by Vice Chair Brown to enter into a retainer with Renee Boen to review the Native American collection at the Days of '76 Museum for an amount not to exceed \$5,000.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. Enter into a contract with Brad Schneck of Dynamite Media Solutions to create video clips for the City's GIS page for an amount not to exceed \$2,000.00 to be paid out of the City Archives budget.

Mr. Runge stated last year we hired Brad to develop what we called "Deadwood History Bits" and those are the vintage videos and motion pictures that are thirty seconds to a minute and fifteen seconds and stored downstairs in the City Archives. These particular portions of the video clips have been uploaded and available to the public through our GIS portal. We want to continue this project and get 20 clips put together at \$100.00 per clip in total of \$2,000.00. Last year we received a substantial donation of 8-millimeter films. There are very solid videos and providing public access to those films would be great.

Vice Chair Knipper asked now that this is out to the public, how is this being communicated to the public? How are people made aware of these video clips? Is it being posted on social media or being pushed out somewhere?

Mr. Runge stated we purchased a thousand minutes of video from Grant Welford. Why do we have it if we are not going to use it? In 2022 or 2023 a presentation was given at the HARCC highlighting what the plan was for these video clips. Some of those video clips were posted on the Deadwood Historic Preservation Facebook page, and another presentation was given at the HARCC for Preservation Thursday and that highlighted the clips as well.

It was motioned by Commissioner Allen and seconded by Vice Chair Brown to enter into a contract with Brad Schneck of Dynamite Media Solutions to create video clips for the City's GIS page for an amount not to exceed \$2,000.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260019 - 46 Wabash - Roger & Sharon Styer - Enclose Carport

Mr. Kuchenbecker stated this is a non-contributing structure in the Cleveland Planning Unit, built in 1985. The applicant is requesting permission to enclose the carport. The north side of the carport will have two windows, and the sides will be Smart siding. The south side will have a walk-through door and on the east side will have an overhead door. Historic Preservation Commission approved the carport in March of 2025 and the owner has completed construction. It is staff opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

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

- b. PA 260020 - 37 Lincoln - Danika McFarland - Request approval of changes to front façade

Mr. Kuchenbecker stated this is a contributing structure in the Ingleside Planning Unit, built in circa 1880. We have seen this structure come up a few times in the last two to three years. The applicant is requesting permission to make six changes in total. First, switch the position of the stairs to the center of the porch, shift the existing balusters and banisters to the right side of the porch in front of the front door. Create new steps from concrete with brick veneer in a fan like build. The bottom step, expanding slightly past the balusters and becoming narrower as each step reaches the porch. Second is to add two exterior light sconces on either side of the middle windows on the porch. Third, add a mail slot to the front door. Fourth, put a new transom window above the front door-stained glass with the number 37 on it. Fifth, replace the broken gable trim with new trim. Sixth, second floor façade

siding replacement with fish scale material. It is staff opinion this is one of the oldest houses remaining in the Ingleside Planning Unit and is described as one of the best preserved in the 1993 Architectural Survey of Deadwood. Due to its near original condition, it should be rehabilitated to these conditions. Items such as lights, mail slots and reconstruction of a transom above the door is not an issue as long as an opening size, opening and geometry are not changed. Staff is concerned the change of materials does not meet the standards and guidelines adopted by the commission. The proposed stairs do not take into consideration the number of steps needed to travel from existing grade to the porch and would likely become too large of feature not original to the resource. The fish scale siding would be an inappropriate alteration to the historic structure, and the lap siding should remain. The architectural fretwork could be replicated but should not be altered in design. Staff have reviewed and determined the proposed work and changes does encroach upon, damage and destroys a historic resource, therefore, it would have an adverse effect on the historic character of the building and the historic character of the State and National Register of Historic Places. How would we like to vote on this? We have the option of doing a partial approval of the sconce, mail slot, and transom and reject the balance of it, would be staff opinion, therefore, you could still approve it but just portions of it. We have the other option of rejecting it as a whole and having the applicant resubmit a new application.

Commissioner Santochi asked if Historic Preservation Commission can approve based on staff recommendations that were laid before the Commission. It would take away three of the six projects that the applicant proposed, leaving the sconces, mail slot, and transom.

Mr. Kuchenbecker stated yes, that is correct.

Vice Chair Knipper asked if the front door is new as well?

Mr. Kuchenbecker stated what the applicant prepared for the photos is proposed as new, but the applicant will keep the existing front door.

Commissioner Santochi asked if the door on the structure was the original front door.

Mr. Kuchenbecker stated it is difficult to tell in the photo, staff believe it is may not be the original door.

Vice Chair Knipper asked if the applicant is wanting to put the mail slot in the existing front door.

Mr. Kuchenbecker stated that it is correct versus installing a new door.

Mr. Kuchenbecker stated staff will ensure in the approval letter to specify what is approved and what is not approved and, in the minutes, as well.

It was moved by Commissioner Santochi and seconded by Commissioner Allen based upon all the evidence presented, I move to make a finding that the proposed work to the lights, mail slot, replace broken gable trim and reconstruction of the transom above the door do not encroach upon, damage, or destroy a historic resource nor do they have an adverse effect on the historic character of the building and therefore granted project

approval. The remaining items on the application to be adverse to Deadwood and moved to deny switching position of the stairs, shifting the existing balusters and banisters, brick veneer stairs and fish scale siding on upper half of structure. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

9. Items from Citizens not on Agenda

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

10. Staff Report

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

Mr. Kuchenbecker stated an email was sent out to the Historic Preservation Commission yesterday by Mrs. Anfinson regarding Senate Bill 102A. This bill passed out of the Senate Committee on Appropriations, 8 to 0 with one absence. The bill advanced onto the floor of the Senate yesterday and was passed 31 to 2, with two absences. Now the bill goes to the House side of the legislature.

With SB 102A, the top part of the formula remains the same but on the lower portion of the formula changes slightly. This allows growth as gaming grows so would the school districts without state aid, the other municipalities, the State general fund and Deadwood. This resulted from meetings with the second floor of the State House. Specifically, the Budget and Finance Office, Commissioner Jim Terwilliger, and Economic Analyst Derrick Johnson. We believe with this support, the SB 102A should go through the House and get assigned to the House Committee on Appropriations. We will have to go down to Pierre to testify again, but we feel as though we have a strong case for the bill's passage.

Mr. Kuchenbecker stated the Joint Concurrent Resolution 504, which is the Sports Betting, is now in a committee in the House.

Mr. Kuchenbecker stated Senate Bill 3, which deals with building permits, was referred to the Joint Conference Committee to make final changes. Mr. Kuchenbecker stated we reached out to Dr. Ben Jones at the State Historical Society to let them know that based on their conversation, the Society may want to insert 1-19A as part of the amendment that we proposed.

Mr. Kuchenbecker stated the City of Lead and Deadwood-Lead Economic Development have been pushing through the bill to adjust the severance tax on minerals.

Mr. Kuchenbecker stated a lot of activities planned for the 150th. We had our first Vintage Baseball practice last Sunday. There was a Chuckwagon meeting today. We have Saint Patrick's Day around the corner with Bill Walsh being the parade Chair and the Singing Nuns.

Mr. Kuchenbecker stated the BLM's NEPA study for the trail construction is open for comment until March 6, 2026. This would allow 11 miles of trails to be built on BLM land, surrounding Deadwood and connecting to Deadwood.

Mr. Kuchenbecker stated staff met with the South Dakota University Extension Master Gardners this week and we are still working on identifying botanical species along the trails.

Mr. Kuchenbecker stated Mrs. Anfinson is currently looking at pricing for a smartboard in the commission room. We added the Zoom video conferencing a few years ago during the pandemic. What we envision is to have a TV screen that faces the audience, the other TV screen face the commission, then we have enough room to add a smartboard very similar to the one in the Century Room. When there are items we all need to look at, it will be easier for staff to pull them up and make it user friendly for everyone to understand and witness.

11. Committee Reports

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

Commissioner Eagleson stated in passage of Senate Bill 102A going to the House is a huge deal. Since 1995, when the gaming formula came out, we have been trying to change that and now that it has finally gotten this far, this is a giant change and big deal.

Commissioner Allen stated Mr. Kuchenbecker mentioned the Trails Committee. We are working behind the scenes with Main Street Initiative and discussing what the future holds for trail events and getting more visitors in town to discover those trails.

Commissioner Allen stated Deadwood Alive has a board meeting tomorrow.

Vice Chair Brown stated Lead-Deadwood Economic Development is hosting a quarterly get together on March 26, 2026. Invites will be going out at the end of this week. We will be going to the Landmark. We hold a big annual meeting where a lot of people get together in town and discuss what Lead and Deadwood can do together as a whole to progress in terms of Economic Development and to get other updates on activities that are happening around the region. This is going to be our first one, it should be good.

Vice Chair Brown stated the Wine, Cheese and Chocolate Stroll was this last weekend and we sold out of tickets.

Commissioner Santochi stated the most recent Preservation Thursday went really well. People went crazy in finding out that the City of Deadwood had all of this stuff and it was a really good presentation and turnout. It was a fantastic presentation. Mike Runge and Zach with AVID4 did a great job in presenting also.

12. Adjournment

The HP Commission meeting adjourned at 4:46 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

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

Historic Preservation Commission

Bill List - 2026

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 41,799.80

Approved by _____ on ___/___/___
Chairman

HPC	03/11/26
Batch	03/17/26

3/11/2026 8:47 AM
 PACKET: 07412 03/17/26 - 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
=====						
01-5530	A&J SCREENING					
I-29600		BLUE/RED 150TH BANDANAS	1,875.00			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		BLUE/RED 150TH BANDANAS		215 4572-235	VISITOR MGMT ADVOCATE	1,875.00
		=== VENDOR TOTALS ===	1,875.00			
=====						
01-0776	ALBERTSON ENGINEERING, INC.					
I-INV02260256		34/35 JACKSON RW	487.50			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		34/35 JACKSON RW		215 4575-515	GRANT/LOAN RETAINING WAL	487.50
I-INV02260257		18 JEFFERSON RW	1,218.90			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		18 JEFFERSON RW		215 4575-515	GRANT/LOAN RETAINING WAL	1,218.90
I-INV02260258		10 CENTENNIAL/10 DENVER RW	300.00			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		10 CENTENNIAL/10 DENVER RW		215 4576-600	PROFES. SERV. CURRENT EX	300.00
I-INV02260259		31 CENTENNIAL RW	850.00			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		31 CENTENNIAL RW		215 4575-515	GRANT/LOAN RETAINING WAL	850.00
I-INV02260260		56 LINCOLN RW	687.50			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		56 LINCOLN RW		215 4575-515	GRANT/LOAN RETAINING WAL	687.50
		=== VENDOR TOTALS ===	3,543.90			
=====						
01-4711	AMAZON CAPITAL SERVICES					
I-131V-WQPF-494L		HP/PZ OFFICE SUPPLIES	98.35			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		HP/PZ OFFICE SUPPLIES		101 4640-426	SUPPLIES	68.21
		HP/PZ OFFICE SUPPLIES		215 4641-426	SUPPLIES	30.14
I-1Q3G-HF7W-LXVQ		SAVE OUR TAIL & HP/PZ SUPPLIE	452.46			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		SAVE OUR TAIL & HP/PZ SUPPLIES		215 4572-235	VISITOR MGMT ADVOCATE	382.69
		SAVE OUR TAIL & HP/PZ SUPPLIES		215 4641-426	SUPPLIES	69.77
I-1VPV-KMCD-DDMJ		OFFICE SUPPLIES	117.43			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		OFFICE SUPPLIES		215 4641-426	SUPPLIES	117.43
		=== VENDOR TOTALS ===	668.24			

3/11/2026 8:47 AM
 PACKET: 07412 03/17/26 - HP OPERATING -
 VENDOR SET: 01 CITY OF DEADWOOD
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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
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01-4404		BLACK HILLS LASER DESIGNS				
I-506_80_1		VINTAGE BASEBALL TROPHY PLATE	14.00			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		VINTAGE BASEBALL TROPHY PLATE		215 4572-235	VISITOR MGMT ADVOCATE	14.00
		=== VENDOR TOTALS ===	14.00			
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01-3314		CENTURY BUSINESS PRODUCTS, INC				
I-843518		BILLING PERIOD 2/9 - 3/8/2026	234.30			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		BILLING PERIOD 2/9 - 3/8/2026		215 4641-428	UTILITIES	33.46
		BILLING PERIOD 2/9 - 3/8/2026		101 4640-426	SUPPLIES	33.46
		BILLING PERIOD 2/9 - 3/8/2026		101 4310-426	SUPPLIES	33.47
		BILLING PERIOD 2/9 - 3/8/2026		602 4330-426	SUPPLIES	33.47
		BILLING PERIOD 2/9 - 3/8/2026		101 4192-426	SUPPLIES	33.48
		BILLING PERIOD 2/9 - 3/8/2026		209 4510-426	SUPPLIES	33.48
		BILLING PERIOD 2/9 - 3/8/2026		101 4520-426	SUPPLIES	33.48
		=== VENDOR TOTALS ===	234.30			
=====						
01-0475		DEADWOOD CHAMBER & VISITORS BU				
I-31026		HPC MARKETING	26,086.73			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING	26,086.73
		=== VENDOR TOTALS ===	26,086.73			
=====						
01-4497		DRINGMAN, PAT				
I-2526		LUAU EVENT PURCHASES	81.69			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		AMAZON LUAU SUPPLIES		215 4576-630	PROFES. SERV. NEIGHBORH.	15.92
		AMAZON LUAU SUPPLIES		215 4576-630	PROFES. SERV. NEIGHBORH.	16.98
		AMAZON LUAU SUPPLIES		215 4576-630	PROFES. SERV. NEIGHBORH.	48.79
		=== VENDOR TOTALS ===	81.69			
=====						
01-4777		GOODE, BONITA				
I-8669820		AMAZON LUAU SUPPLIES	42.67			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		AMAZON LUAU SUPPLIES		215 4576-630	PROFES. SERV. NEIGHBORH.	42.67
		=== VENDOR TOTALS ===	42.67			

3/11/2026 8:47 AM
 PACKET: 07412 03/17/26 - 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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01-1827	MS MAIL					
I-15690		MARCH NEWSLETTER	2,945.67			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: Y		
		MARCH NEWSLETTER		215 4641-423	PUBLISHING	2,945.67
		=== VENDOR TOTALS ===	2,945.67			
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01-2164	ONE WAY SERVICE PROS					
I-40957		REMOVAL SODA FOUNTAIN	230.84			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		REMOVAL SODA FOUNTAIN		215 4577-775	CAPITAL ASSETS GENERAL M	230.84
		=== VENDOR TOTALS ===	230.84			
=====						
01-1406	STRETCH'S GLASS & CUSTOM PARTS					
I-I024963		POLICE DEPT CABINETS	565.81			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		POLICE DEPT CABINETS		215 4572-235	VISITOR MGMT ADVOCATE	565.81
I-W071805		LIBRARY GLASS DISPLAY	317.88			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		LIBRARY GLASS DISPLAY		215 4577-705	CAPITAL ASSETS LIBRARY	317.88
		=== VENDOR TOTALS ===	883.69			
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01-2014	TOMS, DON					
I-2526		CONT. TAX RECORD PROJ.	600.00			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: Y		
		CONT. TAX RECORD PROJ.		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
		=== VENDOR TOTALS ===	600.00			
=====						
01-3549	VICTOR STANLEY, INC.					
I-SI59920		BENCH SLATS 6-FT & 4-FT	3,670.00			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		BENCH SLATS 6-FT & 4-FT		215 4577-750	CAPITAL ASSETS BENCHES	3,670.00
		=== VENDOR TOTALS ===	3,670.00			

3/11/2026 8:47 AM
 PACKET: 07412 03/17/26 - 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
=====						
01-0578	WATERS HARDWARE					
I-15280 /S		VINTAGE BASEBALL SUPPLIES	49.94			
3/17/2026	ENBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		VINTAGE BASEBALL SUPPLIES		215 4572-235	VISITOR MGMT ADVOCATE	49.94
I-15496 /S		REMOVAL SODA FOUNTAIN	54.98			
3/17/2026	ENBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		REMOVAL SODA FOUNTAIN		215 4577-775	CAPITAL ASSETS GENERAL M	54.98
I-15547 /S		POLICE OFFICE DISPLAY	55.41			
3/17/2026	ENBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		POLICE OFFICE DISPLAY		610 4360-426	SUPPLIES	55.41
		=== VENDOR TOTALS ===	160.33			
=====						
01-4739	WATERS HARDWARE-HP PAINT PROGR					
I-15945 /S		870 MAIN	491.82			
3/17/2026	ENBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		870 MAIN		215 4575-525	GRANT/LOAN PAINT PROGRAM	491.82
I-16005 /S		38 MADISON	270.92			
3/17/2026	ENBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		38 MADISON		215 4575-525	GRANT/LOAN PAINT PROGRAM	270.92
		=== VENDOR TOTALS ===	762.74			
		=== PACKET TOTALS ===	41,799.80			

** T O T A L S **

INVOICE TOTALS	41,799.80
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	41,799.80
--------------	-----------

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
2026		101-2020	ACCOUNTS PAYABLE	202.10-*				
		101-4192-426	SUPPLIES	33.48	63,000	58,351.85		
		101-4310-426	SUPPLIES	33.47	135,000	95,679.06		
		101-4520-426	SUPPLIES	33.48	40,000	30,819.99		
		101-4640-426	SUPPLIES	101.67	5,000	3,171.40		
		209-2020	ACCOUNTS PAYABLE	33.48-*				
		209-4510-426	SUPPLIES	33.48	35,000	16,808.82		
		215-2020	ACCOUNTS PAYABLE	41,475.34-*				
		215-4572-210	VISITOR MGMT MARKETING	26,086.73	400,000	321,554.56	732,500	569,992.90
		215-4572-235	VISITOR MGMT ADVOCATE	2,887.44	197,500	128,050.90	732,500	593,192.19
		215-4573-335	HIST. INTERP. ARCHIVE DE	600.00	48,545	37,917.56		
		215-4575-515	GRANT/LOAN RETAINING WAL	3,243.90	414,500	341,313.70		
		215-4575-525	GRANT/LOAN PAINT PROGRAM	762.74	12,500	11,641.30		
		215-4576-600	PROFES. SERV. CURRENT EX	300.00	60,000	57,670.00		
		215-4576-630	PROFES. SERV. NEIGHBORH.	124.36	8,000	7,008.59		
		215-4577-705	CAPITAL ASSETS LIBRARY	317.88	0	317.88- Y		
		215-4577-750	CAPITAL ASSETS BENCHES	3,670.00	0	3,670.00- Y		
		215-4577-775	CAPITAL ASSETS GENERAL M	285.82	350,000	347,536.86		
		215-4641-423	PUBLISHING	2,945.67	24,450	17,887.28		
		215-4641-426	SUPPLIES	217.34	15,000	13,633.50		
		215-4641-428	UTILITIES	33.46	10,000	9,647.32		
		602-2020	ACCOUNTS PAYABLE	33.47-*				
		602-4330-426	SUPPLIES	33.47	15,000	12,747.36		
		610-2020	ACCOUNTS PAYABLE	55.41-*				
		610-4360-426	SUPPLIES	55.41	65,000	63,835.61		
		999-1301	DUE FROM FUND 101	202.10 *				
		999-1303	DUE FROM FUND 209	33.48 *				
		999-1306	DUE FROM FUND 215	41,475.34 *				
		999-1342	DUE FROM FUND 602	33.47 *				
		999-1345	DUE FROM FUND 610	55.41 *				
		** 2026 YEAR TOTALS		41,799.80				

3/11/2026 8:47 AM
PACKET: 07412 03/17/26 - 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.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	3/2026	202.10
209	3/2026	33.48
215	3/2026	41,475.34
602	3/2026	33.47
610	3/2026	55.41

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

APPROVED BY 
ON 03-12-2026

Historic Preservation Commission 2026 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 150.00

Approved by _____ on ___/___/___
HP Chairperson

Approved by _____ on ___/___/___
HP Officer

HPC	03/11/26
Batch	03/17/26

PACKET: 07421 03/17/26 HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-1496	LAWRENCE CO.	REGISTER OF DEEDS				
I-022326-11		REC FEE 835 MAIN MATHEWS	30.00			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		REC FEE 835 MAIN MATHEWS		216 4653-962-08	FOUNDATION GRANT EXPENSE	30.00
		=== VENDOR TOTALS ===	30.00			
01-1496	LAWRENCE CO.	REGISTER OF DEEDS				
I-022326-12		REC FEE 374 WILLAIMS - EAGLES	30.00			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		REC FEE 374 WILLAIMS - EAGLES		216 4653-962-03	WINDOWS GRANT EXPENSE	30.00
		=== VENDOR TOTALS ===	30.00			
01-1496	LAWRENCE CO.	REGISTER OF DEEDS				
I-022326-13		REC FEE 67 STEWART - LOPEZ	30.00			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		REC FEE 67 STEWART - LOPEZ		216 4653-962-03	WINDOWS GRANT EXPENSE	30.00
		=== VENDOR TOTALS ===	30.00			
01-1496	LAWRENCE CO.	REGISTER OF DEEDS				
I-022326-14		REC FEE 23 CENTENNIAL - OWENS	30.00			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		REC FEE 23 CENTENNIAL - OWENS		216 4653-962-03	WINDOWS GRANT EXPENSE	30.00
		=== VENDOR TOTALS ===	30.00			
01-1496	LAWRENCE CO.	REGISTER OF DEEDS				
I-022326-15		REC FEE 56 LINCOLN - THOMPSON	30.00			
3/17/2026	FNBAP	DUE: 3/17/2026 DISC: 3/17/2026		1099: N		
		REC FEE 56 LINCOLN - THOMPSON		216 4653-962-03	WINDOWS GRANT EXPENSE	30.00
		=== VENDOR TOTALS ===	30.00			
		=== PACKET TOTALS ===	150.00			

PACKET: 07421 03/17/26 HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	150.00
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	150.00
--------------	--------

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	2026	216-2020	ACCOUNTS PAYABLE	150.00-*				
		216-4653-962-03	WINDOWS GRANT EXPENSE	120.00	75,000	48,176.97		
		216-4653-962-08	FOUNDATION GRANT EXPENSE	30.00	80,000	79,880.00		
		999-1307	DUE FROM FUND 216	150.00 *				
			** 2026 YEAR TOTALS	150.00				

3/11/2026 9:41 AM

A/P Regular Open Item Register

Section 4 Item b.

PACKET: 07421 03/17/26 HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	3/2026	150.00

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

3/11/2026 8:29am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 3/1/2026 - 3/31/2026
 Batch = 1

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
03/2026								
NHS OF THE BLACK HILLS - 2026-2 - 3/11/2026 - 3,850.00 - Batch: 1 - Header Memo: Servicing Contract-February 2026								
Servicing Contract-February 2026	100	5000				PROF & ADMIN FEES	3,850.00	
Servicing Contract-February 2026	100	2000				ACCOUNTS PAYABLE		3,850.00
Total:							<u>3,850.00</u>	<u>3,850.00</u>
Total:							<u>3,850.00</u>	<u>3,850.00</u>
Report Total:							<u>3,850.00</u>	<u>3,850.00</u>

BORROWER LATE REPORT

Deadwood Historic Preservation
 Wednesday, March 11, 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
HPRRWPSTE	Aaron Sternhagen	02/01/2026		38	2	29	\$334.96	\$50.00	\$0.00	\$0.00	\$384.96
* A payment was received on 02/06/2026 (33 days ago) in the amount of \$0.00											
							\$334.96	\$50.00	\$0.00	\$0.00	\$384.96

(1)

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

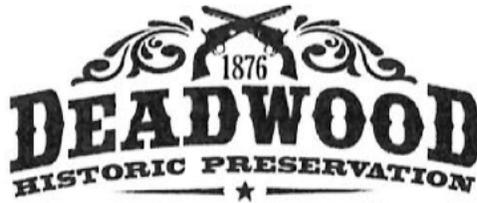
MEMORANDUM

Date: March 5, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

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

Troy Gorons – 43 Forest Avenue –Siding 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.



Case No. <u>260</u>	Section 5 Item b.
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received <u>1/1</u>	
Date of Hearing <u>3/11/26</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>43 Forest Ave</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Troy Gorons</u>
Address:
City: <u>Deadwood</u>
Telephone: _____
E-mail: _____

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

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

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

TYPE OF IMPROVEMENT
<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

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 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 ~~to~~ Siding with cedar siding same reveal. Replace Porch Decking. Repair handrail
Plan to do Blow-in Insulation.*

Bid Proposal

Client Information

Client Name: Troy Gorons

Address

Phone

Email:

Bidder Information

Company Name: Historic construction

Address

Phone

Email

Introduction

We are pleased to submit the following proposal for construction on apt, scheduled to occur from February 5, 2026 to April 15, 2026. In this proposal, we aim to outline our services, estimated timeline, and budget. We have carefully reviewed your requirements and believe that our expertise and capabilities make us the ideal choice.

Please note that this proposal is not a legally binding contract, but rather an offer to provide services on the terms and conditions outlined herein. The purpose of this proposal is to communicate our understanding of your needs and present our proposed approach and associated costs for your evaluation.

This is a RocketLawyer.com document.

Services Provided

We propose to provide the following:

- *Full tear off of house siding and corner trim
- *Wrap whole house in Rex house wrap paper
- *Replace all siding with new cedar 1x6 lap siding as previously on house
- *Pressure wash and scrap all existing trim ect on house to paint ready
- *Paint all exterior house to homeowners and historic approval choice
- *paint deck to same existing color as previous brown stairs inc to match

Estimated Timeline

We have developed a comprehensive timeline , which is as follows:

_Feb 17 2026 to Feb 25 2026_____

Costs/Budget

We have estimated the costs as the following:

\$15,500..with down partial down _____

Please note that the proposed costs are subject to change based on any modifications or additional requirements requested by the client during the project's execution. Any changes will be communicated and agreed upon in writing before implementation.

Key Personnel

The team that will be staffing construction on apt consist of the following:

- _Historic Construction _____, _____

Client Responsibilities

In order to ensure the successful execution of the project, we require the following responsibilities from your side:

- Access worksite
- Planning permissions

Conclusion

We believe that our proposal aligns with your objectives and requirements, and we are confident in our ability to deliver high-quality results within the agreed-upon timeline and budget. We are committed to ensuring your satisfaction and look forward to the opportunity to work with you.

Should you have any questions or require further clarification, please feel free to contact Historic Construction at 605-591-2067 or Elevatedconstruction139@gmail.com. We would be more than happy to discuss this proposal in detail or arrange a meeting at your convenience.

Thank you for considering our bid proposal. We appreciate the opportunity to serve you and look forward to hearing from you.

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

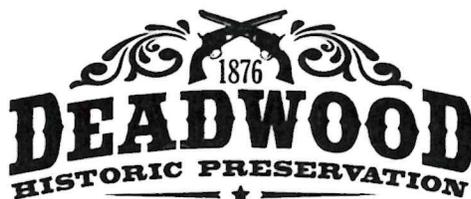
Date: March 6, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Accept 822 Main into Retaining Wall Program

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

- Phyllis Jean Wright – 822 Main – Staff has determined this is a historic wall. The project meets the criteria and recommends accepting the wall at 822 Main into the Retaining Wall Program.

Recommended Motion:

Move to accept Phyllis Jean Wright, 822 Main, into the retaining wall program.



For Office Use Only:

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

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.

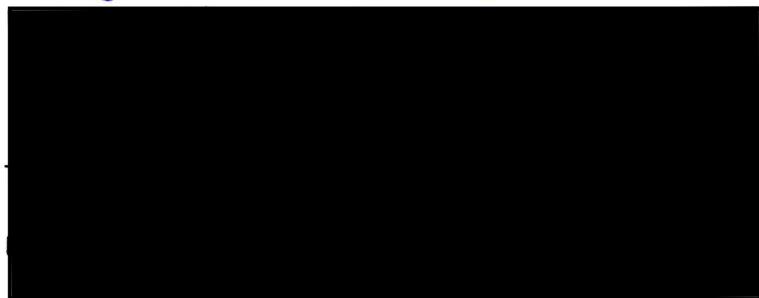
1. Address of Property:

822 Main st Deadwood SD 57732

Please attach the legal description of the property.

2. Applicant's name & mailing address:

Phyllis Jean Wright



4. Historic Preservation Programs – Please check all that apply

- Foundation Program
- Siding Program
- Wood Windows and Doors Program
- Elderly Resident Program
What year were you born: _____
- Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)
- Revolving Loan Program
- Retaining Wall Program

Contractor _____

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

Telephone: (_____) _____ - _____

E-mail _____

Telephone: (_____) _____ - _____

E-mail: _____

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

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

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

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

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

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		

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: 2 / 26 / 26

Owner’s signature: _____ Date submitted: 2 / 26 / 26





Date: March 04, 2026

Case No. 260035

Address: 709 MAIN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 709 MAIN ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: SCMSD by John Rystrom
 Owner: GLP CAPITAL LPO
 Constructed: 1915

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:**

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the tile on the Portico using a TNEMEC quartz coating. We have patched the tile many times due to moisture and vibrations from main street and believe this would be a more permanent fix. Area to be fixed is 20ft x 82 ft.

Attachments: Yes**Plans:** No**Photos:** Yes**Staff Opinion:**

The tile is not original to the front of the structure as is evident in historic photos. As such, the proposed work and changes do not damage or destroy a historic resource nor does it have an overall adverse affect on the character of the building or the historic character of the local historic district, the State or National Historic Register Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	260035
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	2/27/26
Date of Hearing	3/11/26

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: 709 Main Street, Deadwood, SD 57732
Historic Name of Property (if known): Silverado

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>SGMSD by John Rystrom</u>
Address:
City:
Telephone:
E-mail:

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

Contractor's Name: <u>A-1 Construction</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 checked="" 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>May 4th, 2026</u>	Project Completion Date (anticipated): <u>May 8th, 2026</u>
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____
<input type="checkbox"/> ROOF	<input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Material <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> WINDOWS <input type="checkbox"/> STORM WINDOWS <input type="checkbox"/> DOORS <input type="checkbox"/> STORM DOORS	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Material _____ Style/type _____
<input checked="" type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> New <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear Note: Please provide detailed plans/drawings
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> OTHER – Describe in detail below or use attachments	

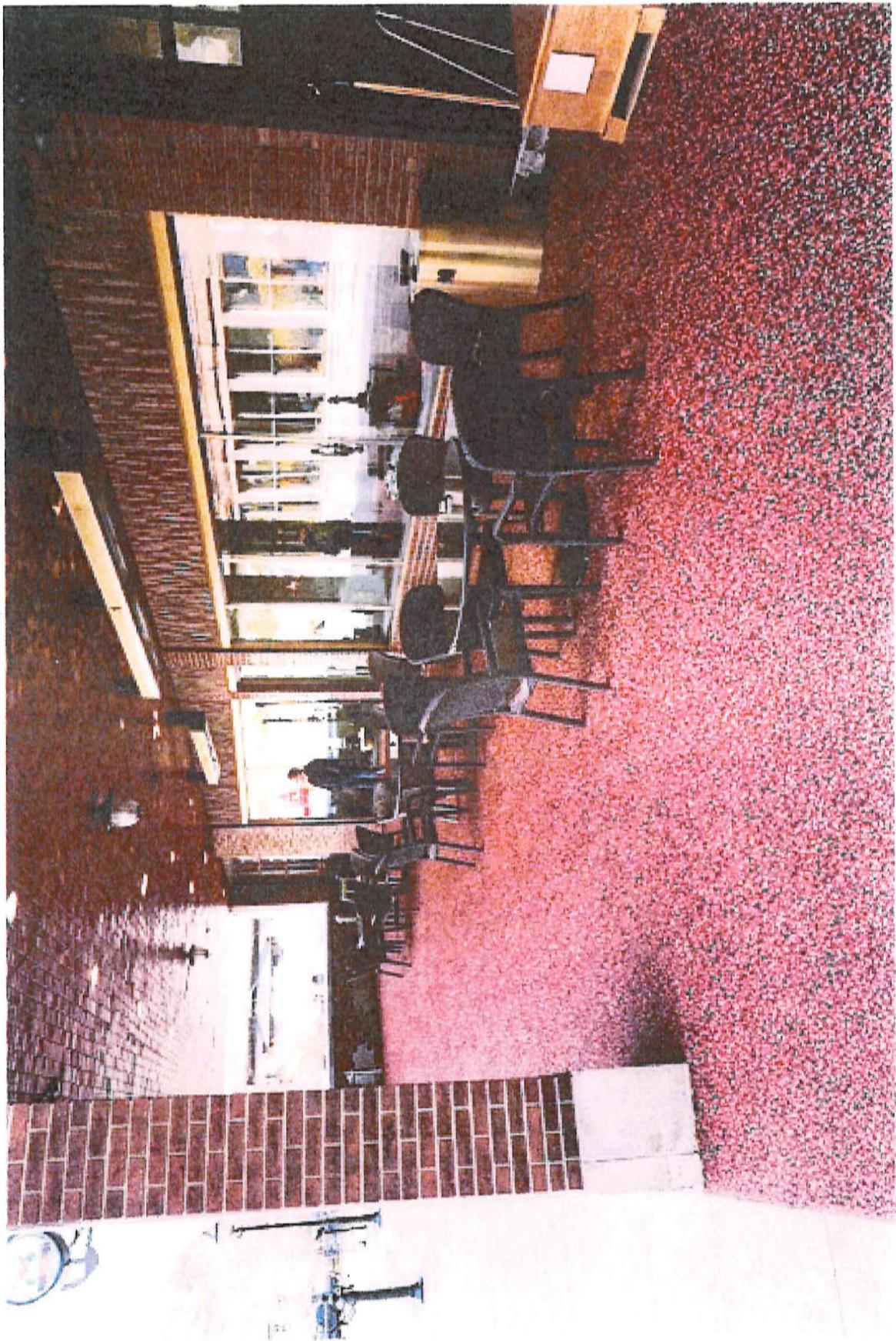
DESCRIPTION OF ACTIVITY

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 replace the tile on our Portico use a TNEMEC quartz coating. We have patched the tile many times due to moisture and vibrations from main street and believe this would be a more permanent fix. Area to be fixed is 20ft X 82ft.





[Home](#) / [Products](#) / [Series N222 | Deco-Tread](#)

Series N222

Deco-Tread

Generic Type

Modified Polyamine Epoxy

Common Usage

A low ambering, multi-purpose epoxy floor coating with enhanced UV stability and resistance to yellowing. Series N222 can be used as a primer, broadcast, slurry/broadcast, mortar, grout coat, metallic color coat, and topcoat. It provides excellent application properties with good flow and self-leveling characteristics. It protects concrete surfaces from impact and abrasion and has excellent chemical resistance with an aesthetically pleasing appearance. Series N222 replaces Series 237 Power-Tread.

Special Qualifications

Series N222 meets the requirements of LEED-Low-Emitting Materials, Collaborative for High-Performance Schools-Paints & Coatings, WELL Building Standard-VOC Restrictions, and Living Building Challenge-Healthy Interior Performance. Contact your Tnemec representative for more information.

[> View more product details](#)



Date: March 04, 2026

Case No. 260036
Address: 604 MAIN ST

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 604 MAIN St, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Lee Harstad
Owner: NUGGET SALOON LLC
Constructed: 1897-1903

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:

Although the design of the building is rather simple and lacking in detail, the basic design elements reflect turn of the century commercial buildings. The builder used the basic building material, brick, to create the design detail incorporated in the cornice and around windows and doors.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace two windows on the back side of the structure to meet egress requirements for a vacation rental. The size of the windows will not change.

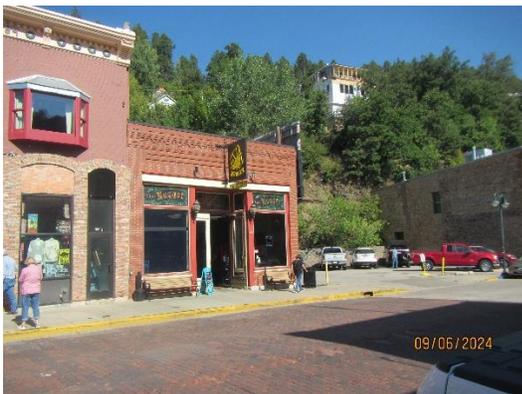
Attachments: Yes

Plans:

Photos: Yes

Staff Opinion:

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



Motions available for commission action:

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

OR

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

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



FOR OFFICE USE ONLY
Case No. 260034
 Project Approval
 Certificate of Appropriateness
Date Received 2/24/26
Date of Hearing 3/11/26

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: 604 Main
Historic Name of Property (if known): Nugget

APPLICANT INFORMATION

Applicant is: owner contractor architect consultant other

Owner's Name: Lee Hostad
Address: [Redacted]
City: [Redacted] State: [Redacted] Zip: [Redacted]
Telephone: [Redacted] Fax: [Redacted]
E-mail: [Redacted]

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

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

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

TYPE OF IMPROVEMENT

Alteration (change to exterior)
 New Construction
 General Maintenance
 Other Window replacement

New Building
 Re-Roofing
 Siding
 Awning

Addition
 Wood Repair
 Windows
 Sign

Accessory Structure
 Exterior Painting
 Porch/Deck
 Fencing

ess-ess pc state

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 Same 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 2 windows with two same
windows, only they will open enough
for egress - upper floor of both

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



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.



Anderson 100 series

Spanish, SD 57763-3299

Disclaimer: Net price information is estimated and may not include
Actual invoice prices shall govern and may vary from prices shown
The Delivery Date indicated represents our best current estimate

Location: None Assigned \ Quote

LINE #	LINE ID	QTY	PART #	DESCRIPTION
1	92641007	1	0404424791302026	100CS2 7 1/2" X 3' 7" L, 100CS 2' 7 1/2" X 3' 7", Unit, 100 Series Single Casement-CW, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Left, Hinge for Widest Clear Opening, Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Folding, 1 Sash Locks White, White, Full Screen, Fiberglass

Location: None Assigned \ Quote Li

LINE #	LINE ID	QTY	PART #	DESCRIPTION
2	92641008	1	0404424781302026	100CS2 7 1/2" X 3' 7" R, 100CS 2' 7 1/2" X 3' 7", Unit, 100 Series Single Casement-CW, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Right, Hinge for Widest Clear Opening, Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Folding, 1 Sash Locks White, White, Full Screen, Fiberglass

TOTALS:	QTY	
	2	2.2

7:34 AM

Date: March 05, 2026

Case No. 260038

Address: 57, 59, 61 SHERMAN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 57, 59, 61 Sherman Street, contributing structures located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Deadwood Sundance 2023 LLC
 Owner: DEADWOOD SUNDANCE 2023 LLC0
 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 restore the back facades of the buildings as part of creating the Ian Munsick's Cowboy Bar and Western Grill. This is the first phase of the construction with more details and required approvals coming in the future.

Attachments: Yes**Plans:** Yes**Photos:** Yes**Staff Opinion:**

Staff has requested revised drawings for the proposed openings to look more like garage doors at the rear of the resource. It is anticipated we will receive them prior to the meeting.

As currently proposed, the work and changes do 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.



Motions available for commission action:

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

OR

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

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



FOR OFFICIAL USE	
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

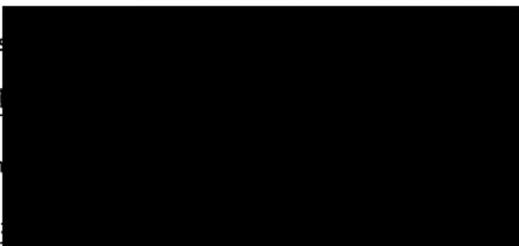
FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

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 checked="" type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____

Owner's Name: <u>Deadwood Sundance 2023 LLC</u>
Address: 
City: _____
Telephone: _____
E-mail: <u>gerald@roundtripsouth.com</u>

Architect's Name: <u>Chamberlin Architects</u>
Address: 
City: <u>Rapid City</u>
Telephone: _____
E-mail: _____

Contractor's Name: <u>Jeff Larson (Scull Const)</u>
Address: 
City: _____
Telephone: _____
E-mail: _____

Agent's Name: <u>Chamberlin Architects</u>
Address: 
City: _____
Telephone: _____
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 checked="" type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	<input type="checkbox"/> Porch/Deck
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

FOR OFFICE USE ONLY
Case No. _____

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

Please see attached drawing

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 OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

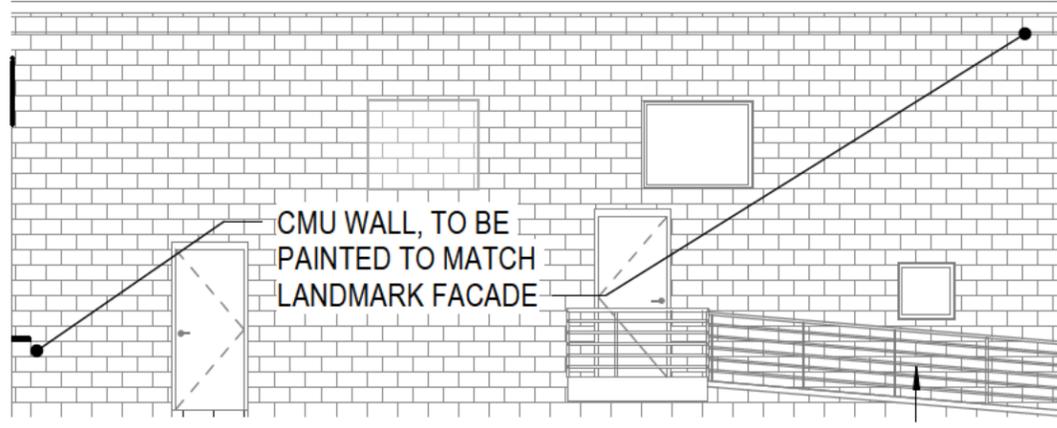
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Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation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

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

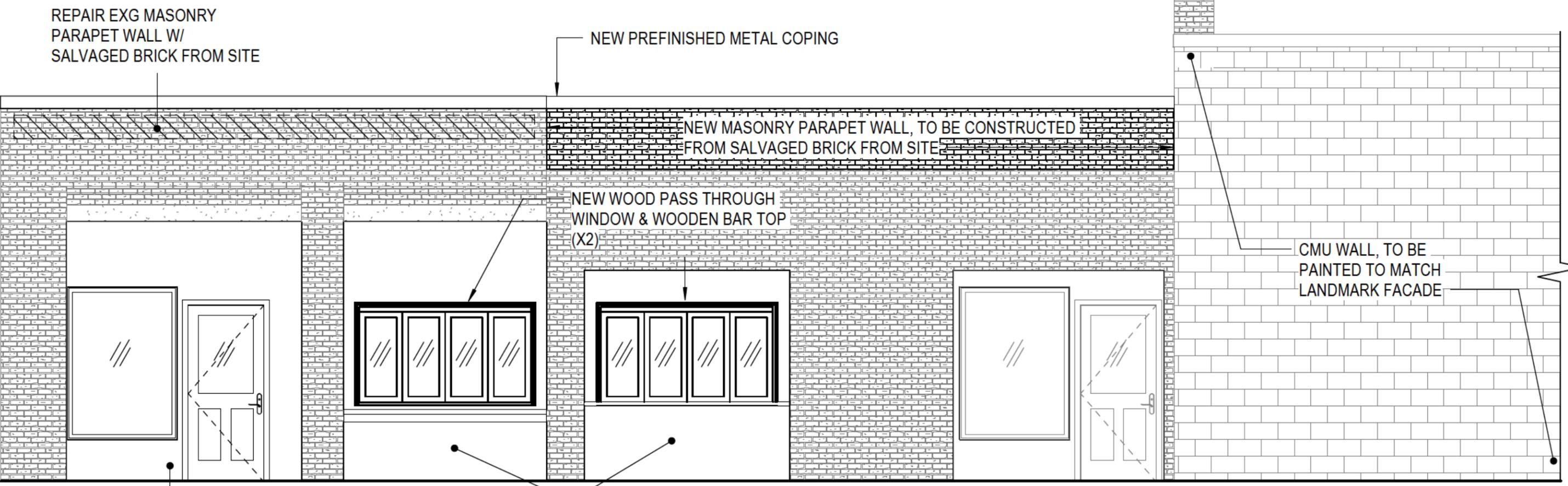


EXISTING SITE CONDITIONS



2 57 SOUTH ELEVATION
COA-10 1/8" = 1'-0"

EXG RAMP & HANDRAIL



REPAIR EXG MASONRY
PARAPET WALL W/
SALVAGED BRICK FROM SITE

NEW PREFINISHED METAL COPING

NEW MASONRY PARAPET WALL, TO BE CONSTRUCTED
FROM SALVAGED BRICK FROM SITE

NEW WOOD PASS THROUGH
WINDOW & WOODEN BAR TOP
(X2)

CMU WALL, TO BE
PAINTED TO MATCH
LANDMARK FACADE

NEW WOOD DOOR/WINDOW ASSEMBLY,
PAINTED TO MATCH LANDMARK FACADE

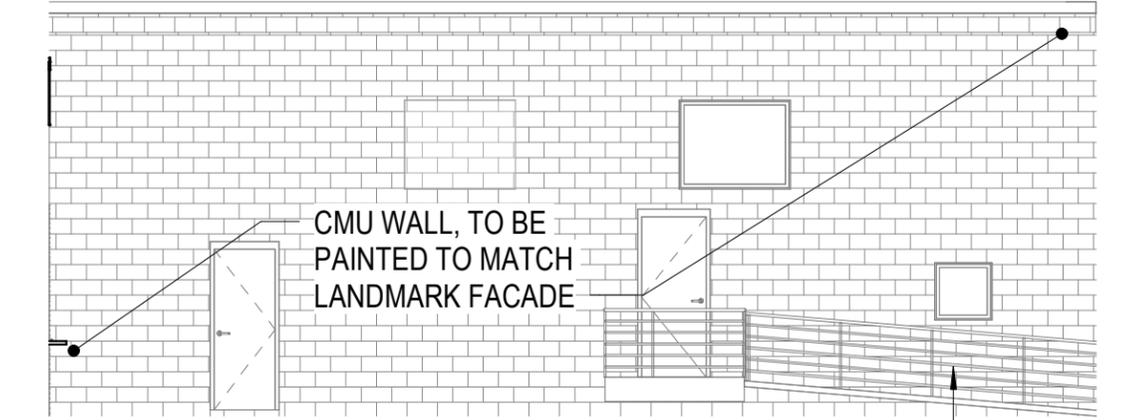
PAINT TO MATCH LANDMARK FACADE

1 57, 59, 61 SHERMAN REAR FACADES
COA-10 1/4" = 1'-0"

IAN MUNSICK'S COWBOY BAR AND WESTERN GRILL
PROPOSED REAR FACADES



EXISTING SITE CONDITIONS



2 57 SOUTH ELEVATION
COA-10 1/8" = 1'-0"

EXG RAMP & HANDRAIL

REPAIR EXG MASONRY
PARAPET WALL W/
SALVAGED BRICK FROM SITE

NEW PREFINISHED METAL COPING

NEW MASONRY PARAPET WALL, TO BE CONSTRUCTED
FROM SALVAGED BRICK FROM SITE

NEW WOODEN GARAGE DOOR
& WOODEN BAR TOP (X2)

CMU WALL, TO BE
PAINTED TO MATCH
LANDMARK FACADE

PAINT TO MATCH LANDMARK FACADE

1 57, 59,61 SHERMAN REAR FACADES
COA-10 1/4" = 1'-0"

Date: March 03, 2026

Case No. 260032
Address: 43 Forest Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 43 Forest Ave., a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Troy Gorons
Owner: GORANS, TROY JO
Constructed: c 1886

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 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 homes 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 siding with Cedar siding, 5" reveal and replace the front deck/porch and handrail.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

Staff conducted a site visit and in staff's opinion the siding is in good condition except for some areas that need repair. The porch/deck has already been replaced without HP approval or a building permit. The Building Official conducted a site visit and determined the construction does not meet minimum standards.

Staff recommends approving the siding request for repairs only and require a resubmittal for the proposed deck/porch replacement. 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.



Case No. <u>360</u>	Section 8 Item a.
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received <u>1/1/16</u>	
Date of Hearing <u>3/11/16</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>43 Forest Ave</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Troy Gorons</u> Address: _____ City: _____ Telephone: _____ E-mail: _____	Architect's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
--	--

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

TYPE OF IMPROVEMENT
<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

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.

Bid Proposal

Client Information

Client Name: Troy Gorons

Address: [REDACTED]

Phone: [REDACTED]

Email:

Bidder Information

Company Name: Historic construction

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Introduction

We are pleased to submit the following proposal for construction on apt, scheduled to occur from February 5, 2026 to April 15, 2026. In this proposal, we aim to outline our services, estimated timeline, and budget. We have carefully reviewed your requirements and believe that our expertise and capabilities make us the ideal choice.

Please note that this proposal is not a legally binding contract, but rather an offer to provide services on the terms and conditions outlined herein. The purpose of this proposal is to communicate our understanding of your needs and present our proposed approach and associated costs for your evaluation.

This is a RocketLawyer.com document.

Key Personnel

The team that will be staffing construction on apt consist of the following:

- _Historic Construction_____, _____

Client Responsibilities

In order to ensure the successful execution of the project, we require the following responsibilities from your side:

- Access worksite
- Planning permissions

Conclusion

We believe that our proposal aligns with your objectives and requirements, and we are confident in our ability to deliver high-quality results within the agreed-upon timeline and budget. We are committed to ensuring your satisfaction and look forward to the opportunity to work with you.

Should you have any questions or require further clarification, please feel free to contact Historic Construction at 605-591-2067 or Elevatedconstruction139@gmail.com. We would be more than happy to discuss this proposal in detail or arrange a meeting at your convenience.

Thank you for considering our bid proposal. We appreciate the opportunity to serve you and look forward to hearing from you.

This is a RocketLawyer.com document.

Bid Proposal

Client Information

Client Name: Troy Gorons

Add

Pho

Email:

Bidder Information

Company Name: Historic construction

Add

Pho

Ema

Introduction

We are pleased to submit the following proposal for construction on apt, scheduled to occur from February 5, 2026 to April 15, 2026. In this proposal, we aim to outline our services, estimated timeline, and budget. We have carefully reviewed your requirements and believe that our expertise and capabilities make us the ideal choice.

Please note that this proposal is not a legally binding contract, but rather an offer to provide services on the terms and conditions outlined herein. The purpose of this proposal is to communicate our understanding of your needs and present our proposed approach and associated costs for your evaluation.

This is a RocketLawyer.com document.

Services Provided

We propose to provide the following:

- *Full tear down and haul off of old deck
- *New rim board for deck the same size as previous deck 9x22 with a 5x8 pad to deck
- *Pressure treated posts for deck and rim board
- *Full deck in pine as previously before
- *fix metal handrail up stairs re attach to concrete wall

Estimated Timeline

We have developed a comprehensive timeline , which is as follows:

_Feb 17 2026 to Feb 25 2026_____

Costs/Budget

We have estimated the costs as the following:

\$7,500 with down payment of materials_____

Please note that the proposed costs are subject to change based on any modifications or additional requirements requested by the client during the project's execution. Any changes will be communicated and agreed upon in writing before implementation.

Key Personnel

The team that will be staffing construction on apt consist of the following:

- _____

Client Responsibilities

In order to ensure the successful execution of the project, we require the following responsibilities from your side:

- Access worksite

- Planning permissions

Conclusion

We believe that our proposal aligns with your objectives and requirements, and we are confident in our ability to deliver high-quality results within the agreed-upon timeline and budget. We are committed to ensuring your satisfaction and look forward to the opportunity to work with you.

Should you have any questions or require further clarification, please feel free to contact Historic Construction at 605-591-2067 or Elevatedconstruction139@gmail.com. We would be more than happy to discuss this proposal in detail or arrange a meeting at your convenience.

Thank you for considering our bid proposal. We appreciate the opportunity to serve you and look forward to hearing from you.





Date: March 03, 2026

Case No. 260034
Address: 37 Lincoln

Staff Report

The applicant has submitted an application for Project Approval for work at 37 Lincoln, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Danica McFarland
Owner: MCFARLAND, DANIKA0
Constructed: c 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. 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 1875, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations:

The Applicant is requesting permission to replace the old wood stairs with new wood stairs. Coupling with railing spindles that match existing porch railing and baluster's.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

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



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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



FOR OFFICIAL USE	<i>Section 8 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: 37 Lincoln
Historic Name of Property (if known):

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

Owner's Name: <u>danika mcfarland</u>
Address: [REDACTED]
[REDACTED] 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 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 type="checkbox"/> Exterior Painting <input checked="" type="checkbox"/> Porch/Deck <input type="checkbox"/> Fencing

FOR OFFICE USE ONLY
Case No. _____

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

Replacing the old wood stairs with new wood stairs. Coupling with railing with spindels that match existing porch railing and ballusters.

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.

