

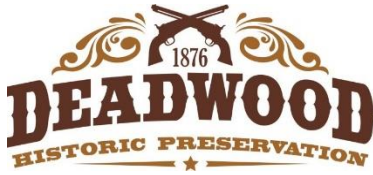
Historic Preservation Commission Meeting Agenda

Tuesday, May 26, 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. [HPC 05.13.2026 Meeting Minutes](#)
4. **Voucher Approvals**
 - a. [HPC Operating Vouchers May 26, 2026](#)
 - b. [HP Grant Vouchers](#)
 - c. [HP Revolving Vouchers](#)
5. **HP Programs and Revolving Loan Program**
6. **Old or General Business**
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. [PA 260062 - 59 Lincoln - Marty & Amanda Reynolds - Construct new single family home - Continued from April 22, 2026 Meeting](#)
 - b. [PA 260063 - 61 Lincoln - Marty & Amanda Reynolds - Construct new single family home - Continued from April 22, 2026 meeting](#)
 - c. [UPDATE - PA 260085 - 95 Stewart St - Randy & Lori Johnston - Remove building](#)
9. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
10. **Staff Report**
(Items considered but no action will be taken at this time.)
11. **Committee Reports**
(Items considered but no action will be taken at this time.)
12. **Adjournment**

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



Historic Preservation Commission Meeting Minutes

Wednesday, May 13, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on May 13, 2026, at 4:00 p.m.

2. Roll Call

PRESENT

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

City Commissioner Charles Eagleson

ABSENT

HP Commissioner Diana Williams
 HP Commissioner Vice Chair Anita Knipper

STAFF PRESENT

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

Susan Trucano, Neighborworks

3. Approval of Minutes

- a. 04.22.2026 Meeting Minutes

It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve Meeting Minutes of April 22, 2026. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

4. Voucher Approvals

- a. HP Operating Vouchers May 13, 2026

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Operating Vouchers in the amount of \$162,455.32. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- b. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve Revolving Vouchers in the amount of \$4,000.00. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

5. HP Programs and Revolving Loan Program

a. Historic Preservation Program Application Requests

Bill Walsh - 36 Lincoln - Elderly Resident Program

Ron Underhill - 32 Taylor - Elderly Resident Program

Mrs. Anfinson stated we have two owner occupied applicants that have submitted the required paperwork. Staff as well as Loan Committee has determined the proposed projects and the applicants meet the criteria for the program. Staff will coordinate with the applicants during the proposed projects.

It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve Bill Walsh, 36 Lincoln and Ron Underhill, 28 Taylor, into the Elderly Resident Program. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

b. HP Revolving Loan Requests

Kyle Heckman, 358 Williams St., Windows/Doors Loan

Donna Wiese, 26 Washington, Windows/Doors Loan

It was motioned by Commissioner Allen and seconded by Commissioner Posey to approve Kyle Heckman, 358 Williams and Donna Wiese, 26 Washington, into the Windows/Doors Loan Program. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

c. Neighborworks Updates

Mrs. Trucano stated we have one hundred and eighty-one loans in the portfolio with one being delinquent.

6. Old or General Business

a. Permission to hire Movette Film Transfer Co. at a cost not to exceed \$4,800.00 to digitize the 8mm Film Collection 2025.11 Houlette Family Film Archive. (to be paid from HP Archives line item).

Mr. Runge stated this request is for the Houlette Family Films that were donated to the City last year. There are thirty to forty films that will go be digitized.

It was moved by Commissioner Brown and seconded by Commissioner Santochi to recommend to the City Commission to hire Movette Film Transfer Co. at a cost not to exceed \$4,800.00 to digitize the Houlette Family Films. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

b. Permission to hire Airshow Mastering in the amount not to exceed \$7,300.00 for the digitization (Phase I of III) of the Oral History Cassettes. (To be paid from HP Archives [\$5,300] and Public Library [\$2,000] line items).

Mr. Runge stated the City has a substantial amount of oral histories that are on cassettes and we are interested in partnering with the Deadwood Public Library as

they contribute \$2,000.00 to this line item and Archives line item \$5,300.00. Fifty audio cassettes will be transferred to digital files.

It was moved by Commissioner Allen and seconded by Commissioner Santochi to recommend to the City Commission to hire Airshow Mastering in the amount not to exceed \$7,300.00 for Oral History Cassettes to be digitized. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- c. Permission to purchase a Microfilm Scanner / Reader from Edge One at a cost not to exceed \$6,800.00. (to be paid from HP Archives line item).

Mr. Runge stated the Deadwood Public Library donated five hundred rolls of microfilm of newspapers, additionally the City has another five hundred rolls of microfilm of ledgers. We would have a microfilm reader within city limits and if DHI or other entities need to digitize microfilm, they are able to. The reader will be directly hooked up to a laptop, so it will be a fast and easy way to have all of the information transferred over.

It was moved by Commissioner Santochi and seconded by Commissioner Brown to approve to purchase a Microfilm Scanner/Reader from Edge One at a cost not to exceed \$6,800.00. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 260099 - 65 Sherman Street - Deadwood Sundance 2023 LLC - Install new opening for a window and replace front door

Mr. Kuchenbecker stated this is a contributing structure in the Original Town Deadwood, circa 1892 and with a 1928-1929 rehabilitation. The applicant is requesting permission to add a new opening for a window to the north side of the second floor of 65 Sherman. The opening/window will match existing in size/style. The front door of 65 Sherman will be replaced with a new wood door that matches the style of the front doors at the Landmark Hotel & Casino. The applicant wants to add an additional bedroom on the second floor, and an access window is required by code. The proposed window will be a wood Pella window to match the existing window configuration. Because it is on the side elevation and will match the existing openings, it is staff opinion, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Commissioner Allen and seconded by Commissioner Brown to approve 65 Sherman, Deadwood Sundance 2023 LLC, to install a new opening for a window and replace front door. Voting Nay: Santochi. Voting Yea: Posey, Diede, Brown, Allen.

- b. COA 260101 - 57 Sherman - Deadwood Sundance 2023 LLC - Paint new mural on exterior of structure

Mr. Kuchenbecker stated this is a contributing structure in the Original Town Deadwood, circa 1903 to 1923. The applicant is requesting permission to paint a new mural to the exterior side of 57 Sherman back by the new patio. The mural,

which depicts a Mt. Rushmore of country music artists, would be painted in a similar color scheme as the existing ghost murals on the Landmark Hotel & Casino. The mural would be located on an existing CMU wall with no direct views to the street. The existing wall is a non-character-defining wall that lacks any of the character of the surrounding buildings or district Under Deadwood Codified Ordinances Chapter 15.32.130 – Disallowed Signs: Murals and supergraphics shall not be allowed. Under the ordinance, a mural means a decorative or figurative painting or decoration, usually oversized, applied directly to a wall or ceiling. "Mural" shall also include super graphic. Ghost Murals or historic advertisements within the period of significance for the National Historic Landmark District are allowed under the program administered by the Deadwood Historic Preservation Commission. Other requests have been denied or withdrawn and allowing a mural or super graphic could set precedent for future projects. It is staff's opinion, the proposed work and change is incongruous with the historical, architectural, and archaeological or cultural aspects of the State and National Register Historic Districts as well as the Deadwood National Historic Landmark District.

It was moved by Commissioner Posey and seconded by Commissioner Santochi based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and move to deny Certification of Appropriateness for 57 Sherman, Deadwood Sundance 2023 LLC. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260080 - 36 Lincoln Ave. - Bill Walsh - Repair box gutters & membrane roofing
- Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1903. The applicant is requesting permission to repair/replace areas of the structure that are deteriorating, including but not limited to the box gutters, window structure at garden room and membrane roofing. Staff met with the contractor to review this project. This included options such as doing away with the box gutter. This solution maintains the integrity and functionality of the original construction. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

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

- b. PA 260085 - 95 Stewart St - Randy & Lori Johnston - Remove building
- Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit, circa 1890. The applicant is requesting permission to remove the house. The house has a large amount of water damage due to a water

pipe breaking. It will cost more for repairs than to remove. This property was entered into the retaining wall program in 2012, and the historic wall was restored in 2013. The total cost of the wall was \$56,836.25. This structure could be returned to contributing if the inappropriate siding and windows are replaced and the resource is rehabilitated. In 2018 the water was shut off to the structure, and the structure has remained vacant since. Staff has not had the opportunity to conduct a site visit to understand the interior standards. The owner is not sure as to what will be done with the lot if the house is removed. Recently the Housing Task Force identified this structure as an underutilizing housing opportunity. The Task Force encourages rehabilitation of vacant and underutilized housing stock to assist in providing a wide variety of housing options within the City of Deadwood. If current owners of these properties are not interested in rehabilitating the resource, perhaps they should put it on the market. While currently, not a contributing resource, it is within the period of significance and with appropriate work and changes, it would contribute at that time. The proposed work and changes does not encroach upon, damage or destroy a historic resource; however, removal of the property would have an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Furthermore, the historic retaining wall which was rebuilt using Historic Preservation fund would lose its association with the site due to a lack of structure on the property. The applicant is present if you have any questions.

Commissioner Posey stated the Historic Preservation Commission as a whole do not enable demolishing historic homes, we are designated to restore, repair, reuse and protect. We have a shortage of housing in Deadwood and it may be good to consider putting it on the market.

Mrs. Johnston stated the house is not able to be lived in. The condition that it is in we will not put money into it and nobody is going to buy it with the condition it is in.

Commissioner Brown stated we do have a Housing Task Force and this is something they on with Economic Development. I would like to continue this so we can look at structure.

It was moved by Commissioner Brown and seconded by Commissioner Allen based upon all the evidence presented, I move to make a finding to continue this request until the May 26, 2026 meeting so a site visit can be conducted. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

- c. PA 260079 - 12 Washington - Janice Heffron-Fogle - Replace Front Door

Mr. Kuchenbecker stated this is a contributing structure in the Ingleside Planning Unit, circa 1898. The applicant is requesting permission to replace the front door with a wood door. 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. This is a door inside the vestibule and not original but the replacement door will be appropriate in style.

It was moved by Commissioner Santochi and seconded by Commissioner Brown based upon all the evidence presented, I find 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: Posey, Santochi, Diede, Brown, Allen, Williams.

- d. HPC PA 260087 - 17 Lincoln - Mike & Ester Schmidt - Restore windows and add wooden storm windows

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1880. The applicant is requesting permission to restore windows and install wood storm windows. 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 Santochi 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: Posey, Santochi, Diede, Brown, Allen, Williams.

- e. PA 260088 - 3 Rodeo - Mike Perceovich - Replace Siding

This is a non-contributing structure located in the Large's Flat Planning Unit, circa 1975. The applicant is requesting permission to replace the Masonite siding with Smart siding that is similar in the earth tone colors. 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 Brown based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- f. PA 260089 - 18 Denver - Erika Laine Drummond - Replace Windows

Mr. Kuchenbecker stated this is a contributing structure in the City Creek Planning Unit, circa 1890. The applicant is requesting permission to replace the windows. The bathroom window will not open, the dining room window slams shut after opening, Olivia's room opens great because it is on a track. Office window is tough to open and no storm window on it, so I do not open it. The only two windows I open are the ones in Olivia's room and my room but both of these windows are on the same side of the house so I get no air flow. This resource was entered into the foundation, siding and windows and doors programs in 2022. The applicant is now

wanting to replace the windows that were previously repaired and restored using Historic Preservation funding. Staff conducted a site visit and determined two of the windows in question do need routine maintenance (waxed and adjusted) and the window in the dining room does need a repair to keep the stop in place. The applicant did state during the site visit the windows did work when they were first restored. The previous applicant (late husband) received \$11,650.00 in grant funds to restore these windows. Per the grant agreement, the grantee agrees to maintain the property to the minimum maintenance standards. It is staff opinion due to the investment from the Historic Preservation Commission to restore and retain the original windows and install new storm windows, it should be the responsibility of the homeowner to maintain and repair these windows under the agreement. Furthermore, it is staff opinion the proposed work and changes would damage or destroy a historic resource (materials) but not have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. The applicant is here if you have any questions.

Commissioner Posey stated it is protocol in the windows program that you only can receive those funds one time and it will not be available to that structure. We are saying you would be on your own to purchase the replacement windows.

Ms. Drummond stated when the site visit occurred, we discussed if the Historic Preservation is not willing to fund the remainder of the grant, \$20,000.00 then could an approval occur to get new windows and the answer was no.

Commissioner Posey stated that is correct because the windows still need to meet the criteria.

Ms. Drummond stated if the replacement windows exceed the amount given, it is intended to pay the remaining amount out of pocket.

Mr. Kuchenbecker stated they used \$11,650.00 and the grant can get up to \$20,000.00. The work was done but they need to be maintained.

Ms. Drummond stated Nick is the one that accepted the work when it finished, but he has now passed away. We are wondering what we can do for the future. If another site visit is needed staff and commission are welcome to come look, but the windows do not meet code.

Commissioner Diede stated that brings up another issue if the windows do not meet code.

Mr. Kuchenbecker stated it is under the existing building code and the windows met code at one time. If the applicant is doing a change of use, they may have to be changed but that is not the case here and they will not have a change in use in a residential property.

Commissioner Diede asked if all the windows were repaired.

Ms. Drummond stated they were restored, painted and glazed.

Commissioner Allen asked if there is an option if the full amount on the grant is not used may they use the remaining funds for those repairs?

Mr. Kuchenbecker stated the windows that do not have storm windows are eligible for \$350.00 per window, the grant will need to be re-opened because it was closed when the project was completed. We can look at the number of windows that Nick (late husband) had applied for and count the windows and see if there is any additional funds available. Storm windows right now are running about \$325.00 to \$450.00 per window, so it does not cover all of the cost.

Mrs. Anfinson stated \$800.00 is allowed per window and there is a good chance that the \$800.00 was not used on that particular window.

It was moved by Commissioner Allen and seconded by Commissioner Brown based upon all the evidence presented, I move to make a finding to deny the new windows. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

It was moved by Commissioner Allen and seconded by Commissioner Brown to re-open the windows grant to see if there is any funding available for the storm window and to do repairs on the remaining windows. Voting Yea: Posey, Santochi, Diede, Brown, Allen.

- g. PA 260090 - 171 Charles - Patrick Mollman - Install garage door on existing building

Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit, circa 1977. The applicant is requesting permission to install a garage door on the existing Morton Metal building. 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 Brown based upon all the evidence presented, I approve 171 Charles to install a garage door on the existing Morton Metal building and 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: Posey, Santochi, Diede, Brown, Allen.

- h. PA 260091 - 15 Forest - Adrian Newkirk - Request to change height of historic retaining wall

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit, circa 1892. The applicant is requesting permission to construct a six-foot-high retaining wall in front of the house, two feet higher than original. The reason for the request is a safety issue as the slope degree for the upper lawn is at four-feet and is too steep for mowing and slippery. A six-foot wall reduces slope degree from 45 degrees to 32 degrees when completed. The applicant is planting Arborvitae Topiary fir trees, below and across the front of the wall. This historic wall, which was originally between three and four-feet tall but has for the most part deteriorated and failed. The applicant entered into the retaining wall program in April of 2025. The applicant is requesting an additional two-feet in height to the

wall. Currently, the engineering plans show an eight-foot-tall wall with two options at the request of the owner. It is shown with two options or methods of construction, one with a poured concrete wall and stone veneer and the other with a redi-rock but shows no stone veneer. If approved, staff recommends allowing not greater than six-foot wall with either construction option having a stone veneer to recreate the original material of the wall and walls in the immediate vicinity of the project. With the previous conditions adopted, it is staff 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. The applicant is here if you have any questions.

Commissioner Posey asked would it be possible to use the stone from the existing wall as the veneer?

Mr. Kuchenbecker stated that is typically what we do. We also have a quarried stone that we have used in the past.

Mr. Newkirk stated the stone that is remaining we intended to use but is only a pile of rubble now. We have a total of roughly 5 wheelbarrows left of the stone. In the original survey they deemed there was a tree there that we removed as a request for retaining wall engineering and removal of said tree. The engineer stated the tree was contributing to the settling of the front portion of the house. That is partially why we are looking for a higher wall for more soil retention to mitigate that possible issue. We are applying for the stack wall but with the compliant stone in front. We are requesting a six-foot concrete wall with a stone veneer.

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

- i. PA 260098 - 270 Main - First Gold (Terri Ward) - Construct vestibules at entries

Mr. Kuchenbecker stated this is a contributing structure located in the Fountain City Planning Unit, circa 1990. The applicant is adding two new entry vestibules to existing entry doors. The new vestibules will be wood construction to match the existing casino façade. The hotel portion of the building will be updating the paint color of the EIFS to match the color of the EIFS banding on the new cooler enclosure. These vestibules will replace the awning entrances which have had fabric walls added to assist with weather conditions. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. There is a side note comment that a building permit has been issued and work started due to the short window of opportunity to complete the project prior to the

heavy tourist season. The applicant understands that if denied, they would be out the work completed on the foundation to date.

It was moved by Commissioner Allen and seconded by Commissioner Brown based upon all the evidence presented, I move to make a finding tthat 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: Posey, Santochi, Diede, Brown, Allen.

- j. PA 260092 - 308 Main - Optima LLC - Complete rehabilitation of resource

Mr. Kuchenbecker stated Austin is here representing the applicant Optima LLC and the balance of the agenda are regarding Optima LLC. This is a contributing structure located in the Fountain City Planning Unit, circa 1895. The applicant is requesting permission to replace the windows and doors, repair and replace siding where it is needed, paint the entire house, repair and replace soffit. Remove small addition on the left side of the house covering the basement or crawl space entrance. Staff conducted an site visit with the owners. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

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

- k. PA 260093 - 308 Main Street - Optima LLC - Relocate historic structure

Mr. Kuchenbecker stated if Commission will allow because there are five addresses, they all technically are together and to expediate discussion and the staff report we would like to summarize the entire project.

Commissioner Diede stated to clarify, we are going to go through Project Approvals 260094, 260095, 260096 and 260097?

Mr. Kuchenbecker stated that is correct. They are contributing and non-contributing within the five structures. The first structure that was just approved for rehabilitation at 308 Main is a contributing structure, circa 1895. The applicant is requesting to move this historic structure from its current location on Main Street to Charles Street, preserving the structure and enabling a continued residential use in a historically appropriate setting. Over the years this area of Main Street has become highly commercialized and no longer has a residential environment. The proposed plan would move this structure, along with the other proposed resources, to a suitable location to re-create a residential neighborhood environment along Charles Street in Deadwood. Historical research shows several residential structures

were lost on this parcel over the decades and this area is currently zoned commercial. Through a project approval process and negotiated developer agreement, the proposed relocation site would be rezoned residential, deed restrictions, and preservation covenants placed on the resources to ensure long-term preservation methods are in place for perpetual protection. It is staff opinion the proposed project is a suitable request in light of the adverse effect this has had on the lower Main Street area through years of development, preservation battles and court cases. At this time, staff recommends consideration of a conditional approval to provide direction for staff and Optima LLC to negotiate a final agreement outlining conditions for final approval by the Deadwood Historic Preservation Commission. In total, there will be three houses and two outbuildings relocated. Staff will work on a development plan that would outline the landscaping needing to be completed. They will need to divide parcels. We would outline the agreement that puts everything in place and take a look at that agreement before they go through all of the work and to ensure the applicant and commission are protected. This would be preliminary approval with a final approval upon submission of the developers agreement. If properly implemented, 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.

Commissioner Brown asked once the homes are relocated, will the applicant be selling them as single-family homes and they will be owner occupied?

Austin with Optima LLC stated yes that is correct and re-zoned as residential.

Mr. Kuchenbecker stated they currently have a CUP for Wayne Morris' cottages and a CUP for 308 Main Street. This would be done within the course of a year or more as it will take a while to do archaeology, move the foundation, move the house and more. They would vacate the CUP's because they would disappear. They would like to keep one house as a vacation rental, Airbnb, but we believe that is part of the developer's agreement and the mitigation of allowing the project to move forward.

Commissioner Diede asked what will happen to the vacant properties once everything is moved.

Mr. Kuchenbecker stated going off public record, where the cottages are, they will turn that area into a parking lot and eventually expand the convention center on the other side.

Mr. Rock stated as a resident, we believe it is the responsibility of the Historic Preservation Commission as well as the City Commission in protecting our neighborhoods. As Commissioner Brown stated we need to protect more Airbnb houses being implemented in the neighborhoods. There are more vacation rentals than homes for residents. We ask that we grow our town back into residential homes where people can move to town and raise their families. Everyone is all about making money but not at the expense of our community.

It was moved by Commissioner Brown and seconded by Commissioner Posey based upon all the evidence presented, I approve the concept of

relocating five historic structures from Main Street to Charles Street and 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: Posey, Santochi, Diede, Brown, Allen.

- l. PA 260094 - 306 Main Street - Optima LLC - Permission to relocate structure
Coincides with all Optima LLC requests, votes and permissions under item K.
- m. PA 260095 - 388 Main Street - Optima LLC - Permission to relocate historic structure
Coincides with all Optima LLC requests, votes and permissions under item K.
- n. PA 260096 - 390 Main Street - Optima LLC - Permission to relocate historic structure
Coincides with all Optima LLC requests, votes and permissions under item K.
- o. PA 260097 - 390 1/2 Main Street - Optima LLC - Permission to relocate structure
Coincides with all Optima LLC requests, votes and permissions under item K.

9. Items from Citizens not on Agenda

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

10. Staff Report

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

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

Mr. Kuchenbecker stated we are asking permission to move the Historic Preservation Commission meeting to Tuesday, May 26, as Deadwood Vintage Baseball opening day is May 27, and starts at 4:00pm and some commissioners as well as staff are involved and participating. We will have Woody's photography there to take photos. Mike displayed the uniforms, bats, trophy and the Trolley signs.

Commissioner Allen stated Cody Oliver from KDSJ will be at the Baseball opening day on May 27. Hot dogs will be served and the Sasquatch will be doing the opening announcement. A first pitch will be thrown and fireworks after the games are over. This again is for opening day when the kids are playing baseball/softball.

Mr. Kuchenbecker stated we received the findings and facts for the de-annexation of Boot Hill Estates. We are preparing for a possible appeal on this case as the court ruled in favor of Boot Hill Estates on the de-annexation.

Mr. Kuchenbecker stated we have been preparing for the 150th events and the Historic Preservation agenda for today. The Save Our Tail parade is on May 22, 2026, at 1:00pm on Main Street.

Mr. Kuchenbecker stated a Contractor, Marty, was here at the beginning of the meeting, but did not get his project approval in on time and he apologizes for that. Marty requested the commission to look at the rendering of the proposed sixteen-foot-wide houses with the parking, landscaping and walls. They may sell these homes or turn into long-term rentals. They are not designed to be Bed and Breakfast. We will continue this in the next Historic Preservation meeting.

11. Committee Reports

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

Commissioner Charles stated Farmers Market starts June 12.

Commissioner Allen stated trails committee went out and did way-finding and put up markers and looked at new locations to do marking on the White Rocks trail. We are partnering with the Mickelson Marathon group to host a group to hike on Saturday during the Mickelson Marathon weekend that will utilize the White Rocks trail and go through the cemetery and loop back around to the White Rocks trail. Trails Committee is also hosting a group hike for Father's Day. They will start at the access point at the JT Fuller starting at 10:00am.

Commissioner Allen stated the stagecoach is back on Main Street for the summer. The trial of Jack McCall starts this Saturday. Kids at the elementary school received a ticket to attend the trial! Deadwood Alive for Wild Bill Days is doing a program for the shoot-outs on Main Street.

Commissioner Allen stated Back When They Bucked is back in town with their horse parade starting at 3:00pm on Main Street. Back when they bucked event will be on May 24. Outlaw Square also has concerts going on that weekend.

Commissioner Allen stated the Burlesque show featuring the Cabarets are doing a preview of their show Thursday at 4:00pm at the Wild West Cabarets location.

Commissioner Posey stated the Butt Brigade is at 4:00pm tomorrow and we will meet at the Fire Hall. The VFW is also doing a blood drive.

Commissioner Posey stated on May 22, everyone is meeting on Main Street to re-create the raid that will take place at the Brothel before the parade happens. We are invited to participate in this event.

12. Adjournment

The HP Commission meeting adjourned at 5:22 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

Historic Preservation Commission

Bill List - 2026

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 22,953.49

Approved by _____ on ___/___/___
Chairman

HPC	05/26/26
Batch	06/02/26

PACKET: 07504 HP OPERATING - 06/02/2026

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-----	DIST
=====						
01-4711	AMAZON CAPITAL SERVICES					
I-1RM3-11T3-7T9T		COMMISSION APPROVAL STAMP	20.85			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		COMMISSION APPROVAL STAMP		215 4641-426	SUPPLIES	
=== VENDOR TOTALS ===			20.85			
=====						
01-2390	THE ARCHAEOLOGICAL CONSERVANCY					
I-51926		ANNUAL MEMBERSHIP	30.00			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		ANNUAL MEMBERSHIP		215 4573-320	HIST. INTERP. ARCHEOLOGY	
=== VENDOR TOTALS ===			30.00			
=====						
01-1584	FETERL, RONDA					
I-51426		FLOWERS FOR NEIGHBORHOOD	20.84			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		FLOWERS FOR NEIGHBORHOOD		215 4576-630	PROFES. SERV. NEIGHBORH.	
I-51426-1		FLOWERS FOR NEIGHBORHOOD	155.58			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		FLOWERS FOR NEIGHBORHOOD		215 4576-630	PROFES. SERV. NEIGHBORH.	
=== VENDOR TOTALS ===			176.42			
=====						
01-4174	FOUNDANT TECHNOLOGIES INC.					
I-10009701		2026 ANNUAL LICENSE	5,940.00			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		2026 ANNUAL LICENSE		215 4575-505	GRANT/LOAN REVOLVING RES	
=== VENDOR TOTALS ===			5,940.00			
=====						
01-3023	LAWRENCE CO. HISTORICAL SOCIET					
I-52226		2025 RD2 OUTS DWD GRANT	1,950.00			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		2025 RD2 OUTS DWD GRANT		215 4575-520	GRANT/LOAN PROJECTS OUTS	
=== VENDOR TOTALS ===			1,950.00			

PACKET: 07504 HP OPERATING - 06/02/2026

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-----	DIST
01-5512	MEAD LUMBER					
I-13469048		LIBRARY PICNIC PROJECT	5,148.00			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		LIBRARY PICNIC PROJECT		215 4577-705	CAPITAL ASSETS LIBRARY	
		=== VENDOR TOTALS ===	5,148.00			
01-3060	QUIK SIGNS					
I-53669		TROLLEY BASEBALL SIGNAGE	522.77			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		TROLLEY BASEBALL SIGNAGE		215 4572-235	VISITOR MGMT ADVOCATE	
I-54300		CITY POLE BANNER	152.54			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		CITY POLE BANNER		215 4572-235	VISITOR MGMT ADVOCATE	
		=== VENDOR TOTALS ===	675.31			
01-4247	SD HISTORICAL SOCIETY FOUNDATI					
I-52226		REG ANNUAL HISTORY CONF	150.00			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		REG ANNUAL HISTORY CONF		215 4641-427	TRAVEL	
I-52226-1		REG ANNUAL HISTORIC CONF	150.00			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		REG ANNUAL HISTORIC CONF		215 4641-427	TRAVEL	
		=== VENDOR TOTALS ===	300.00			
01-0039	SD STATE HISTORICAL SOCIETY					
I-52226		2026 BRONZE MEMBERSHIP	125.00			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		2026 BRONZE MEMBERSHIP		215 4573-325	HIST. INTERP. DUES AND S	
		=== VENDOR TOTALS ===	125.00			
01-5565	ST. LUKE'S CHURCH					
I-52226		2025 RD2 OUTS DWD GRANT	3,850.00			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		2025 RD2 OUTS DWD GRANT		215 4575-520	GRANT/LOAN PROJECTS OUTS	
		=== VENDOR TOTALS ===	3,850.00			

PACKET: 07504 HP OPERATING - 06/02/2026
 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-----	DISC:
=====						
01-5396		STERNHAGEN SERVICES				
I-1178		MAYORS SIGN	500.00			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		MAYORS SIGN		215 4577-775	CAPITAL ASSETS GENERAL M	
		=== VENDOR TOTALS ===	500.00			
=====						
01-4739		WATERS HARDWARE-HP PAINT PROGR				
I-17884 /S		45 TAYLOR	281.91			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		45 TAYLOR		215 4575-525	GRANT/LOAN PAINT PROGRAM	
		=== VENDOR TOTALS ===	281.91			
=====						
01-2728		WEST RIVER HISTORY CONFERENCE				
I-52026		2026 SPONSORSHIP	500.00			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		2026 SPONSORSHIP		215 4573-325	HIST. INTERP. DUES AND S	
		=== VENDOR TOTALS ===	500.00			
=====						
01-1731		WHEELER LUMBER OPERATIONS				
I-1340-040782		FENCING FOR CITY	3,456.00			
6/02/2026	FNBAP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		FENCING FOR CITY		215 4577-775	CAPITAL ASSETS GENERAL M	
		=== VENDOR TOTALS ===	3,456.00			
		=== PACKET TOTALS ===	22,953.49			

PACKET: 07504 HP OPERATING - 06/02/2026
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	22,953.49
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	22,953.49
--------------	-----------

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BU	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	B	
	2026	215-2020	ACCOUNTS PAYABLE	22,953.49-*					
		215-4572-235	VISITOR MGMT ADVOCATE	675.31	245,000	184,709.14		834,000	587
		215-4573-320	HIST. INTERP. ARCHEOLOGY	30.00	27,500	27,470.00			
		215-4573-325	HIST. INTERP. DUES AND S	625.00	2,750	823.14			
		215-4575-505	GRANT/LOAN REVOLVING RES	5,940.00	0	5,940.00- Y			
		215-4575-520	GRANT/LOAN PROJECTS OUTS	5,800.00	100,000	81,620.81			
		215-4575-525	GRANT/LOAN PAINT PROGRAM	281.91	25,000	23,010.65			
		215-4576-630	PROFES. SERV. NEIGHBORH.	176.42	8,000	5,293.75			
		215-4577-705	CAPITAL ASSETS LIBRARY	5,148.00	32,000	20,365.86			
		215-4577-775	CAPITAL ASSETS GENERAL M	3,956.00	75,000	32,889.12			
		215-4641-426	SUPPLIES	20.85	15,000	12,730.41			
		215-4641-427	TRAVEL	300.00	12,000	10,520.71- Y			
		999-1306	DUE FROM FUND 215	22,953.49 *					
			** 2026 YEAR TOTALS	22,953.49					

5/26/2026 8:30 AM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 07504 HP OPERATING - 06/02/2026

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
215	6/2026	22,953.49

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

APPROVED BY _____
ON _____

Historic Preservation Commission 2026 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 7,000.00

Approved by _____ on ___/___/___
HP Chairperson

Approved by _____ on ___/___/___
HP Officer

HPC	05/26/26
Batch	06/02/26

PACKET: 07505 06/02/26 - 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
01-5567		FRANKLIN, FREDRICK				
I-VC-0001		61 MADISON - WIERINGA	7,000.00			
6/02/2026	FNBP	DUE: 6/02/2026 DISC: 6/02/2026		1099: N		
		61 MADISON - WIERINGA		216 4653-962-08	FOUNDATION GRANT EXPENSE	7,000.00
		=== VENDOR TOTALS ===	7,000.00			
		=== PACKET TOTALS ===	7,000.00			

PACKET: 07505 06/02/26 - HP GRANTS BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	7,000.00
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	7,000.00
--------------	----------

** 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	7,000.00-*				
		216-4653-962-08	FOUNDATION GRANT EXPENSE	7,000.00	60,000	43,850.00		
		999-1307	DUE FROM FUND 216	7,000.00 *				
			** 2026 YEAR TOTALS	7,000.00				

5/26/2026 1:44 PM

A/P Regular Open Item Register

Section 4 Item b.

PACKET: 07505 06/02/26 - HP GRANTS BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	6/2026	7,000.00

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

5/26/2026 9:06am

HP REVOLVING LOAN FUND
 A/P Invoices Report
 5/1/2026 - 5/31/2026
 Batch = 2

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
05/2026								
LAWRENCE COUNTY REGISTER OF DEEDS - REC FEE WIESE 0044 - 5/26/2026 - 30.00 - Batch: 2 - Header Memo: Record Mortgage-26 Washington-Wiese-23-260044								
Record Mortgage-26 Washington-Wiese-23- 260044	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage-26 Washington-Wiese-23- 260044	100	2000				ACCOUNTS PAYABLE		30.00
Total:							<u>30.00</u>	<u>30.00</u>
Total:							<u>30.00</u>	<u>30.00</u>
Report Total:							<u><u>30.00</u></u>	<u><u>30.00</u></u>

BORROWER LATE REPORT

Deadwood Historic Preservation
Tuesday, May 26, 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
11-240003 HPRRLTHOM	Dragon Belly LLC Will Call to Remind Lee Thompson	05/01/2026 03/01/2026		25 86	1 3	37 63	\$46.78 \$806.52	\$25.00 \$100.00	\$0.00 \$0.00	\$0.00 \$0.00	\$71.78 \$906.52
(2)	Looking to close on his house soon, will pay loan in full.						\$853.30	\$125.00	\$0.00	\$0.00	\$978.30

Deadwood HP Total Loans 4/30/2026	
Accounting Balance (Fund EZ)	This Month
Loans per Balance Sheet - Acct 100-1201	\$ 2,175,070.29
TOTAL	\$ 2,175,070.29
Loan Base:	This Month
Investor Trial Balance Report	\$ 2,153,670.29
	\$1,920.00 Baucom
	\$ 4,100.00 Baucom
	\$ 4,480.00 Baucom
4/22/2026 Meeting Packet	\$ 10,900.00 Heckman
TOTAL	\$ 2,175,070.29
	Difference \$ -

Deadwood HP Total Loans 4/30/2026	
Accounting Balance (Fund EZ)	
Loans per Balance Sheet	\$ 2,175,070.29
TOTAL	\$ 2,175,070.29
Loan Base:	
Pool Trial Balance Report	\$ 2,153,670.29
	\$1,920.00 Baucom
	\$ 4,100.00 Baucom
	\$ 4,480.00 Baucom
4/22/2026 Meeting Packet	\$10,900.00 Heckman
TOTAL	\$ 2,175,070.29
	Difference \$ -

5/6/2026 9:45am

HP REVOLVING LOAN FUND
Balance Sheet
As of Date: 4/30/2026

Page 1 of 1

	Current Year	Prior Year
Assets		
Current Assets		
CASH-SAVINGS	(36,704.73)	1,061,028.80
CASH-INVESTED	844,407.32	812,024.90
ACCRUED INTEREST RECEIVABLE	1,536.42	1,536.42
LATE FEES RECEIVABLE	3,986.87	3,986.87
Total Current Assets	<u>813,225.88</u>	<u>1,878,576.99</u>
Other Assets		
NOTES RECEIVABLE	2,175,070.29	2,066,611.68
Total Other Assets	<u>2,175,070.29</u>	<u>2,066,611.68</u>
Total Assets	<u><u>2,988,296.17</u></u>	<u><u>3,945,188.67</u></u>
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Allowance for Uncollected	(115,583.90)	(60,258.34)
ACCOUNTS PAYABLE	(1,449.34)	(1,449.34)
YE Accounts Payable	1,449.34	1,449.34
Total Current Liabilities	<u>(115,583.90)</u>	<u>(60,258.34)</u>
Total Liabilities	<u>(115,583.90)</u>	<u>(60,258.34)</u>
Net Assets		
NET ASSETS	4,608,323.95	4,608,323.95
Fund Balance	56,035.78	56,035.78
NET EARNINGS(LOSS)	(3,438,209.75)	(2,536,642.81)
PRIOR YEAR EARNINGS (LOSS)	116,204.47	116,204.47
HP BUDGET	(13,474.38)	(13,474.38)
PRIOR YEAR HP BUDGET	1,775,000.00	1,775,000.00
Total Net Assets	<u>3,103,880.07</u>	<u>4,005,447.01</u>
Total Liabilities & Net Assets	<u><u>2,988,296.17</u></u>	<u><u>3,945,188.67</u></u>

5/6/2026 9:45am

HP REVOLVING LOAN FUND
Statement of Revenue and Expense
Current Period: 4/1/2026 - 4/30/2026
Year-to-Date: 1/1/2026 - 4/30/2026

Page 1 of 1

	Current Year Current Period	Current Year Year-to-Date	Prior Year Current Period	Prior Year Year-to-Date
Revenue				
PERM LOAN INTEREST	2,496.22	9,790.02	2,514.47	8,774.26
CONSTRUCTION INTEREST	0.00	30.16	0.00	0.00
SAVINGS INTEREST	0.00	23,898.19	3,713.76	32,059.20
SERVICE FEES	105.00	515.00	200.00	745.00
LATE FEES	25.00	125.00	25.00	200.00
APPLICATION FEES	577.14	577.14	0.00	4,277.46
CLOSING COSTS	386.60	386.60	0.00	1,853.34
Total Revenue	3,589.96	35,322.11	6,453.23	47,909.26
Expenses				
PROF & ADMIN FEES	3,850.00	12,658.25	3,500.00	11,553.75
CLOSING COSTS DISBURSE	713.20	1,043.20	800.63	1,790.63
Foundation Grant Expense	9,000.00	9,150.00	0.00	4,229.60
Windows Grant Expense	0.00	26,883.03	0.00	0.00
Elderly Grant Expense	10,120.00	28,531.36	0.00	21,780.24
Siding Grant Expense	9,850.00	10,232.45	0.00	0.00
Facade Grant Expense	229,604.18	429,634.18	0.00	0.00
Total Expenses	263,137.38	518,132.47	4,300.63	39,354.22
Excess or (Deficiency) of Revenue Over Expenses	(259,547.42)	(482,810.36)	2,152.60	8,555.04



LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	00
STATEMENT DATE	04/30/2026
STATEMENT PERIOD	04/01/2026 - 04/30/2026
PORTFOLIO BALANCE	\$48,965.68
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER
 Construction Loans
 PO BOX 482
 DEADWOOD SD 57732

Please advise us immediately of any discrepancies in the transactions or investment activity on your statement of account or if you contemplate changing your address. When making inquiries by telephone or in writing please give your account number. We urge you to keep this statement with your investment records.

INVESTMENT PORTFOLIO AS OF 04/30/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
00-240082	Ken Owens	100.000%	0.000%	08/01/2026	4	08/01/2026	\$0.00	\$739.00
00-240089	Ken Owens	100.000%	0.000%	08/01/2026	4	08/01/2026	\$0.00	\$4,983.66
00-250011	Brian Hogan	100.000%	0.000%	06/01/2026	2	06/01/2026	\$0.00	\$31,970.89
CHPRLSHE	Kyle Heckman	100.000%	0.000%	10/01/2026	6	10/01/2026	\$0.00	\$8,620.17
CHPRPRVHE	Kyle Heckman	100.000%	0.000%	10/01/2026	6	10/01/2026	\$0.00	\$2,651.96
Current Portfolio Yield: 0.000%							\$0.00	\$48,965.68

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Trust
⚡ = Electronic Payment			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	1
STATEMENT DATE	04/30/2026
STATEMENT PERIOD	04/01/2026 - 04/30/2026
PORTFOLIO BALANCE	\$856,263.64
PORTFOLIO YIELD	2.1851%
INTEREST PAID IN 2026	\$4,459.89

LENDER
 Revolving Loans
 PO Box 482
 Deadwood SD 57732

Please advise us immediately of any discrepancies in the transactions or investment activity on your statement of account or if you contemplate changing your address. When making inquiries by telephone or in writing please give your account number. We urge you to keep this statement with your investment records.

INVESTMENT PORTFOLIO AS OF 04/30/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
11-240001	Tracy Lewis	100.000%	4.000%	03/01/2031	59	05/01/2026	\$364.25	\$19,477.22
11-240002	Tim Coomes	100.000%	4.000%	03/01/2029	35	05/01/2026	\$179.26	\$5,607.08
11-240003	Dragon Belly LLC	100.000%	0.000%	06/01/2029	38	05/01/2026	\$46.78	\$1,777.68
11-240072	Steven Schramm	100.000%	0.000%	12/01/2029	44	05/01/2026	\$415.04	\$18,262.04
11-240081	Jonathan Long	100.000%	0.000%	12/01/2029	44	05/01/2026	\$208.33	\$21,655.03
11-250001	Robert Bailey, Jr	100.000%	0.000%	08/01/2030	52	05/01/2026	\$208.33	\$23,320.00
11-250002	Erika Laine-Drummond	100.000%	0.000%	03/01/2030	47	05/01/2026	\$208.33	\$15,800.00
11-250004	Randy Westendorf	100.000%	5.000%	02/01/2030	46	05/01/2026	\$175.86	\$6,999.06
11-250005	Sean Byrne	100.000%	3.000%	08/01/2032	76	05/01/2026	\$102.98	\$18,109.83
11-250007	Nancy Fairbairn	100.000%	0.000%	10/01/2030	54	05/01/2026	\$104.17	\$24,374.98
11-250008	Teresa Hamilton	100.000%	0.000%	08/01/2030	52	07/01/2026	\$166.67	\$7,663.65
11-250009	Nancy Fairbairn	100.000%	5.000%	12/01/2032	80	05/01/2026	\$164.99	\$24,750.91
11-250013	Sean Byrne	100.000%	0.000%	08/01/2030	52	05/01/2026	\$104.17	\$24,116.64
11-250022	Robert Bailey, Jr	100.000%	5.000%	08/01/2032	76	05/01/2026	\$265.16	\$23,081.54
11-250059	Pamela Massa	100.000%	5.000%	10/01/2032	78	05/01/2026	\$148.40	\$17,781.03
11-250086	Melody Lopez	100.000%	5.000%	03/01/2033	83	05/01/2026	\$323.50	\$41,360.61
11-250106	Todd Weber	100.000%	5.000%	08/01/2032	76	05/01/2026	\$148.42	\$9,519.87
11-250134	Thomas McNary	100.000%	0.000%	11/01/2030	55	05/01/2026	\$116.31	\$13,375.51
11-250136	Emrick Real Estate Group, LLC	100.000%	5.000%	01/01/2033	81	06/01/2026	\$197.70	\$24,619.26
11-250137	Emrick Real Estate Group, LLC	100.000%	0.000%	01/01/2031	57	06/01/2026	\$138.89	\$24,444.44
11-260026	Tate Underhill	100.000%	6.000%	04/01/2033	84	06/01/2026	\$260.24	\$17,538.30
HPR0SJOM	Daniel Sjomeling	100.000%	0.000%	03/01/2027	11	05/01/2026	\$136.43	\$9,686.38
HPRLSBOBO	The FHE Company, LLC	100.000%	0.000%	01/01/2029	33	05/01/2026	\$191.32	\$6,303.18
HPRLSBRE	Philip Breland	100.000%	0.000%	12/01/2027	20	01/01/2027	\$416.67	\$4,999.84
HPRLSCHMI	Mike Schmidt	100.000%	5.000%	04/01/2028	24	05/01/2026	\$506.82	\$11,023.18
HPRLSCOUP	Paha Sapa Holdings, LLC	100.000%	0.000%	06/01/2028	26	05/01/2026	\$138.89	\$20,277.74
HPRLSEMAN	Karl Emanuel	100.000%	0.000%	05/01/2029	37	06/01/2026	\$208.33	\$14,920.00
HPRLSFAS	Glen Fasnacht	100.000%	0.000%	03/01/2027	11	05/01/2026	\$160.55	\$11,399.21
HPRLSGREE	Benjamin Greenlee	100.000%	0.000%	10/01/2028	30	05/01/2026	\$416.67	\$12,499.90
HPRLSJNWM	Michael Johnson	100.000%	0.000%	12/01/2027	20	05/01/2026	\$138.89	\$19,444.40
HPRLSJOHN	Joette Johnson	100.000%	0.000%	06/01/2026	2	05/01/2026	\$138.89	\$41,919.31
HPRLSPOTT	Cara Mia LLC	100.000%	0.000%	07/01/2028	27	06/01/2026	\$208.33	\$17,916.78
HPRLSSMIT	Gordon Smith	100.000%	0.000%	11/01/2028	31	07/01/2026	\$145.68	\$434.24
HPRLSTHOM	Mark Thompson II	100.000%	0.000%	03/01/2028	23	05/01/2026	\$104.17	\$20,906.64
HPRLSWEB	Todd Weber	100.000%	0.000%	03/01/2027	11	05/01/2026	\$66.43	\$12,621.53
HPRPRLFJO	Joette Johnson	100.000%	4.000%	06/01/2026	2	05/01/2026	\$119.35	\$22,629.42
HPRPRSCH	Steven Schramm	100.000%	3.500%	12/01/2028	32	05/01/2026	\$60.83	\$1,579.66
HPRPRSun1	Ron Underhill	100.000%	3.500%	04/01/2028	24	05/01/2026	\$144.99	\$19,198.94
HPRPRV7EM	The FHE Company, LLC	100.000%	3.000%	01/01/2031	57	05/01/2026	\$244.21	\$12,744.12
HPRPRVCOU	Paha Sapa Holdings, LLC	100.000%	3.000%	11/01/2030	55	05/01/2026	\$111.88	\$14,056.42



INVESTMENT PORTFOLIO AS OF 04/30/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
HPRPRVJOH	Michael Johnson	100.000%	3.000%	12/01/2029	44	05/01/2026	\$172.65	\$20,370.86
HPRPRVPOT	Cara Mia LLC	100.000%	3.000%	07/01/2030	51	06/01/2026	\$241.40	\$16,929.80
HPRPRVSJO	Daniel Sjomeling	100.000%	3.500%	03/01/2029	35	05/01/2026	\$131.85	\$19,284.50
HPRPSVGRE	Benjamin Greenlee	100.000%	5.000%	10/01/2030	54	05/01/2026	\$353.35	\$17,051.87
HPRPSVHOH	John Hohn	100.000%	3.000%	11/01/2029	43	06/01/2026	\$126.97	\$5,069.17
HPRPVUN2	Ron Underhill	100.000%	3.500%	09/01/2028	29	05/01/2026	\$144.99	\$19,666.12
HPRPVUND3	Ron Underhill	100.000%	3.000%	11/01/2029	43	05/01/2026	\$138.65	\$20,681.42
HPRREFALL	Jesse Allen	100.000%	3.000%	02/01/2032	70	05/01/2026	\$103.56	\$15,553.09
HPRREFGAT	Naomi Gathmann	100.000%	3.000%	02/01/2032	70	05/01/2026	\$139.02	\$8,753.15
HPRRLOLSJ	Steven Olson	100.000%	4.000%	08/01/2030	52	05/01/2026	\$110.69	\$5,275.79
HPRRLTHOM	hLee Thompson	100.000%	4.000%	08/01/2031	64	03/01/2026	\$268.84	\$16,759.59
HPRRW0EMR	Emrick Real Estate Group, LLC	100.000%	0.000%	01/01/2029	33	06/01/2026	\$207.59	\$19,072.71
HPRRWPSHA	Larry Shama	100.000%	0.000%	02/01/2029	34	05/01/2026	\$400.00	\$13,600.00
Current Portfolio Yield: 2.185%							\$10,246.67	\$856,263.64

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution						
				Serv. Fees	Interest	Principal	Charges	Other	Trust	
04/01/2026	111111137	11-250004	\$200.00	\$0.00	\$29.46	\$170.54	\$0.00	\$0.00	\$0.00	
04/01/2026	111111138	HPRRWPSHA	\$400.00	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	
04/01/2026	111111138	11-250106	\$167.00	\$0.00	\$39.65	\$127.35	\$0.00	\$0.00	\$0.00	
04/01/2026	111111138	HPRREFALL	\$104.00	\$0.00	\$38.51	\$65.49	\$0.00	\$0.00	\$0.00	
04/01/2026	111111138	11-240002	\$200.00	\$0.00	\$19.03	\$180.97	\$0.00	\$0.00	\$0.00	
04/01/2026	111111138	HPRLSSMIT	\$145.68	\$0.00	\$0.00	\$145.68	\$0.00	\$0.00	\$0.00	
04/01/2026	111111138	11-250001	\$210.00	\$0.00	\$0.00	\$210.00	\$0.00	\$0.00	\$0.00	
04/01/2026	111111138	11-250022	\$340.00	\$0.00	\$95.86	\$244.14	\$0.00	\$0.00	\$0.00	
04/01/2026	111111141	HPRLSSMIT	\$145.68	\$0.00	\$0.00	\$145.68	\$0.00	\$0.00	\$0.00	
04/01/2026	111111142	11-250002	\$400.00	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	
04/06/2026	111111147	HPRLSJOHN	\$138.89	\$0.00	\$0.00	\$138.89	\$0.00	\$0.00	\$0.00	
04/06/2026	111111147	HPRPRLFJO	\$121.11	\$0.00	\$74.55	\$46.56	\$0.00	\$0.00	\$0.00	
04/06/2026	111111147	HPRLSFAS	\$160.55	\$0.00	\$0.00	\$160.55	\$0.00	\$0.00	\$0.00	
04/06/2026	111111147	HPRLSGREE	\$416.67	\$0.00	\$0.00	\$416.67	\$0.00	\$0.00	\$0.00	
04/06/2026	111111147	HPRPSVGRE	\$353.35	\$0.00	\$71.24	\$282.11	\$0.00	\$0.00	\$0.00	
04/06/2026	111111147	11-250134	\$116.31	\$0.00	\$0.00	\$116.31	\$0.00	\$0.00	\$0.00	
04/06/2026	111111147	HPRLSCHMI	\$506.82	\$0.00	\$47.19	\$459.63	\$0.00	\$0.00	\$0.00	
04/06/2026	111111147	HPRPVUND3	\$138.65	\$0.00	\$51.21	\$87.44	\$0.00	\$0.00	\$0.00	
04/06/2026	111111147	HPRLSWEB	\$66.43	\$0.00	\$0.00	\$66.43	\$0.00	\$0.00	\$0.00	
04/06/2026	111111147	HPRPRSCH	\$295.00	\$0.00	\$5.38	\$289.62	\$0.00	\$0.00	\$0.00	
04/08/2026	111111150	HPR0SJOM	\$136.43	\$0.00	\$0.00	\$136.43	\$0.00	\$0.00	\$0.00	
04/08/2026	111111150	HPRPRVSJO	\$131.85	\$0.00	\$55.70	\$76.15	\$0.00	\$0.00	\$0.00	
04/08/2026	111111150	HPRPRVSJO	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	
04/08/2026	111111150	11-250086	\$8,000.00	\$0.00	\$342.46	\$7,657.54	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	11-240001	\$364.25	\$0.00	\$65.02	\$299.23	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	11-250013	\$154.17	\$0.00	\$0.00	\$154.17	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	HPRREFGAT	\$139.03	\$0.00	\$21.87	\$117.16	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	11-250007	\$104.17	\$0.00	\$0.00	\$104.17	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	11-240072	\$415.04	\$0.00	\$0.00	\$415.04	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	HPRLSTHOM	\$120.00	\$0.00	\$0.00	\$120.00	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	11-250009	\$164.99	\$0.00	\$101.98	\$63.01	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	HPRLSBOBO	\$191.32	\$0.00	\$0.00	\$191.32	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	HPRPRV7EM	\$254.59	\$0.00	\$31.97	\$222.62	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	HPRPVUN2	\$144.99	\$0.00	\$56.83	\$88.16	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	11-250005	\$102.98	\$0.00	\$44.80	\$58.18	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	HPRPRSUN1	\$144.99	\$0.00	\$55.49	\$89.50	\$0.00	\$0.00	\$0.00	
04/13/2026	111111152	11-260026	\$109.17	\$0.00	\$0.00	\$109.17	\$0.00	\$0.00	\$0.00	
04/17/2026	111111156	11-250008	\$166.67	\$0.00	\$0.00	\$166.67	\$0.00	\$0.00	\$0.00	
04/17/2026	111111156	11-250008	\$167.33	\$0.00	\$0.00	\$167.33	\$0.00	\$0.00	\$0.00	
04/20/2026	111111157	11-250008	\$166.67	\$0.00	\$0.00	\$166.67	\$0.00	\$0.00	\$0.00	
04/20/2026	111111157	11-250008	\$167.33	\$0.00	\$0.00	\$167.33	\$0.00	\$0.00	\$0.00	
04/20/2026	111111157	HPRRLOLSJ	\$110.69	\$0.00	\$17.65	\$93.04	\$0.00	\$0.00	\$0.00	
04/20/2026	111111157	HPRLSEMAN	\$420.00	\$0.00	\$0.00	\$420.00	\$0.00	\$0.00	\$0.00	
04/20/2026	111111157	HPRLSSMIT	\$145.68	\$0.00	\$0.00	\$145.68	\$0.00	\$0.00	\$0.00	

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Trust
04/29/2026	111111158	11-260026	\$260.63	\$0.00	\$93.71	\$166.92	\$0.00	\$0.00	\$0.00
04/29/2026	111111158	11-260026	(\$0.39)	\$0.00	(\$0.39)	\$0.00	\$0.00	\$0.00	\$0.00
04/29/2026	111111158	11-250136	\$197.70	\$0.00	\$101.57	\$96.13	\$0.00	\$0.00	\$0.00
04/29/2026	111111158	11-250137	\$138.89	\$0.00	\$0.00	\$138.89	\$0.00	\$0.00	\$0.00
04/29/2026	111111158	HPRRW0EMR	\$207.59	\$0.00	\$0.00	\$207.59	\$0.00	\$0.00	\$0.00
04/29/2026	111111158	HPRLSPOTT	\$208.33	\$0.00	\$0.00	\$208.33	\$0.00	\$0.00	\$0.00
04/29/2026	111111158	HPRPRVPOT	\$291.67	\$0.00	\$42.36	\$249.31	\$0.00	\$0.00	\$0.00
04/29/2026	111111158	HPRPSVHOH	\$126.97	\$0.00	\$12.78	\$114.19	\$0.00	\$0.00	\$0.00
04/29/2026	111111158	HPRPSVHOH	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00
= Electronic Payment			\$18,089.87	\$0.00	\$1,515.88	\$16,563.99	\$0.00	\$10.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	10
STATEMENT DATE	04/30/2026
STATEMENT PERIOD	04/01/2026 - 04/30/2026
PORTFOLIO BALANCE	\$310,034.50
PORTFOLIO YIELD	4.2608%
INTEREST PAID IN 2026	\$3,272.58

LENDER

Commercial Loans
PO BOX 482
DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 04/30/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
41-240022	Emily Costopoulos, LLC	100.000%	5.000%	01/01/2032	69	05/01/2026	\$389.08	\$46,352.90
41-240027	Emily Costopoulos, LLC	100.000%	0.000%	01/01/2030	45	05/01/2026	\$277.78	\$45,833.30
HPCRLNUGG	Nugget Saloon, LLC	100.000%	5.000%	12/01/2030	56	05/01/2026	\$1,212.84	\$217,848.30
Current Portfolio Yield: 4.261%							\$1,879.70	\$310,034.50

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Trust
04/13/2026	111111153	HPCRLNUGG	\$1,212.84	\$0.00	\$896.57	\$316.27		\$0.00	\$0.00	\$0.00
⚡ = Electronic Payment			\$1,212.84	\$0.00	\$896.57	\$316.27		\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	2
STATEMENT DATE	04/30/2026
STATEMENT PERIOD	04/01/2026 - 04/30/2026
PORTFOLIO BALANCE	\$1,204,053.39
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER
 Retaining Wall- Forgivable
 PO BOX 482
 DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 04/30/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
32-240016	Dorrene Julius	100.000%	0.000%	07/01/2029	39	07/01/2029	\$0.00	\$161,485.00
32-240017	Glen Fasnacht	100.000%	0.000%	12/01/2029	44	12/01/2029	\$0.00	\$41,237.00
CONRWBOB0	Lance Bobolz	100.000%	0.000%	12/01/2027	20	12/01/2027	\$0.00	\$18,042.61
CONRWCOOM	Tim Coomes	100.000%	0.000%	03/01/2029	35	03/01/2029	\$0.00	\$67,491.73
CONRWFEN0	Kris Fenton	100.000%	0.000%	06/01/2028	26	06/01/2028	\$0.00	\$17,584.40
CONRWREAU	Bernie Reausaw	100.000%	0.000%	10/01/2030	54	10/01/2030	\$0.00	\$105,468.23
CONRWVWHI	Carolyn White	100.000%	0.000%	09/20/2026	5	09/20/2026	\$0.00	\$90,073.00
CONRWWHT2	Carolyn White	100.000%	0.000%	11/01/2027	19	11/01/2027	\$0.00	\$8,699.04
HPCONBOBO	Lance Bobolz	100.000%	0.000%	01/01/2028	21	01/01/2028	\$0.00	\$199,815.00
HPRRWCEMR	Emrick Real Estate Group, LLC	100.000%	0.000%	01/01/2034	93	01/01/2034	\$0.00	\$45,082.88
HPRRWCOWE	Ken Owens	100.000%	0.000%	11/01/2027	19	11/01/2027	\$0.00	\$103,803.20
HPRRWFSHA	Larry Shama	100.000%	0.000%	01/01/2029	33	01/01/2029	\$0.00	\$186,448.00
HPRRWLTE	Aaron Sternhagen	100.000%	0.000%	08/01/2033	88	08/01/2033	\$0.00	\$8,670.00
HPRWCSHEP	Lanny Shepherd	100.000%	0.000%	10/01/2030	54	10/01/2030	\$0.00	\$18,616.85
HPRWFGASR	Joseph Gasper III	100.000%	0.000%	12/20/2031	68	12/20/2031	\$0.00	\$48,928.95
HPRWFWEB	Todd Weber	100.000%	0.000%	08/01/2030	52	08/01/2030	\$0.00	\$82,607.50
Current Portfolio Yield: 0.000%							\$0.00	\$1,204,053.39

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Trust
⚡ = Electronic Payment			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	3
STATEMENT DATE	04/30/2026
STATEMENT PERIOD	04/01/2026 - 04/30/2026
PORTFOLIO BALANCE	\$197,500.72
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER
 Foundation-Forgivable
 PO BOX 482
 DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 04/30/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
21-240015	Nancy Fairbairn	100.000%	0.000%	12/01/2034	104	12/01/2034	\$0.00	\$10,000.00
21-240085	Jonathan Long	100.000%	0.000%	12/01/2034	104	12/01/2034	\$0.00	\$10,000.00
21-250055	Lori Wilkinson	100.000%	0.000%	10/01/2035	114	10/01/2035	\$0.00	\$10,000.00
21-250056	Danika McFarland, c/o Farrin and Shiela McFarland	100.000%	0.000%	11/01/2035	115	11/01/2035	\$0.00	\$10,000.00
21-250057	Emrick Real Estate Group, LLC	100.000%	0.000%	12/01/2035	116	12/01/2035	\$0.00	\$10,000.00
HPCFNDKNI	Anita Knipper	100.000%	0.000%	11/07/2029	43	11/07/2029	\$0.00	\$9,970.52
HPFND770	Dragon Belly LLC	100.000%	0.000%	03/01/2030	47	03/01/2030	\$0.00	\$9,461.50
HPFND772	Dragon Belly LLC	100.000%	0.000%	03/01/2030	47	03/01/2030	\$0.00	\$9,817.75
HPFNDHILL	Hills Partnership	100.000%	0.000%	11/30/2029	43	11/30/2029	\$0.00	\$8,250.95
HPFNDPOT	Cara Mia LLC	100.000%	0.000%	10/01/2032	78	10/01/2032	\$0.00	\$10,000.00
HPRFND7EM	The FHE Company, LLC	100.000%	0.000%	05/01/2033	85	05/01/2033	\$0.00	\$10,000.00
HPRFNDBOB	The FHE Company, LLC	100.000%	0.000%	12/01/2032	80	12/01/2032	\$0.00	\$10,000.00
HPRFNDBRE	Philip Breland	100.000%	0.000%	11/01/2032	79	11/01/2032	\$0.00	\$10,000.00
HPRFNDBYR	Sean Byrne	100.000%	0.000%	01/01/2034	93	01/01/2034	\$0.00	\$10,000.00
HPRFNDGRE	Benjamin Greenlee	100.000%	0.000%	10/01/2033	90	10/01/2033	\$0.00	\$10,000.00
HPRFNDHOH	John Hohn	100.000%	0.000%	11/01/2032	79	11/01/2032	\$0.00	\$10,000.00
HPRFNDJOH	Michael Johnson	100.000%	0.000%	11/01/2032	79	11/01/2032	\$0.00	\$10,000.00
HPRFNDMUN	Jeffrey Munce	100.000%	0.000%	12/01/2030	56	12/01/2030	\$0.00	\$10,000.00
HPRFNDSMI	Gordon Smith	100.000%	0.000%	10/01/2033	90	10/01/2033	\$0.00	\$10,000.00
HPRFNDUND	Ron Underhill	100.000%	0.000%	03/01/2031	59	03/01/2031	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$197,500.72

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution					Trust
				Serv. Fees	Interest	Principal	Charges	Other	
☞ = Electronic Payment			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Distribution					Escrow
				Serv. Fees	Interest	Principal	Charges	Other	
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	4
STATEMENT DATE	04/30/2026
STATEMENT PERIOD	04/01/2026 - 04/30/2026
PORTFOLIO BALANCE	\$10,000.00
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER
 Special Needs/Elderly- Forgivable
 PO BOX 482
 DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 04/30/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
HPSNEWHT0	Carolyn White	100.000%	0.000%	06/01/2027	14	06/01/2027	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$10,000.00

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Trust
	= Electronic Payment		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	5
STATEMENT DATE	04/30/2026
STATEMENT PERIOD	04/01/2026 - 04/30/2026
PORTFOLIO BALANCE	\$163,331.80
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER
 Siding- Forgivable
 PO BOX 482
 DEADWOOD SD 57732

Please advise us immediately of any discrepancies in the transactions or investment activity on your statement of account or if you contemplate changing your address. When making inquiries by telephone or in writing please give your account number. We urge you to keep this statement with your investment records.

INVESTMENT PORTFOLIO AS OF 04/30/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
22-240014	Nancy Fairbairn	100.000%	0.000%	12/01/2034	104	12/01/2034	\$0.00	\$10,000.00
22-240088	Jonathan Long	100.000%	0.000%	12/01/2034	104	12/01/2034	\$0.00	\$5,000.00
22-250012	Sean Byrne	100.000%	0.000%	12/01/2035	116	12/01/2035	\$0.00	\$10,000.00
22-250052	Benjamin Greenlee	100.000%	0.000%	09/01/2035	113	09/01/2035	\$0.00	\$10,000.00
22-250053	Emrick Real Estate Group, LLC	100.000%	0.000%	12/01/2035	116	12/01/2035	\$0.00	\$10,000.00
23-240119	Lori Wilkinson	100.000%	0.000%	10/01/2035	114	10/01/2035	\$0.00	\$10,000.00
23-250127	Donna Wiese	100.000%	0.000%	01/01/2036	117	01/01/2036	\$0.00	\$15,000.00
CHPSIDLW0	Tracy Lewis	100.000%	0.000%	03/01/2027	11	03/01/2027	\$0.00	\$10,000.00
HPRSID106	Bruce Oberlander	100.000%	0.000%	10/01/2030	54	10/01/2030	\$0.00	\$10,000.00
HPRSIDANT	James Antrim	100.000%	0.000%	06/01/2031	62	06/01/2031	\$0.00	\$10,000.00
HPRSIDBRE	Philip Breland	100.000%	0.000%	12/01/2033	92	12/01/2033	\$0.00	\$10,000.00
HPRSIDCOU	Paha Sapa Holdings, LLC	100.000%	0.000%	04/01/2033	84	04/01/2033	\$0.00	\$10,000.00
HPRSIDJOH	Michael Johnson	100.000%	0.000%	11/01/2032	79	11/01/2032	\$0.00	\$10,000.00
HPRSIDUND	Ron Underhill	100.000%	0.000%	11/01/2032	79	11/01/2032	\$0.00	\$10,000.00
HPSID700	Dragon Belly LLC	100.000%	0.000%	03/01/2030	47	03/01/2030	\$0.00	\$3,331.80
HPSIDKNI	Anita Knipper	100.000%	0.000%	11/07/2029	43	11/07/2029	\$0.00	\$10,000.00
HPSIDWHT0	Carolyn White	100.000%	0.000%	06/01/2027	14	06/01/2027	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$163,331.80

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Trust
⚡ = Electronic Payment			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	6
STATEMENT DATE	04/30/2026
STATEMENT PERIOD	04/01/2026 - 04/30/2026
PORTFOLIO BALANCE	\$316,418.73
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER
Windows/Doors- Forgivable PO BOX 482 DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 04/30/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
23-240073	Benjamin Greenlee	100.000%	0.000%	07/01/2035	111	07/01/2035	\$0.00	\$6,188.59
23-240086	Jonathan Long	100.000%	0.000%	12/01/2034	104	12/01/2034	\$0.00	\$20,000.00
23-240099	Lori Wilkinson	100.000%	0.000%	10/01/2035	114	10/01/2035	\$0.00	\$20,000.00
23-240112	Nancy Fairbairn	100.000%	0.000%	09/01/2034	101	09/01/2034	\$0.00	\$20,000.00
23-250011	Sean Byrne	100.000%	0.000%	09/01/2035	113	09/01/2035	\$0.00	\$20,000.00
23-250012	Emrick Real Estate Group, LLC	100.000%	0.000%	12/01/2035	116	12/01/2035	\$0.00	\$13,900.00
CHPWNLW0	Tracy Lewis	100.000%	0.000%	03/01/2027	11	03/01/2027	\$0.00	\$8,268.42
HPCWINKNI	Anita Knipper	100.000%	0.000%	11/07/2029	43	11/07/2029	\$0.00	\$20,000.00
HPRWIN106	Bruce Oberlander	100.000%	0.000%	10/01/2030	54	10/01/2030	\$0.00	\$3,200.00
HPRWIN770	Dragon Belly LLC	100.000%	0.000%	01/01/2034	93	01/01/2034	\$0.00	\$1,507.96
HPRWIN772	Dragon Belly LLC	100.000%	0.000%	01/01/2034	93	01/01/2034	\$0.00	\$1,769.70
HPRWINANT	James Antrim	100.000%	0.000%	06/01/2031	62	06/01/2031	\$0.00	\$20,000.00
HPRWINBRE	Philip Breland	100.000%	0.000%	01/01/2034	93	01/01/2034	\$0.00	\$7,000.00
HPRWINCOU	Paha Sapa Holdings, LLC	100.000%	0.000%	05/01/2033	85	05/01/2033	\$0.00	\$11,400.00
HPRWINHOH	John Hohn	100.000%	0.000%	11/01/2033	91	11/01/2033	\$0.00	\$9,500.00
HPRWINJOH	Michael Johnson	100.000%	0.000%	11/01/2032	79	11/01/2032	\$0.00	\$16,800.00
HPRWINMUN	Jeffrey Munce	100.000%	0.000%	12/01/2030	56	12/01/2030	\$0.00	\$19,850.00
HPRWINPOT	Cara Mia LLC	100.000%	0.000%	06/01/2033	86	06/01/2033	\$0.00	\$7,237.90
HPRWINUND	Ron Underhill	100.000%	0.000%	11/01/2033	91	11/01/2033	\$0.00	\$2,271.93
HPWIN772	Dragon Belly LLC	100.000%	0.000%	03/01/2030	47	03/01/2030	\$0.00	\$6,660.40
HPWINBOBO	The FHE Company, LLC	100.000%	0.000%	05/01/2030	49	05/01/2030	\$0.00	\$18,000.00
HPWINHILL	Hills Partnership	100.000%	0.000%	11/30/2029	43	11/30/2029	\$0.00	\$751.56
HPWINKIN	Brian Kinkler	100.000%	0.000%	02/01/2030	46	02/01/2030	\$0.00	\$1,600.00
HPWINPET	Dragon Belly LLC	100.000%	0.000%	03/01/2030	47	03/01/2030	\$0.00	\$13,718.64
HPWINREA0	Bernie Reausaw	100.000%	0.000%	11/01/2028	31	11/01/2028	\$0.00	\$20,000.00
HPWINSHAM	Larry Shama	100.000%	0.000%	09/01/2027	17	09/01/2027	\$0.00	\$16,793.63
HPWINVHT0	Carolyn White	100.000%	0.000%	06/01/2027	14	06/01/2027	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$316,418.73

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Trust
☞ = Electronic Payment			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	7
STATEMENT DATE	04/30/2026
STATEMENT PERIOD	04/01/2026 - 04/30/2026
PORTFOLIO BALANCE	\$140,000.00
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER

Vacant Home- Forgivable
PO BOX 482
DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 04/30/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
25-240113	Nancy Fairbairn	100.000%	0.000%	09/01/2034	101	09/01/2034	\$0.00	\$10,000.00
25-250003	Robert Bailey, Jr	100.000%	0.000%	07/01/2035	111	07/01/2035	\$0.00	\$10,000.00
HPRVACBO	The FHE Company, LLC	100.000%	0.000%	05/01/2033	85	05/01/2033	\$0.00	\$10,000.00
HPRVACBYR	Sean Byrne	100.000%	0.000%	01/01/2034	93	01/01/2034	\$0.00	\$10,000.00
HPRVACJOH	Michael Johnson	100.000%	0.000%	11/01/2032	79	11/01/2032	\$0.00	\$10,000.00
HPRVACMCF	Danika McFarland	100.000%	0.000%	12/01/2033	92	12/01/2033	\$0.00	\$10,000.00
HPRVACPOT	Cara Mia LLC	100.000%	0.000%	10/01/2032	78	10/01/2032	\$0.00	\$10,000.00
HPRVACTHO	Mark Thompson II	100.000%	0.000%	02/01/2033	82	02/01/2033	\$0.00	\$10,000.00
HPRVACJUND	Ron Underhill	100.000%	0.000%	03/01/2031	59	03/01/2031	\$0.00	\$10,000.00
HPRVACWEB	Todd Weber	100.000%	0.000%	07/01/2031	63	07/01/2031	\$0.00	\$10,000.00
HPVACBIAL	Kurt Bialas	100.000%	0.000%	03/01/2028	23	03/01/2028	\$0.00	\$10,000.00
HPVANCMJ0	Michael Johnson	100.000%	0.000%	11/01/2032	79	11/01/2032	\$0.00	\$10,000.00
HPVCNTBLM	Christopher Bloom	100.000%	0.000%	08/18/2026	4	08/18/2026	\$0.00	\$10,000.00
HPVCNWHT0	Carolyn White	100.000%	0.000%	06/01/2027	14	06/01/2027	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$140,000.00

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Trust
⚡ = Electronic Payment			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	8
STATEMENT DATE	04/30/2026
STATEMENT PERIOD	04/01/2026 - 04/30/2026
PORTFOLIO BALANCE	\$111,155.22
PORTFOLIO YIELD	0.9129%
INTEREST PAID IN 2026	\$252.36

LENDER

Retaining Wall- Payable
PO BOX 482
DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 04/30/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
31-240015	Glen Fasnacht	100.000%	0.000%	01/01/2030	45	05/01/2026	\$89.50	\$20,136.32
31-250131	Heath Wolfe	100.000%	0.000%	03/01/2031	59	05/01/2026	\$177.23	\$31,723.31
HPRRW0OWE	Ken Owens	100.000%	0.000%	12/01/2027	20	05/01/2026	\$118.98	\$23,795.40
HPRRWPSTE	Aaron Sternhagen	100.000%	0.000%	08/01/2028	28	04/01/2026	\$167.48	\$4,831.95
HPRWBOBO5	Lance Bobolz	100.000%	5.000%	01/01/2028	21	05/01/2026	\$116.04	\$11,855.22
HPRWPGASR	Joseph Gasper III	100.000%	0.000%	01/01/2027	9	05/01/2026	\$252.24	\$8,263.21
HPRWSWAN2	David Swaney	100.000%	4.000%	10/01/2028	30	05/01/2026	\$60.22	\$10,549.81
Current Portfolio Yield: 0.913%							\$981.69	\$111,155.22

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution						
				Serv. Fees	Interest	Principal	Charges	Other	Trust	
04/06/2026	111111148	31-240015	\$89.50	\$0.00	\$0.00	\$89.50	\$0.00	\$0.00	\$0.00	
04/06/2026	111111148	HPRRW0OWE	\$118.98	\$0.00	\$0.00	\$118.98	\$0.00	\$0.00	\$0.00	
04/06/2026	111111148	31-250131	\$177.23	\$0.00	\$0.00	\$177.23	\$0.00	\$0.00	\$0.00	
04/06/2026	111111148	HPRWSWAN2	\$60.22	\$0.00	\$34.77	\$25.45	\$0.00	\$0.00	\$0.00	
04/13/2026	111111154	HPRWBOBO5	\$116.04	\$0.00	\$49.00	\$67.04	\$0.00	\$0.00	\$0.00	
04/29/2026	111111160	HPRRW0OWE	\$167.48	\$0.00	\$0.00	\$167.48	\$0.00	\$0.00	\$0.00	
04/29/2026	111111160	HPRRW0OWE	\$167.48	\$0.00	\$0.00	\$167.48	\$0.00	\$0.00	\$0.00	
04/29/2026	111111160	HPRRW0OWE	\$167.48	\$0.00	\$0.00	\$167.48	\$0.00	\$0.00	\$0.00	
04/29/2026	111111160	HPRRW0OWE	\$167.48	\$0.00	\$0.00	\$167.48	\$0.00	\$0.00	\$0.00	
= Electronic Payment			\$1,231.89	\$0.00	\$83.77	\$1,148.12	\$0.00	\$0.00	\$0.00	

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Distribution						
				Serv. Fees	Interest	Principal	Charges	Other	Escrow	
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

**Deadwood Historic Preservation
Revolving Loan Fund**

Investor # HP = DHP Revolving Loan Fund

Loan # Code	Pool Code	Loan Type	Interest Rate	Program
11	R 0	Residential	0.00%	Revolving Loan Fund
11	R 3.0	Residential	3.00%	Revolving Loan Fund
11	R 3.5	Residential	3.50%	Revolving Loan Fund
11	R 4	Residential	4.00%	Revolving Loan Fund
11	R 4.5	Residential	4.50%	Revolving Loan Fund
11	R 5.0	Residential	5.00%	Revolving Loan Fund
21	RSFND	Residential	0.00%	Foundation Program
22	RSSID	Residential	0.00%	Siding Program
23	RSWIN	Residential	0.00%	Window Program
24	RSPE	Residential	0.00%	Special Needs Elderly
25	RSVAC	Residential	0.00%	Vacant Home Program
31	RRW0	Residential	0.00%	Retaining Wall- Owner
31	RRW4	Residential	4.00%	Retaining Wall- Owner
31	RRW5	Residential	5.00%	Retaining Wall- Owner
OO	RIP-R	Residential	0.00%	RW Owner- In Construction

Investor #HPRW = City of Deadwood Portion of Retaining Wall- Forgivable

32	Perm	Residential	0.00%	Retaining Wall- City Portion
OO	CRW-Pe	Residential	0.00%	RW City- In Construction

Loan # Code	Pool Code	Loan Type	Interest Rate	Program
41	C0	Commercial	0.00%	Revolving Loan Fund
41	C1	Commercial	1.00%	Revolving Loan Fund
41	C2	Commercial	2.00%	Revolving Loan Fund
41	C3	Commercial	3.00%	Revolving Loan Fund
41	C4	Commercial	4.00%	Revolving Loan Fund
41	C5	Commercial	5.00%	Revolving Loan Fund
41	C6	Commercial	6.00%	Revolving Loan Fund
41	C7	Commercial	7.00%	Revolving Loan Fund
42	CFAC	Commercial	0.00%	Façade Easement Loan
43	CUFR	Commercial	0.00%	Upper Floor Revital Loan
OO	RIP-C	Commercial	0.00%	Const. Projects in Process

Date: April 14, 2026

Case No. 260062
Address: 59 Lincoln
Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 59 Lincoln Ave., a Noncontributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Martin & Amanda Reynolds
Owner:
Constructed: NA

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This is currently a vacant lot.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a new single-family home on this lot. Windows will be Anderson casement and double hung with black grids. All exposed concrete will be covered with patina tin. Siding is eight in lap. All doors leading outside will be similar in look and material to the windows.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

The proposed Building #1 in the plans will be constructed at this location and is compatible in size, massing, scale and proportions (other than siding reveal). The siding should be a 5" reveal. Staff recommends the covered porch design and double hung windows. Archaeology will be required prior to and during the construction process.

Historically there was at least one additional house on Lincoln Street near the proposed location which appears to have been lost between 1923 and 1930.

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



1923 Sanborn Insurance Map

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

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

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

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

C: Second Motion:

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

OR

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

OR

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



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



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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	<u>59 Lincoln Ave</u>
Historic Name of Property (if known):	

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

Owner's Name:	<u>Martin & Amanda</u>
Address:	[REDACTED]
City:	[REDACTED]
Telephone:	[REDACTED]
E-mail:	[REDACTED]

Architect's Name:	<u>Inline Design Inc.</u>
Address:	[REDACTED]
City:	[REDACTED]
Telephone:	[REDACTED]
E-mail:	[REDACTED]

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 checked="" type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input 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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)					
Project Start Date: _____		Project Completion Date (anticipated): _____			
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input checked="" type="checkbox"/> NEW CONSTRUCTION	<input checked="" 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).

New single family home proposed on Lincoln Ave.
Windows will be Anderson casement and double
hung with black grids. All exposed concrete will
be covered with patina tin. Siding is 8 inch lap. All
doors leading outside will be similar in look and
material to the windows

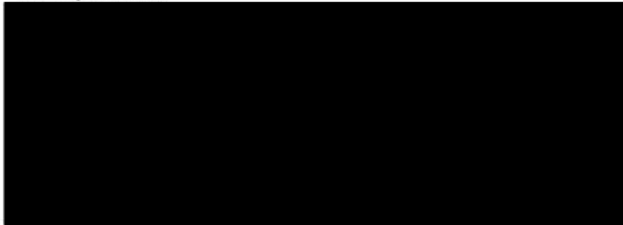
FOR OFFICE USE ONLY
Case No. _____

SIGNATURES

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

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

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



SIGNATURE OF AGENT(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF 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.

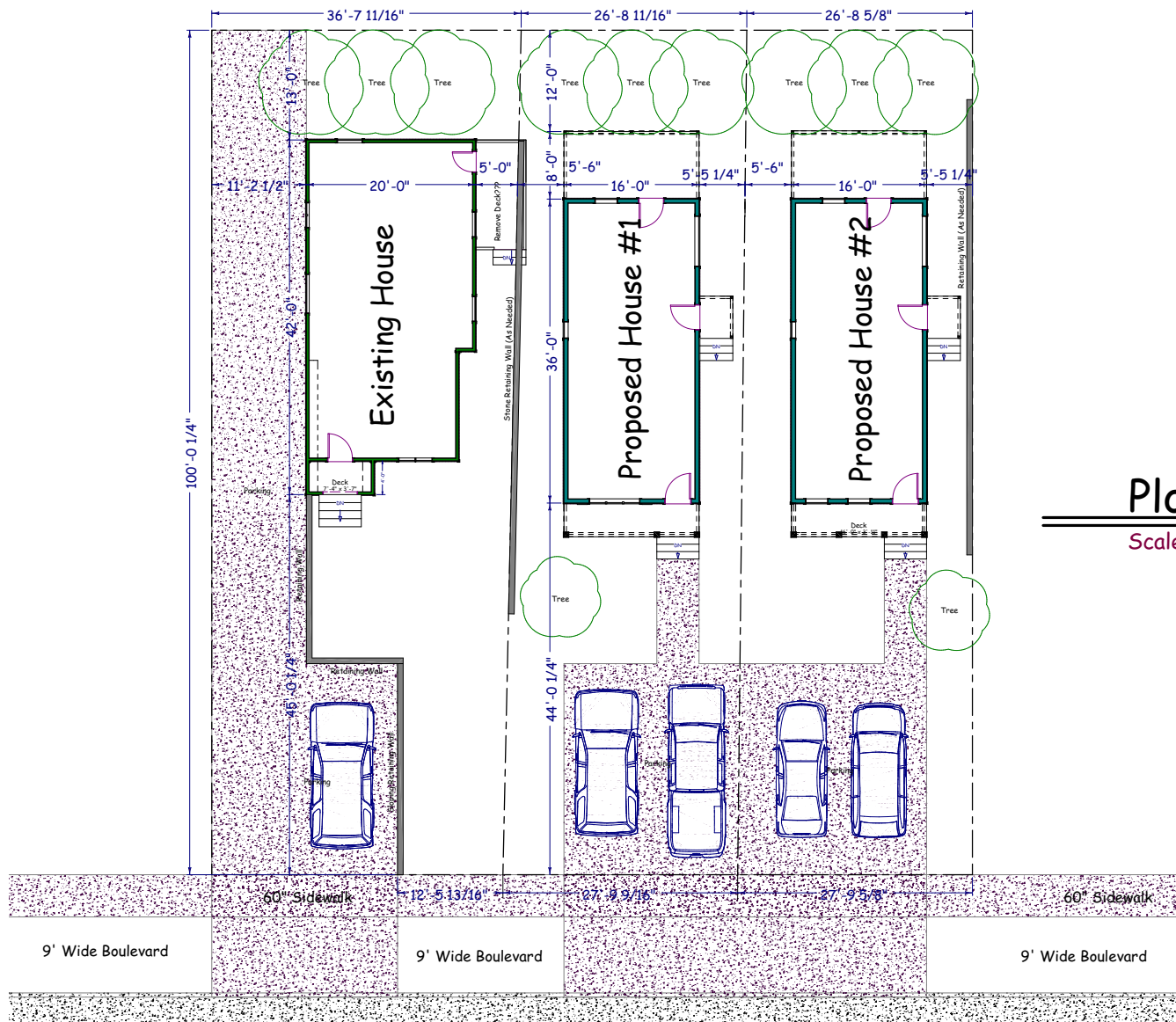
Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of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

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

Dimensioning Explanation/Door & Window Sizing Description:

All Exterior Dimensions Are From Outside Of Framing To Outside Of Framing/All Interior Dimensions Are From Edge Of Framing To Edge Of Framing/All Exterior Foundation Walls Dimensioned From Outside Of Foundation Wall To Outside Of Foundation Wall/All Interior Dimensions Are From The Inside Edge Of The Concrete Foundation Wall To Edge Of Interior Edge Of Framing To Edge Of Framing/Interior Bearing Walls Are Represented By Solid Walls. Door Labels Are Specified By 3068 Which Translates To 3'-0" x 6'-8". Window Labels Are Specified By 2040 Which Translates To 2'-0" x 4'-0". Foundation Walls Include a 1" Air Gap Between Foundation & Stud Per Code.

Section 8 Item a.



Plot Plan

Scale: 1"=20'-0"

Inline Designs, Inc
 Shawn Whitney - Owner
 Bismarck, North Dakota
 (email) inlinedesign@msn.com
 (cell) 701-214-3311

Client Name & Address:
 Deadwood Cabins - 2026
 59 & 61 Lincoln Avenue
 Plans Drawn For: FTH General

**Inline
 Designs Inc.**
 701-214-3311

Date Published

5/12/2026

Disclaimer For Plans Designed:

The plans and elevations are only conceptual and give the client an example of what is to be built. A contractor or an Architect is responsible for verifying the dimensions and other information on these plans. Verify all local building codes. All plot plans to be verified by an engineer for setbacks and easements. Property contours and stepped foundation walls may be different from that shown on plans. Stone, siding types, and exterior materials have not been verified by the contractor and may "NOT" be included in the estimate of the house. Inline Designs cannot be held responsible for inaccurate information that may lead to additional cost for the owner or a delay in the project.

Date: April 14, 2026

Case No. 260063
 Address: 61 Lincoln
 Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 61 Lincoln Ave., a Noncontributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Martin & Amanda Reynolds
 Owner:
 Constructed: NA

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This is currently a vacant lot. There is no historic significance.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a new single-family home on this lot. Windows will be Anderson casement with tan grids. All exposed concrete will be covered with patina tin. Siding is eight in lap. All doors leading outside will be similar in look and material to the windows.

Attachments: Yes

Plans: Ye

Photos: Yes

Staff Opinion:

The proposed Building #2 in the plans will be constructed at this location and is compatible in size, massing, scale and proportions (other than siding reveal). The siding should be a 5" reveal. Staff recommends the covered porch design and double hung windows. Archaeology will be required prior to and during the construction process.

Historically there was at least one additional house on Lincoln Street near the proposed location which appears to have been lost between 1923 and 1930.

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



1923 Sanborn Insurance Map

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:**

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C: Second Motion:

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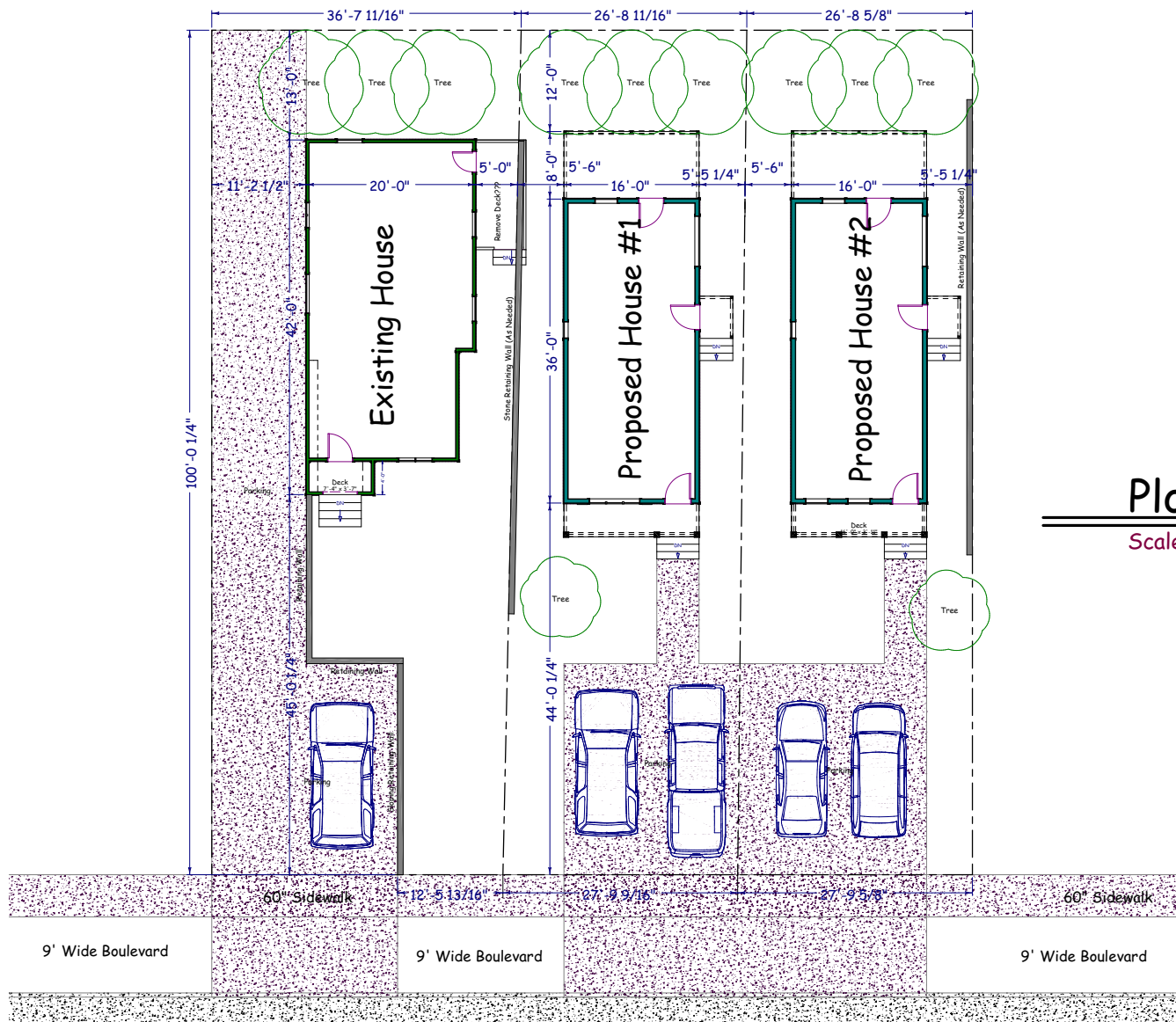
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Section 8 Item b.



Plot Plan

Scale: 1"=20'-0"

Inline Designs, Inc
Shawn Whitney - Owner
Bismarck, North Dakota
(email) inlinedesign@msn.com
(cell) 701-214-3311

Client Name & Address:
Deadwood Cabins - 2026
59 & 61 Lincoln Avenue
Plans Drawn For: FTH General

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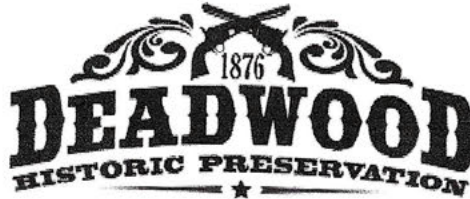
Date Published

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FOR OFFICE USE ONLY	
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<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
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PROPERTY INFORMATION	
Property Address:	<u>61 Lincoln Ave</u>
Historic Name of Property (if known):	

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

Owner's Name:	<u>Martin & Amanda</u>	Architect's Name:	<u>Inline Design Inc</u>
Address:		Address:	
City:		City:	
Telephone:		Telephone:	
E-mail:		E-mail:	

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input checked="" 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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

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

ALTERATION Front Side(s) Rear

ADDITION Front Side(s) Rear

NEW CONSTRUCTION Residential Other _____

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

GARAGE New Rehabilitation
 Front Side(s) Rear

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

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

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

Note: Please provide detailed plans/drawings

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

OTHER – Describe in detail below or use attachments

DESCRIPTION OF ACTIVITY

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

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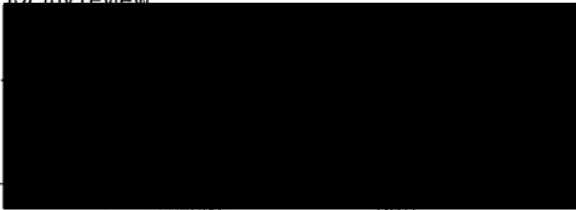
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