

# Historic Preservation Commission Meeting Agenda

Wednesday, April 22, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - a. [April 8th, 2026 Meeting Minutes](#)
4. **Voucher Approvals**
  - a. [HP Operating Vouchers](#)
  - b. [HP Grant Vouchers](#)
  - c. [HP Revolving Vouchers](#)
5. **HP Programs and Revolving Loan Program**
  - a. Neighborworks Updates
6. **Old or General Business**
  - a. Presentation of the 2026 Deadwood Historic Preservation Commission Scholarship recipients to the following Lead-Deadwood High School Seniors
    - Janel Hess - \$500 Scholarship Award
    - Dominic Pulaski-Reed - \$500 Scholarship Award
    - Nevada McMahan - \$1,000 Scholarship Award
    - Peyton Rogers - \$1,000 Scholarship Award
  - b. Approve Not-for-Profit Grant Request in the amount of \$8,160.00 plus a one-time emergency grant in the amount of \$50,000.00 for life-safety issues at the Broken Boot Gold Mine
  - c. Set and sign up for organizational highlight date(s) for Farmer's Market
  - d. CLG Conference set for May 29, 2026 in Pierre, SD
  - e. Permission to hire HGH Construction to install and paint decorative porch railing at 85 Charles Street in the amount of \$11,640.72. (To be paid by HP Capital Assets)
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
  - a. PA 260060 - 109 Denver - Clint Norman - Restore Windows and Install Wooden Storm Windows
  - b. PA 260062 - 59 Lincoln - Marty & Amanda Reynolds - Construct new single family home

- [c.](#) PA 260063 - 61 Lincoln - Marty & Amanda Reynolds - Construct new single family home
- [d.](#) PA 260064 - 43 Forest - Troy Gorans - Repair Foundation
- [e.](#) PA 260065 - 358 Williams - Kyle Heckman - Replace siding, windows and recreate original facade
- [f.](#) PA 260066 - 26 Washington - Donna Wiese - Restore windows and add storm windows

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

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

10. **Staff Report**

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

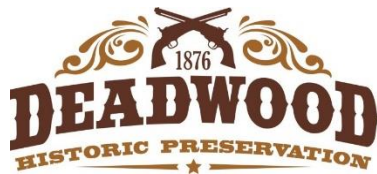
- [a.](#) FYI - AT&T Monopole Structure regulatory review under Sec. 106 on McGovern Hill

11. **Committee Reports**

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

12. **Adjournment**

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



# Historic Preservation Commission Meeting Minutes

Wednesday, April 08, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

## 1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on April 8, 2026, at 4:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Molly Brown

HP Commission 2<sup>nd</sup> Vice Chair Anita Knipper

HP Commission Trevor Santochi

HP Commission Beverly Posey

HP Commissioner Jesse Allen

HP Commission Diana Williams

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Susan Trucano, Neighborworks

ABSENT

Cammie Schmidt, Administrative Assistant

## 3. Approval of Minutes

- a. March 25, 2026, Meeting Minutes

***It was motioned by Commissioner Allen and seconded by Commissioner Santochi to approve Meeting Minutes of March 25, 2026, with the adjustment of the April 8, 2026, HP Operating Vouchers from \$55,019.26 to \$44,019.26 and HP Grant Vouchers from \$214,628.18 to \$210,150.08. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

## 4. Voucher Approvals

- a. HP Operating Vouchers

***It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Operating Vouchers in the amount of \$72,892.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

- b. HP Grant Vouchers

***It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Grant Vouchers in the amount of \$10,120.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

- c. HP Revolving Vouchers

***It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve Revolving Loan Vouchers in the amount of \$4,263.20. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

## 5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Joette Johnson - 78 Williams - Refinance  
Dorrene Julius - 33 1/2 Jackson - Loan Forgiveness

***It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve the Loan Refinance for Joette Johnson, 78 Williams and Loan Forgiveness for Dorrene Julius, 33 1/2 Jackson. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

- b. Neighborworks Updates

Mrs. Trucano stated there are no updates for Neighborworks and we provided the commission the delinquency report.

- c. Historic Preservation Grant Requests

Janice Heffron-Fogle - 12 Washington - Elderly Resident and Windows & Doors Programs  
Troy Gorons - 43 Forest Avenue - Foundation Program

Mrs. Anfinson stated we have received two requests, and both have been reviewed by the Loan Committee, and they are recommending approval for Janice Heffron-Fogle, 12 Washington into the Elderly Resident and Windows and Doors Program, and Troy Gorons, 43 Forest Avenue into the Foundation Program.

***It was motioned by Commissioner Posey and seconded by Commissioner Brown to accept Janice Heffron-Fogle, 12 Washington, into the Elderly Resident and Windows and Doors Program and Troy Gorons, 43 Forest Avenue, into the Foundation Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

## 6. Old or General Business

- a. Consider committee recommendations for 2026 Scholarship Program Recipients in the total amount of \$3,000.00 as budgeted.

Mr. Kuchenbecker stated we received 12 scholarship applications for the Lead-Deadwood High School seniors for this years scholarship program. The Projects Committee met and selected two recipients for the \$1000.00 college scholarship, Nevada McMahon and Peyton Rogers. The committee selected two recipients for the \$500.00 vocational scholarship, Dominic Pulaski-Reed and Janel Hess. The Projects Committee recommends approval of the four students for the 2026 Scholarship Program.

***It was motioned by Commissioner Brown and seconded by Commissioner Williams to accept Nevada McMahon and Peyton Rogers into the \$1,000***

***scholarship and Dominic Pulaski-Reed and Janel Hess into the \$500 scholarship program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

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

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

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

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

**10. Staff Report**

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

Mr. Kuchenbecker stated 85 Charles is coming along well and they will be finishing the porch, painting, a new roof, steps and railings when the weather gets warmer. The transom window above the door and the kitchen window are forthcoming. They are cleaning up the lot and getting it ready for the market.

Mr. Kuchenbecker stated we held a pre-construction meeting for Mt. Moriah Cemetery and that is another phase of restoration work.

Mr. Kuchenbecker stated thank you to all City Staff for everything they do. The City Commission agenda on Monday had a lot of Planning and Zoning which multiple things are going on in that department. There is a lot going on at City Hall and we couldn't do it without the great staff we have.

**11. Committee Reports**

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

Commissioner Brown stated Economic Development is hosting an open house on April 23<sup>rd</sup> from 4:30 pm to 6:00 pm at the Celebrity Hotel.

Commissioner Santochi stated tomorrow Donovin Sprague is presenting at Preservation Thursday and he is speaking about the Custer Battlefield, "The Greasy Grass".

Commissioner Posey stated we are hosting a butt brigade on May 14, 2026, at 4:00 pm and meeting at upper Main Street at the Daycare and moving down Main Street.

Commissioner Eagleson stated Farmers Market is starting on June 12, 2026.

**12. Adjournment**

**The HP Commission meeting adjourned at 4:10 p.m.**

**ATTEST:**

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**Chairman, Historic Preservation Commission**

***Minutes by Cammie Schmidt, Administrative Assistant***

# Historic Preservation Commission

## Bill List - 2026

OPERATING ACCOUNT: Historic Preservation	
<b>HP Operating Account Total:</b>	<b>\$ 204,867.91</b>

Approved by \_\_\_\_\_ on \_\_\_/\_\_\_/\_\_\_  
Chairman

HPC	04/22/26
Batch	05/05/26

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4930	ACE SERVICES					
I-1102		ASBESTOS INSPECTION 85 CHARLE	1,105.00			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		ASBESTOS INSPECTION 85 CHARLES		215 4575-505-05	142 SHERMAN STREET	1,105.00
		=== VENDOR TOTALS ===	1,105.00			
=====						
01-0776	ALBERTSON ENGINEERING, INC.					
I-INV03260181		18 JEFFERSON RW	870.33			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		18 JEFFERSON RW		215 4575-515	GRANT/LOAN RETAINING WAL	870.33
I-INV03260182		31 CENTENNIAL RW	1,080.45			
4/09/2026	FNBAP	DUE: 5/09/2026 DISC: 5/09/2026		1099: N		
		31 CENTENNIAL RW		215 4575-515	GRANT/LOAN RETAINING WAL	1,080.45
I-INV03260183		56 LINCOLN RW	904.73			
4/09/2026	FNBAP	DUE: 5/09/2026 DISC: 5/09/2026		1099: N		
		56 LINCOLN RW		215 4575-515	GRANT/LOAN RETAINING WAL	904.73
		=== VENDOR TOTALS ===	2,855.51			
=====						
01-4711	AMAZON CAPITAL SERVICES					
I-1937-WLLL-GJYG		CHUCKWAGON, HP/PZ SUPPLIES	154.87			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		CHUCKWAGON, HP/PZ SUPPLIES		215 4641-426	SUPPLIES	37.41
		CHUCKWAGON, HP/PZ SUPPLIES		215 4572-235	VISITOR MGMT ADVOCATE	117.46
I-1HCW-KTT3-DK3L		NEW HP COMM. TABLET/COVERS	102.76			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		NEW HP COMM. TABLET/COVERS		215 4575-525	GRANT/LOAN PAINT PROGRAM	102.76
I-1HNL-MJ1P-14RT		150TH CHUCKWAGON SUPPLIES	120.24			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		150TH CHUCKWAGON SUPPLIES		215 4572-235	VISITOR MGMT ADVOCATE	120.24
I-1LWH-NFX3-H9KN		LIBRARY FLOWER BOXES	122.67			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		LIBRARY FLOWER BOXES		215 4577-705	CAPITAL ASSETS LIBRARY	122.67
I-1TXM-QKGY-W9X9		HP/PZ SUPPLIES/150TH/AD.SPRAY	107.74			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		PZ SUPPLIES		101 4640-426	SUPPLIES	5.99
		AD.SPRAY ARCHIVES		215 4573-335	HIST. INTERP. ARCHIVE DE	24.98
		150TH DESS. PLATES		215 4572-235	VISITOR MGMT ADVOCATE	60.78
		HP SUPPLIES		215 4641-426	SUPPLIES	15.99

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4711	AMAZON CAPITAL SERVICES	( ** CONTINUED ** )				
I-1VDH-3JXL-DFM4		BASEBALL BELL/LIGHT BULBS ARC	82.93			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		BASEBALL BELL		215 4572-235	VISITOR MGMT ADVOCATE	72.49
		LIGHT BULBS ARCHIVES		215 4573-335	HIST. INTERP. ARCHIVE DE	10.44
		=== VENDOR TOTALS ===	691.21			
=====						
01-4269	BRUNSEN, RONDA					
I-42126		NEIGHBORHOOD BUNTINGS	97.71			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		NEIGHBORHOOD BUNTINGS		215 4576-630	PROFES. SERV. NEIGHBORH.	97.71
		=== VENDOR TOTALS ===	97.71			
=====						
01-3314	CENTURY BUSINESS PRODUCTS, INC					
I-848883		CONTRACT 3/9 - 4/8/2026	261.89			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		CONTRACT 3/9 - 4/8/2026		215 4641-428	UTILITIES	43.64
		CONTRACT 3/9 - 4/8/2026		101 4640-426	SUPPLIES	43.65
		CONTRACT 3/9 - 4/8/2026		101 4520-426	SUPPLIES	43.65
		CONTRACT 3/9 - 4/8/2026		101 4192-426	SUPPLIES	43.65
		CONTRACT 3/9 - 4/8/2026		602 4330-426	SUPPLIES	43.65
		CONTRACT 3/9 - 4/8/2026		101 4310-426	SUPPLIES	43.65
		=== VENDOR TOTALS ===	261.89			
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01-3168	DAKOTALAND/PYLE HOUSE					
I-042126		OUTS RD1 DWD GRANT	1,319.19			
4/21/2026	FNBAP	DUE: 4/21/2026 DISC: 4/21/2026		1099: N		
		OUTS RD1 DWD GRANT		215 4575-520	GRANT/LOAN PROJECTS OUTS	1,319.19
		=== VENDOR TOTALS ===	1,319.19			
=====						
01-3174	DAYS OF '76 MUSEUM					
I-41326		2026 VOUCHER GEN. OPERATING	110,000.00			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		2026 VOUCHER GEN. OPERATING		215 4573-375	HIST. INTERP. 76 MUSEUM	110,000.00
		=== VENDOR TOTALS ===	110,000.00			

PACKET: 07464 05/05/26 HP OPERATING - C  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0475		DEADWOOD CHAMBER & VISITORS BU				
I-41426		BILL LIST 04/14/2026	56,514.62			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		BILL LIST 04/14/2026		215 4572-210	VISITOR MGMT MARKETING	39,014.62
		BILL LIST 04/14/2026		215 4572-215	VISITOR MGMT HISTORY/INF	17,500.00
		=== VENDOR TOTALS ===	56,514.62			
=====						
01-1333		DEADWOOD ELECTRIC				
I-1063		CHIMES REPAIRS	5,759.55			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: Y		
		CHIMES REPAIRS		215 4577-730	CAPITAL ASSETS ADAMS MUS	5,759.55
		=== VENDOR TOTALS ===	5,759.55			
=====						
01-3883		FRANKLIN BRONZE PLAQUES				
I-38280		LIBERTY TREE PLAQUE	532.00			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		LIBERTY TREE PLAQUE		215 4572-235	VISITOR MGMT ADVOCATE	532.00
		=== VENDOR TOTALS ===	532.00			
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01-0782		JACOBS PRECISION WELDING				
I-32633		FENCING PROJECT	37.60			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		FENCING PROJECT		215 4577-775	CAPITAL ASSETS GENERAL M	37.60
		=== VENDOR TOTALS ===	37.60			
=====						
01-4875		KNIPPER, ANITA				
I-040826		NEIGHBORHOOD BUNTING/FLAGS	57.35			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: Y		
		NEIGHBORHOOD BUNTING/FLAGS		215 4576-630	PROFES. SERV. NEIGHBORH.	57.35
		=== VENDOR TOTALS ===	57.35			
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01-2205		KUCHENBECKER, KEVIN				
I-42226		REIMBURSE VARIANCE APP FEE	200.00			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		REIMBURSE VARIANCE APP FEE		101 4640-422	PROFESSIONAL SERVICES	200.00
		=== VENDOR TOTALS ===	200.00			

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-5512	MEAD LUMBER					
I-13325305		LIBRARY FLOWER BEDS	757.65			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		LIBRARY FLOWER BEDS		215 4577-705	CAPITAL ASSETS LIBRARY	757.65
I-66901720		LIBRARY PICNIC TABLES	5,148.00			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		LIBRARY PICNIC TABLES		215 4577-705	CAPITAL ASSETS LIBRARY	5,148.00
		=== VENDOR TOTALS ===	5,905.65			
=====						
01-3223	QUICKTROPHY, LLC					
I-041426		KEVIN TWO NAME TAGS	21.75			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		KEVIN TWO NAME TAGS		215 4641-426	SUPPLIES	21.75
		=== VENDOR TOTALS ===	21.75			
=====						
01-3060	QUIK SIGNS					
I-51742		PECKS GARDEN BOX WRAP	987.11			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		PECKS GARDEN BOX WRAP		215 4576-630	PROFES. SERV. NEIGHBORH.	987.11
I-53887		150TH LIBRARY WINDOW MURAL	244.89			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		150TH LIBRARY WINDOW MURAL		215 4572-235	VISITOR MGMT ADVOCATE	244.89
		=== VENDOR TOTALS ===	1,232.00			
=====						
01-2744	SKYLINE ENGINEERING LLC					
I-10269		BALLFIELD LIGHTING REPLACE	180.00			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		BALLFIELD LIGHTING REPLACE		215 4577-735	CAPITAL ASSETS RODEO GRO	180.00
		=== VENDOR TOTALS ===	180.00			
=====						
01-2014	TOMS, DON					
I-41426		TAX RECORD PROJECT	600.00			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: Y		
		TAX RECORD PROJECT		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
		=== VENDOR TOTALS ===	600.00			

PACKET: 07464 05/05/26 HP OPERATING - C  
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
=====						
01-5519		UNCLE COOKIE'S COFFEE COMPANY				
I-003023203		HP/PZ COFFEE SUPPLIES	130.00			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		HP/PZ COFFEE SUPPLIES		215 4641-426	SUPPLIES	130.00
		=== VENDOR TOTALS ===	130.00			
=====						
01-4057		VIEHAUSER ENTERPRISES, LLC				
I-63831		VINTAGE PARKING METER KEY	70.00			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		VINTAGE PARKING METER KEY		215 4572-235	VISITOR MGMT ADVOCATE	70.00
		=== VENDOR TOTALS ===	70.00			
=====						
01-0578		WATERS HARDWARE				
I-17006 /S		ADHESIVE SPRAY - ARCHIVES	11.99			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		ADHESIVE SPRAY - ARCHIVES		215 4573-335	HIST. INTERP. ARCHIVE DE	11.99
		=== VENDOR TOTALS ===	11.99			
=====						
01-4739		WATERS HARDWARE-HP PAINT PROGR				
I-16792 /S		109 DENVER	165.90			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		109 DENVER		215 4575-525	GRANT/LOAN PAINT PROGRAM	165.90
I-17075 /S		109 DENVER	36.97			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		109 DENVER		215 4575-525	GRANT/LOAN PAINT PROGRAM	36.97
		=== VENDOR TOTALS ===	202.87			
=====						
01-4034		WEATHER-TITE EXTERIORS				
I-2026-4527		85 CHARLES ROOF	17,082.02			
5/05/2026	FNBAP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		85 CHARLES ROOF		215 4575-505-04	85 CHARLES ST	17,082.02
		=== VENDOR TOTALS ===	17,082.02			
		=== PACKET TOTALS ===	204,867.91			

\*\* T O T A L S \*\*

INVOICE TOTALS	204,867.91
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	204,867.91
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\*\* G/L ACCOUNT TOTALS \*\*

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
	2026	101-2020	ACCOUNTS PAYABLE	380.59-*						
		101-4192-426	SUPPLIES	43.65	50,500		44,715.93			
		101-4310-426	SUPPLIES	43.65	110,000		48,819.78			
		101-4520-426	SUPPLIES	43.65	51,500		35,951.28			
		101-4640-422	PROFESSIONAL SERVICES	200.00	28,500		8,586.87			
		101-4640-426	SUPPLIES	49.64	3,000		1,096.93			
		215-2020	ACCOUNTS PAYABLE	204,443.67-*						
		215-4572-210	VISITOR MGMT MARKETING	39,014.62	414,000		296,539.94	834,000		644,865.84
		215-4572-215	VISITOR MGMT HISTORY/INF	17,500.00	70,000		35,000.00	834,000		666,380.46
		215-4572-235	VISITOR MGMT ADVOCATE	1,217.86	245,000		189,608.04	834,000		682,662.60
		215-4573-335	HIST. INTERP. ARCHIVE DE	647.41	35,750		30,311.69			
		215-4573-375	HIST. INTERP. 76 MUSEUM	110,000.00	110,000		0.00			
		215-4575-505-04	85 CHARLES ST	17,082.02		0	101,860.36- Y			
		215-4575-505-05	142 SHERMAN STREET	1,105.00		0	4,308.54- Y			
		215-4575-515	GRANT/LOAN RETAINING WAL	2,855.51	850,000		772,353.59			
		215-4575-520	GRANT/LOAN PROJECTS OUTS	1,319.19	100,000		92,420.81			
		215-4575-525	GRANT/LOAN PAINT PROGRAM	305.63	25,000		23,466.79			
		215-4576-630	PROFES. SERV. NEIGHBORH.	1,142.17	8,000		6,011.84			
		215-4577-705	CAPITAL ASSETS LIBRARY	6,028.32	32,000		25,653.80			
		215-4577-730	CAPITAL ASSETS ADAMS MUS	5,759.55	40,000		34,240.45			
		215-4577-735	CAPITAL ASSETS RODEO GRO	180.00	400,000		398,820.00			
		215-4577-775	CAPITAL ASSETS GENERAL M	37.60	75,000		49,179.09			
		215-4641-426	SUPPLIES	205.15	15,000		13,691.07			
		215-4641-428	UTILITIES	43.64	10,000		9,569.04			
		602-2020	ACCOUNTS PAYABLE	43.65-*						
		602-4330-426	SUPPLIES	43.65	45,000		37,264.93			
		999-1301	DUE FROM FUND 101	380.59 *						
		999-1306	DUE FROM FUND 215	204,443.67 *						
		999-1342	DUE FROM FUND 602	43.65 *						
			** 2026 YEAR TOTALS	204,867.91						

4/22/2026 10:10 AM  
PACKET: 07464 05/05/26 HP OPERATING - C  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
101	5/2026	380.59
215	4/2026	3,304.37
215	5/2026	201,139.30
602	5/2026	43.65

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	
<b>HP Grant Account Total:</b>	<b>\$ 238,604.18</b>

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

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

HPC	04/22/26
Batch	05/05/26

PACKET: 07465 05/05/26 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
=====						
01-5552	DBUH, LLC					
-----						
I-041726		633 MAIN BULLOCK FACADE	229,604.18			
5/05/2026	FNBP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		633 MAIN BULLOCK FACADE		216 4653-962-05	FACADE EASEMENT EXPENSE	229,604.18
		=== VENDOR TOTALS ===	229,604.18			
=====						
01-5553	GORANS, TROY					
-----						
I-1		43 FOREST - GORANS	9,000.00			
5/05/2026	FNBP	DUE: 5/05/2026 DISC: 5/05/2026		1099: N		
		43 FOREST - GORANS		216 4653-962-08	FOUNDATION GRANT EXPENSE	9,000.00
		=== VENDOR TOTALS ===	9,000.00			
		=== PACKET TOTALS ===	238,604.18			

PACKET: 07465 05/05/26 HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

\*\* T O T A L S \*\*

INVOICE TOTALS	238,604.18
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

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BATCH TOTALS	238,604.18
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\*\* 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	238,604.18-*				
		216-4653-962-05	FACADE EASEMENT EXPENSE	229,604.18	500,000	70,335.82		
		216-4653-962-08	FOUNDATION GRANT EXPENSE	9,000.00	60,000	50,850.00		
		999-1307	DUE FROM FUND 216	238,604.18 *				
			** 2026 YEAR TOTALS	238,604.18				

4/22/2026 8:39 AM

A/P Regular Open Item Register

Section 4 Item b.

PACKET: 07465 05/05/26 HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
216	5/2026	238,604.18

NO ERRORS

NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

4/22/2026 8:52am

HP REVOLVING LOAN FUND  
 A/P Invoices Report  
 4/1/2026 - 4/30/2026  
 Batch = 2

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
04/2026								
Heckman, Kyle - VARIOUS 0426 - 4/22/2026 - 10,900.00 - Batch: 2 - Header Memo: Work Done-358 Williams-Heckman								
Work Done-358 Williams-Heckman	100	1201				NOTES RECEIVABLE	10,900.00	
Work Done-358 Williams-Heckman	100	2000				ACCOUNTS PAYABLE		10,900.00
Total:							10,900.00	10,900.00
SoDak Title - OE-0213-26 - 4/22/2026 - 150.00 - Batch: 2 - Header Memo: OE Report-26 Washington-Wiese								
OE Report-26 Washington-Wiese	100	5200				CLOSING COSTS DISBURSED	150.00	
OE Report-26 Washington-Wiese	100	2000				ACCOUNTS PAYABLE		150.00
Total:							150.00	150.00
SoDak Title - OE-0214-26 - 4/22/2026 - 150.00 - Batch: 2 - Header Memo: OE Report-358 Williams-Heckman								
OE Report-358 Williams-Heckman	100	5200				CLOSING COSTS DISBURSED	150.00	
OE Report-358 Williams-Heckman	100	2000				ACCOUNTS PAYABLE		150.00
Total:							150.00	150.00
Total:							11,200.00	11,200.00
Report Total:							11,200.00	11,200.00

**BORROWER LATE REPORT**  
 Deadwood Historic Preservation  
 Wednesday, April 22, 2026

Loan Account	Borrower Name	Next Payment	Billed Through	Days Late	Pmts Late	Term Left	Payments Past Due	Late Charges	Unpaid Charges	Unpaid Interest	Total Amount Due
HPRRLTHOM	Lee Thompson	03/01/2026		52	2	64	\$537.68	\$75.00	\$0.00	\$68.42	\$681.10
<i>* A payment was received on 06/02/2025 in the amount of \$258.84 and applied to payment due 05/01/2025. Loan was deferred for 6 months with payment to resume 03/01/2026. I have talked to Lee and his house sale is back on again. He said he'd get a payment made shortly.</i>											
HPRRWPSTE	Aaron Sternhagen	04/01/2026		21	1	28	\$167.48	\$0.00	\$0.00	\$0.00	\$167.48
<i>* A payment was received on 04/01/2026 (21 days ago) in the amount of \$359.96 and applied to payment due 02/01/2026 and 03/01/2026, plus late fees</i>											
							<b>\$705.16</b>	<b>\$75.00</b>	<b>\$0.00</b>	<b>\$68.42</b>	<b>\$848.58</b>

( 2 )

Deadwood HP Total Loans	
3/31/2026	
Accounting Balance (Fund EZ)	This Month
Loans per Balance Sheet - Acct 100-1201	\$ 2,196,596.59
TOTAL	\$ 2,196,596.59
Loan Base:	This Month
Investor Trial Balance Report	\$ 2,186,096.59
	\$1,920.00 Baucom
	\$ 4,100.00 Baucom
	\$ 4,480.00 Baucom
3/25/2026 Meeting Packet	
TOTAL	\$ 2,196,596.59
	Difference \$ -

Deadwood HP Total Loans	
3/31/2026	
Accounting Balance (Fund EZ)	
Loans per Balance Sheet	\$ 2,196,596.59
TOTAL	\$ 2,196,596.59
Loan Base:	
Pool Trial Balance Report	\$ 2,186,096.59
	\$1,920.00 Baucom
	\$ 4,100.00 Baucom
	\$ 4,480.00 Baucom
3/25/2026 Meeting Packet	
TOTAL	\$ 2,196,596.59
	Difference \$ -

4/9/2026 8:36am

HP REVOLVING LOAN FUND  
Balance Sheet  
As of Date: 3/31/2026

Page 1 of 1

	Current Year	Prior Year
<b>Assets</b>		
<b>Current Assets</b>		
CASH-SAVINGS	216,383.27	829,204.66
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
<b>Total Current Assets</b>	<b>1,066,313.88</b>	<b>1,646,752.85</b>
<b>Other Assets</b>		
NOTES RECEIVABLE	2,196,596.59	2,296,283.22
<b>Total Other Assets</b>	<b>2,196,596.59</b>	<b>2,296,283.22</b>
<b>Total Assets</b>	<b>3,262,910.47</b>	<b>3,943,036.07</b>
<b>Liabilities &amp; Net Assets</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Allowance for Uncollected	(100,517.02)	(60,258.34)
ACCOUNTS PAYABLE	(1,449.34)	(1,449.34)
YE Accounts Payable	1,449.34	1,449.34
<b>Total Current Liabilities</b>	<b>(100,517.02)</b>	<b>(60,258.34)</b>
<b>Total Liabilities</b>	<b>(100,517.02)</b>	<b>(60,258.34)</b>
<b>Net Assets</b>		
NET ASSETS	4,608,323.95	4,608,323.95
Fund Balance	56,035.78	56,035.78
NET EARNINGS (LOSS)	(3,178,662.33)	(2,538,795.41)
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
<b>Total Net Assets</b>	<b>3,363,427.49</b>	<b>4,003,294.41</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>3,262,910.47</b>	<b>3,943,036.07</b>

4/9/2026 8:36am

HP REVOLVING LOAN FUND  
Statement of Revenue and Expense  
Current Period: 3/1/2026 - 3/31/2026  
Year-to-Date: 1/1/2026 - 3/31/2026

Page 1 of 1

	Current Year Current Period	Current Year Year-to-Date	Prior Year Current Period	Prior Year Year-to-Date
<b>Revenue</b>				
PERM LOAN INTEREST	2,704.49	7,293.80	2,119.50	6,259.79
CONSTRUCTION INTEREST	30.16	30.16	0.00	0.00
SAVINGS INTEREST	0.00	23,898.19	3,826.34	28,345.44
SERVICE FEES	150.00	410.00	185.00	545.00
LATE FEES	0.00	100.00	50.00	175.00
APPLICATION FEES	0.00	0.00	1,244.00	4,277.46
CLOSING COSTS	0.00	0.00	705.65	1,853.34
<b>Total Revenue</b>	<b>2,884.65</b>	<b>31,732.15</b>	<b>8,130.49</b>	<b>41,456.03</b>
<b>Expenses</b>				
PROF & ADMIN FEES	3,850.00	8,808.25	3,500.00	8,053.75
CLOSING COSTS DISBURSE	300.00	330.00	180.00	990.00
Foundation Grant Expense	60.00	150.00	0.00	4,229.60
Windows Grant Expense	180.00	26,883.03	0.00	0.00
Elderly Grant Expense	10,030.00	18,411.36	10,035.61	21,780.24
Siding Grant Expense	0.00	382.45	0.00	0.00
Facade Grant Expense	200,030.00	200,030.00	0.00	0.00
<b>Total Expenses</b>	<b>214,450.00</b>	<b>254,995.09</b>	<b>13,715.61</b>	<b>35,053.59</b>
<b>Excess or (Deficiency) of Revenue Over Expenses</b>	<b>(211,565.35)</b>	<b>(223,262.94)</b>	<b>(5,585.12)</b>	<b>6,402.44</b>

# LENDER STATEMENT OF ACCOUNT



Loan Servicer- Neighborhood Lending Services

ACCOUNT NO	00
STATEMENT DATE	04/01/2026
STATEMENT PERIOD	03/01/2026 - 03/31/2026
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 03/31/2026**

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
00240082	Ken Owens	100.000%	0.000%	08/01/2026	5	08/01/2026	\$0.00	\$739.00
00240089	Ken Owens	100.000%	0.000%	08/01/2026	5	08/01/2026	\$0.00	\$4,983.66
00250011	Brian Hogan	100.000%	0.000%	06/01/2026	3	06/01/2026	\$0.00	\$31,970.89
CHPRLSHE	Kyle Heckman	100.000%	0.000%	10/01/2026	7	10/01/2026	\$0.00	\$8,620.17
CHPRPRVHE	Kyle Heckman	100.000%	0.000%	10/01/2026	7	10/01/2026	\$0.00	\$2,651.96
Current Portfolio Yield: 0.000%							\$0.00	\$48,965.68

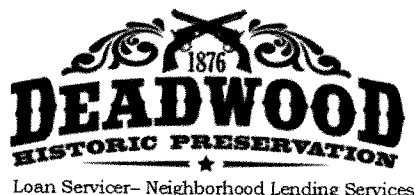
**ACCOUNT ACTIVITY**

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	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



ACCOUNT NO	1
STATEMENT DATE	04/01/2026
STATEMENT PERIOD	03/01/2026 - 03/31/2026
PORTFOLIO BALANCE	\$872,493.63
PORTFOLIO YIELD	1.9258%
INTEREST PAID IN 2026	\$2,944.01

**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 03/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
11240001	Tracy Lewis	100.000%	4.000%	03/01/2031	60	04/01/2026	\$364.25	\$19,776.45
11240002	Tim Coomes	100.000%	4.000%	03/01/2029	36	04/01/2026	\$179.26	\$5,788.05
11240003	Dragon Belly LLC	100.000%	0.000%	06/01/2029	39	05/01/2026	\$46.78	\$1,777.68
11240072	Steven Schramm	100.000%	0.000%	12/01/2029	45	04/01/2026	\$415.04	\$18,677.08
11240081	Jonathan Long	100.000%	0.000%	12/01/2029	45	05/01/2026	\$208.33	\$21,655.03
11250001	Robert Bailey, Jr	100.000%	0.000%	08/01/2030	53	04/01/2026	\$208.33	\$23,530.00
11250002	Erika Laine-Drummond	100.000%	0.000%	03/01/2030	48	04/01/2026	\$208.33	\$16,200.00
11250004	Randy Westendorf	100.000%	5.000%	02/01/2030	47	04/01/2026	\$175.86	\$7,169.60
11250005	Sean Byrne	100.000%	3.000%	08/01/2032	77	04/01/2026	\$102.98	\$18,168.01
11250007	Nancy Fairbairn	100.000%	0.000%	10/01/2030	55	04/01/2026	\$104.17	\$24,479.15
11250008	Teresa Hamilton	100.000%	0.000%	08/01/2030	53	04/01/2026	\$166.67	\$7,997.65
11250009	Nancy Fairbairn	100.000%	5.000%	12/01/2032	81	04/01/2026	\$164.99	\$24,813.92
11250013	Sean Byrne	100.000%	0.000%	08/01/2030	53	04/01/2026	\$104.17	\$24,270.81
11250022	Robert Bailey, Jr	100.000%	5.000%	08/01/2032	77	04/01/2026	\$265.16	\$23,325.68
11250059	Pamela Massa	100.000%	5.000%	10/01/2032	79	05/01/2026	\$148.40	\$17,781.03
11250086	Melody Lopez	100.000%	0.000%	03/01/2033	84	04/01/2026	\$323.50	\$49,018.15
11250106	Todd Weber	100.000%	5.000%	08/01/2032	77	04/01/2026	\$148.42	\$9,647.22
11250134	Thomas McNary	100.000%	0.000%	11/01/2030	56	04/01/2026	\$116.31	\$13,491.82
11250136	Emrick Real Estate Group, LLC	100.000%	5.000%	01/01/2033	82	05/01/2026	\$197.70	\$24,715.39
11250137	Emrick Real Estate Group, LLC	100.000%	0.000%	01/01/2031	58	05/01/2026	\$138.89	\$24,583.33
11260026	Tate Underhill	100.000%	6.000%	04/01/2033	85	05/01/2026	\$260.24	\$17,814.39
HPR0SJOM	Daniel Sjomeling	100.000%	0.000%	03/01/2027	12	04/01/2026	\$136.43	\$9,822.81
HPRLSBOBO	The FHE Company, LLC	100.000%	0.000%	01/01/2029	34	04/01/2026	\$191.32	\$6,494.50
HPRLSBRE	Philip Breland	100.000%	0.000%	12/01/2027	21	01/01/2027	\$416.67	\$4,999.84
HPRLSCHMI	Mike Schmidt	100.000%	5.000%	04/01/2028	25	04/01/2026	\$506.82	\$11,482.81
HPRLSCOUP	Paha Sapa Holdings, LLC	100.000%	0.000%	06/01/2028	27	05/01/2026	\$138.89	\$20,277.74
HPRLSEMAN	Karl Emanuel	100.000%	0.000%	05/01/2029	38	05/01/2026	\$208.33	\$15,340.00
HPRLSFAS	Glen Fasnacht	100.000%	0.000%	03/01/2027	12	04/01/2026	\$160.55	\$11,559.76
HPRLSGREE	Benjamin Greenlee	100.000%	0.000%	10/01/2028	31	04/01/2026	\$416.67	\$12,916.57
HPRLSJNWM	Michael Johnson	100.000%	0.000%	12/01/2027	21	05/01/2026	\$138.89	\$19,444.40
HPRLSJOHN	Joette Johnson	100.000%	0.000%	06/01/2026	3	04/01/2026	\$138.89	\$42,058.20
HPRLSPOTT	Cara Mia LLC	100.000%	0.000%	07/01/2028	28	05/01/2026	\$208.33	\$18,125.11
HPRLSSMIT	Gordon Smith	100.000%	0.000%	11/01/2028	32	05/01/2026	\$145.68	\$871.28
HPRLSTHOM	Mark Thompson II	100.000%	0.000%	03/01/2028	24	04/01/2026	\$104.17	\$21,026.64
HPRLSWEB	Todd Weber	100.000%	0.000%	03/01/2027	12	04/01/2026	\$66.43	\$12,687.96
HPRPRLFJO	Joette Johnson	100.000%	4.000%	06/01/2026	3	04/01/2026	\$119.35	\$22,675.98
HPRPRSCH	Steven Schramm	100.000%	3.500%	12/01/2028	33	04/01/2026	\$60.83	\$1,869.28
HPRPRSUN1	Ron Underhill	100.000%	3.500%	04/01/2028	25	04/01/2026	\$144.99	\$19,288.44
HPRPRVEM	The FHE Company, LLC	100.000%	3.000%	01/01/2031	58	04/01/2026	\$244.21	\$12,966.74
HPRPRVCOU	Paha Sapa Holdings, LLC	100.000%	3.000%	11/01/2030	56	05/01/2026	\$111.88	\$14,056.42

INVESTMENT PORTFOLIO AS OF 03/31/2026

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	45	05/01/2026	\$172.65	\$20,370.86
HPRPRVPOT	Cara Mia LLC	100.000%	3.000%	07/01/2030	52	05/01/2026	\$241.40	\$17,179.11
HPRPRVSJO	Daniel Sjomeling	100.000%	3.500%	03/01/2029	36	04/01/2026	\$131.85	\$19,360.65
HPRPSVGRE	Benjamin Greenlee	100.000%	5.000%	10/01/2030	55	04/01/2026	\$353.35	\$17,333.98
HPRPSVHOH	John Hohn	100.000%	3.000%	11/01/2029	44	05/01/2026	\$126.97	\$5,183.36
HPRPVUN2	Ron Underhill	100.000%	3.500%	09/01/2028	30	04/01/2026	\$144.99	\$19,754.28
HPRPVUND3	Ron Underhill	100.000%	3.000%	11/01/2029	44	04/01/2026	\$138.65	\$20,768.86
HPRREFALL	Jesse Allen	100.000%	3.000%	02/01/2032	71	04/01/2026	\$103.56	\$15,618.58
HPRREFGAT	Naomi Gathmann	100.000%	3.000%	02/01/2032	71	04/01/2026	\$139.02	\$8,870.31
HPRRLOLSN	Steven Olson	100.000%	4.000%	08/01/2030	53	04/01/2026	\$110.69	\$5,368.83
HPRRLTHOM	Lee Thompson	100.000%	4.000%	08/01/2031	65	03/01/2026	\$268.84	\$16,759.59
HPRRW0EMR	Emrick Real Estate Group, LLC	100.000%	0.000%	01/01/2029	34	05/01/2026	\$207.59	\$19,280.30
HPRRWPSHA	Lary Shama	100.000%	0.000%	02/01/2029	35	04/01/2026	\$400.00	\$14,000.00
Current Portfolio Yield: 1.926%							\$10,246.67	\$872,493.63

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution						
				Serv. Fees	Interest	Principal	Charges	Other	Trust	
03/02/2026	111111113	11250059	\$248.40	\$0.00	\$74.50	\$173.90	\$0.00	\$0.00	\$0.00	
03/02/2026	111111113	HPRLSSMIT	\$145.68	\$0.00	\$0.00	\$145.68	\$0.00	\$0.00	\$0.00	
03/02/2026	111111113	HPRLSSMIT	\$145.68	\$0.00	\$0.00	\$145.68	\$0.00	\$0.00	\$0.00	
03/02/2026	111111113	HPRLSJNWM	\$138.89	\$0.00	\$0.00	\$138.89	\$0.00	\$0.00	\$0.00	
03/02/2026	111111113	HPRPRVJOH	\$172.65	\$0.00	\$50.83	\$121.82	\$0.00	\$0.00	\$0.00	
03/02/2026	111111113	HPRPRVJOH	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	
03/02/2026	111111113	HPRREFALL	\$104.00	\$0.00	\$38.67	\$65.33	\$0.00	\$0.00	\$0.00	
03/04/2026	111111116	11250134	\$116.31	\$0.00	\$0.00	\$116.31	\$0.00	\$0.00	\$0.00	
03/04/2026	111111116	HPRLSFAS	\$160.55	\$0.00	\$0.00	\$160.55	\$0.00	\$0.00	\$0.00	
03/04/2026	111111116	11250022	\$340.00	\$0.00	\$96.86	\$243.14	\$0.00	\$0.00	\$0.00	
03/04/2026	111111116	11250001	\$210.00	\$0.00	\$0.00	\$210.00	\$0.00	\$0.00	\$0.00	
03/04/2026	111111116	HPRLSCHMI	\$506.82	\$0.00	\$49.07	\$457.75	\$0.00	\$0.00	\$0.00	
03/04/2026	111111116	11240081	\$210.00	\$0.00	\$0.00	\$210.00	\$0.00	\$0.00	\$0.00	
03/04/2026	111111116	HPRPRSCH	\$145.00	\$0.00	\$5.78	\$139.22	\$0.00	\$0.00	\$0.00	
03/04/2026	111111119	11250004	\$200.00	\$0.00	\$30.16	\$169.84	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	11250002	\$500.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	11250106	\$167.00	\$0.00	\$40.17	\$126.83	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	11250007	\$104.17	\$0.00	\$0.00	\$104.17	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	HPRREFGAT	\$139.03	\$0.00	\$22.16	\$116.87	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	HPRLSGREE	\$416.67	\$0.00	\$0.00	\$416.67	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	HPRPSVGRE	\$353.35	\$0.00	\$72.39	\$280.96	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	11240001	\$364.25	\$0.00	\$66.00	\$298.25	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	HPR0SJOM	\$136.43	\$0.00	\$0.00	\$136.43	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	HPRPRVSJO	\$131.85	\$0.00	\$55.91	\$75.94	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	HPRPRVSJO	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	
03/09/2026	111111120	HPRLSWEB	\$66.43	\$0.00	\$0.00	\$66.43	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	HPRPRSUN1	\$144.99	\$0.00	\$55.74	\$89.25	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	HPRPVUN2	\$144.99	\$0.00	\$57.08	\$87.91	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	HPRLSUNDE	\$104.17	\$0.00	\$0.00	\$104.17	\$0.00	\$0.00	\$0.00	
03/09/2026	111111120	HPRPVUND3	\$138.65	\$0.00	\$51.43	\$87.22	\$0.00	\$0.00	\$0.00	
03/11/2026	111111124	HPRLSJOHN	\$138.89	\$0.00	\$0.00	\$138.89	\$0.00	\$0.00	\$0.00	
03/11/2026	111111124	HPRPRLFJO	\$121.11	\$0.00	\$74.70	\$46.41	\$0.00	\$0.00	\$0.00	
03/11/2026	111111124	11240072	\$415.04	\$0.00	\$0.00	\$415.04	\$0.00	\$0.00	\$0.00	
03/16/2026	111111127	HPRLSTHOM	\$120.00	\$0.00	\$0.00	\$120.00	\$0.00	\$0.00	\$0.00	
03/16/2026	111111127	11250005	\$102.98	\$0.00	\$44.94	\$58.04	\$0.00	\$0.00	\$0.00	
03/16/2026	111111127	11250009	\$164.99	\$0.00	\$102.23	\$62.76	\$0.00	\$0.00	\$0.00	
03/16/2026	111111127	HPRLSBOBO	\$191.32	\$0.00	\$0.00	\$191.32	\$0.00	\$0.00	\$0.00	
03/16/2026	111111127	HPRPRV7EM	\$254.59	\$0.00	\$32.52	\$222.07	\$0.00	\$0.00	\$0.00	
03/16/2026	111111127	HPRRLOLSN	\$110.69	\$0.00	\$17.96	\$92.73	\$0.00	\$0.00	\$0.00	
03/16/2026	111111127	11250013	\$104.17	\$0.00	\$0.00	\$104.17	\$0.00	\$0.00	\$0.00	
03/16/2026	111111127	11250008	\$334.00	\$0.00	\$0.00	\$334.00	\$0.00	\$0.00	\$0.00	
03/18/2026	111111129	HPRLSCOUP	\$138.89	\$0.00	\$0.00	\$138.89	\$0.00	\$0.00	\$0.00	
03/18/2026	111111129	HPRPRVCOU	\$111.88	\$0.00	\$34.85	\$77.03	\$0.00	\$0.00	\$0.00	
03/23/2026	111111131	HPRPSVHOH	\$126.97	\$0.00	\$26.06	\$100.91	\$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	
03/23/2026	111111131	HPRPSVHOH	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	\$0.00
03/23/2026	111111131	HPRLSPOTT	\$208.33	\$0.00	\$0.00	\$208.33	\$0.00	\$0.00	\$0.00	\$0.00
03/23/2026	111111131	HPRPRVPOT	\$291.67	\$0.00	\$42.97	\$248.70	\$0.00	\$0.00	\$0.00	\$0.00
03/23/2026	111111131	HPRLSEMAN	\$420.00	\$0.00	\$0.00	\$420.00	\$0.00	\$0.00	\$0.00	\$0.00
03/30/2026	111111132	11250059	\$248.40	\$0.00	\$73.79	\$174.61	\$0.00	\$0.00	\$0.00	\$0.00
03/30/2026	111111132	HPRLSJNWM	\$138.89	\$0.00	\$0.00	\$138.89	\$0.00	\$0.00	\$0.00	\$0.00
03/30/2026	111111132	HPRPRVJOH	\$172.65	\$0.00	\$50.53	\$122.12	\$0.00	\$0.00	\$0.00	\$0.00
03/30/2026	111111132	HPRPRVJOH	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00	\$0.00
03/30/2026	111111132	11250136	\$197.70	\$0.00	\$101.96	\$95.74	\$0.00	\$0.00	\$0.00	\$0.00
03/30/2026	111111132	11250137	\$138.89	\$0.00	\$0.00	\$138.89	\$0.00	\$0.00	\$0.00	\$0.00
03/30/2026	111111132	HPRRW0EMR	\$207.59	\$0.00	\$0.00	\$207.59	\$0.00	\$0.00	\$0.00	\$0.00
03/30/2026	111111132	11240081	\$210.00	\$0.00	\$0.00	\$210.00	\$0.00	\$0.00	\$0.00	\$0.00
03/30/2026	111111136	HPRLSUNDE	\$17,814.39	\$0.00	\$0.00	\$17,814.39	\$0.00	\$0.00	\$0.00	\$0.00
= Electronic Payment			\$28,259.99	\$0.00	\$1,369.26	\$26,870.73	\$0.00	\$0.00	\$20.00	\$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	\$0.00

**LENDER STATEMENT OF ACCOUNT**



ACCOUNT NO	10
STATEMENT DATE	04/01/2026
STATEMENT PERIOD	03/01/2026 - 03/31/2026
PORTFOLIO BALANCE	\$310,350.77
PORTFOLIO YIELD	4.2616%
INTEREST PAID IN 2026	\$2,376.01

**LENDER**  
 Commercial Loans  
 PO BOX 482  
 DEADWOOD SD 57732

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**INVESTMENT PORTFOLIO AS OF 03/31/2026**

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
41240022	Emily Costopoulos, LLC	100.000%	5.000%	01/01/2032	70	05/01/2026	\$389.08	\$46,352.90
41240027	Emily Costopoulos, LLC	100.000%	0.000%	01/01/2030	46	05/01/2026	\$277.78	\$45,833.30
HPCRLNUGG	Nugget Saloon, LLC	100.000%	5.000%	12/01/2030	57	04/01/2026	\$1,212.84	\$218,164.57
Current Portfolio Yield: 4.262%							\$1,879.70	\$310,350.77

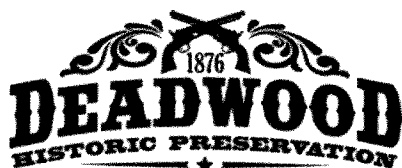
**ACCOUNT ACTIVITY**

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Trust
03/02/2026	111111114	41240022	\$389.08	\$0.00	\$192.11	\$196.97	\$0.00	\$0.00	\$0.00
03/02/2026	111111114	41240027	\$277.78	\$0.00	\$0.00	\$277.78	\$0.00	\$0.00	\$0.00
03/09/2026	111111121	HPCRLNUGG	\$1,212.84	\$0.00	\$897.86	\$314.98	\$0.00	\$0.00	\$0.00
03/30/2026	111111133	41240027	\$277.78	\$0.00	\$0.00	\$277.78	\$0.00	\$0.00	\$0.00
03/30/2026	111111133	41240022	\$389.08	\$0.00	\$191.30	\$197.78	\$0.00	\$0.00	\$0.00
= Electronic Payment			\$2,546.56	\$0.00	\$1,281.27	\$1,265.29	\$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**



Loan Servicer- Neighborhood Lending Services

ACCOUNT NO	2
STATEMENT DATE	04/01/2026
STATEMENT PERIOD	03/01/2026 - 03/31/2026
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 03/31/2026**

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
32240016	Dorrene Julius	100.000%	0.000%	07/01/2029	40	07/01/2029	\$0.00	\$161,486.00
32240017	Glen Fasnacht	100.000%	0.000%	12/01/2029	45	12/01/2029	\$0.00	\$41,237.00
CONRWBOB0	Lance Bobolz	100.000%	0.000%	12/01/2027	21	12/01/2027	\$0.00	\$18,042.61
CONRWCOOM	Tim Coomes	100.000%	0.000%	03/01/2029	36	03/01/2029	\$0.00	\$67,491.73
CONRWFEN0	Kris Fenton	100.000%	0.000%	06/01/2028	27	06/01/2028	\$0.00	\$17,584.40
CONRWREAU	Bernie Reausaw	100.000%	0.000%	10/01/2030	55	10/01/2030	\$0.00	\$105,468.23
CONRWWHI	Carolyn White	100.000%	0.000%	09/20/2026	6	09/20/2026	\$0.00	\$90,073.00
CONRWWHT2	Carolyn White	100.000%	0.000%	11/01/2027	20	11/01/2027	\$0.00	\$8,699.04
HPCONBOBO	Lance Bobolz	100.000%	0.000%	01/01/2028	22	01/01/2028	\$0.00	\$199,815.00
HPRRWCEMR	Emrick Real Estate Group, LLC	100.000%	0.000%	01/01/2034	94	01/01/2034	\$0.00	\$45,082.88
HPRRWCOWE	Ken Owens	100.000%	0.000%	11/01/2027	20	11/01/2027	\$0.00	\$103,803.20
HPRRWFSHA	Larry Shama	100.000%	0.000%	01/01/2029	34	01/01/2029	\$0.00	\$186,448.00
HPRRWFE	Aaron Sternhagen	100.000%	0.000%	08/01/2033	89	08/01/2033	\$0.00	\$8,670.00
HPRWCSHEP	Lanny Shepherd	100.000%	0.000%	10/01/2030	55	10/01/2030	\$0.00	\$18,616.85
HPRWFGASR	Joseph Gasper III	100.000%	0.000%	12/20/2031	69	12/20/2031	\$0.00	\$48,928.95
HPRWFWEB	Todd Weber	100.000%	0.000%	08/01/2030	53	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	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



Loan Servicer- Neighborhood Lending Services

ACCOUNT NO	3
STATEMENT DATE	04/01/2026
STATEMENT PERIOD	03/01/2026 - 03/31/2026
PORTFOLIO BALANCE	\$197,500.72
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

<b>LENDER</b>
Foundation-Forgivable PO BOX 482 DEADWOOD SD 57732

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#### INVESTMENT PORTFOLIO AS OF 03/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
21240015	Nancy Fairbairn	100.000%	0.000%	12/01/2034	105	12/01/2034	\$0.00	\$10,000.00
21240085	Jonathan Long	100.000%	0.000%	12/01/2034	105	12/01/2034	\$0.00	\$10,000.00
21250055	Lori Wilkinson	100.000%	0.000%	10/01/2035	115	10/01/2035	\$0.00	\$10,000.00
21250056	Danika McFarland	100.000%	0.000%	11/01/2035	116	11/01/2035	\$0.00	\$10,000.00
21250057	Emrick Real Estate Group, LLC	100.000%	0.000%	12/01/2035	117	12/01/2035	\$0.00	\$10,000.00
HPCFNDKNI	Anita Knipper	100.000%	0.000%	11/07/2029	44	11/07/2029	\$0.00	\$9,970.52
HPFND770	Dragon Belly LLC	100.000%	0.000%	03/01/2030	48	03/01/2030	\$0.00	\$9,461.50
HPFND772	Dragon Belly LLC	100.000%	0.000%	03/01/2030	48	03/01/2030	\$0.00	\$9,817.75
HPFNDHILL	Hills Partnership	100.000%	0.000%	11/30/2029	44	11/30/2029	\$0.00	\$8,250.95
HPFNDPOT	Cara Mia LLC	100.000%	0.000%	10/01/2032	79	10/01/2032	\$0.00	\$10,000.00
HPRFND7EM	The FHE Company, LLC	100.000%	0.000%	05/01/2033	86	05/01/2033	\$0.00	\$10,000.00
HPRFNDBOB	The FHE Company, LLC	100.000%	0.000%	12/01/2032	81	12/01/2032	\$0.00	\$10,000.00
HPRFNDBRE	Philip Breland	100.000%	0.000%	11/01/2032	80	11/01/2032	\$0.00	\$10,000.00
HPRFNDBYR	Sean Byrne	100.000%	0.000%	01/01/2034	94	01/01/2034	\$0.00	\$10,000.00
HPRFNDGRE	Benjamin Greenlee	100.000%	0.000%	10/01/2033	91	10/01/2033	\$0.00	\$10,000.00
HPRFNDHOH	John Hohn	100.000%	0.000%	11/01/2032	80	11/01/2032	\$0.00	\$10,000.00
HPRFNDJOH	Michael Johnson	100.000%	0.000%	11/01/2032	80	11/01/2032	\$0.00	\$10,000.00
HPRFNDMUN	Jeffrey Munce	100.000%	0.000%	12/01/2030	57	12/01/2030	\$0.00	\$10,000.00
HPRFNDSMI	Gordon Smith	100.000%	0.000%	10/01/2033	91	10/01/2033	\$0.00	\$10,000.00
HPRFNDUND	Ron Underhill	100.000%	0.000%	03/01/2031	60	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	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**



Loan Servicer- Neighborhood Lending Services

ACCOUNT NO	4
STATEMENT DATE	04/01/2026
STATEMENT PERIOD	03/01/2026 - 03/31/2026
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 03/31/2026**

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	15	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**



Loan Servicer-- Neighborhood Lending Services

ACCOUNT NO	5
STATEMENT DATE	04/01/2026
STATEMENT PERIOD	03/01/2026 - 03/31/2026
PORTFOLIO BALANCE	\$163,331.80
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

<b>LENDER</b>
Siding- Forgivable PO BOX 482 DEADWOOD SD 57732

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**INVESTMENT PORTFOLIO AS OF 03/31/2026**

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
22240014	Nancy Fairbairn	100.000%	0.000%	12/01/2034	105	12/01/2034	\$0.00	\$10,000.00
22240088	Jonathan Long	100.000%	0.000%	12/01/2034	105	12/01/2034	\$0.00	\$5,000.00
22250012	Sean Byrne	100.000%	0.000%	12/01/2035	117	12/01/2035	\$0.00	\$10,000.00
22250052	Benjamin Greenlee	100.000%	0.000%	09/01/2035	114	09/01/2035	\$0.00	\$10,000.00
22250053	Emrick Real Estate Group, LLC	100.000%	0.000%	12/01/2035	117	12/01/2035	\$0.00	\$10,000.00
23240119	Lori Wilkinson	100.000%	0.000%	10/01/2035	115	10/01/2035	\$0.00	\$10,000.00
23250127	Donna Wiese	100.000%	0.000%	01/01/2036	118	01/01/2036	\$0.00	\$15,000.00
CHPSIDLW0	Tracy Lewis	100.000%	0.000%	03/01/2027	12	03/01/2027	\$0.00	\$10,000.00
HPRSID106	Bruce Oberlander	100.000%	0.000%	10/01/2030	55	10/01/2030	\$0.00	\$10,000.00
HPRSIDANT	James Antrim	100.000%	0.000%	06/01/2031	63	06/01/2031	\$0.00	\$10,000.00
HPRSIDBRE	Philip Breland	100.000%	0.000%	12/01/2033	93	12/01/2033	\$0.00	\$10,000.00
HPRSIDCOU	Paha Sapa Holdings, LLC	100.000%	0.000%	04/01/2033	85	04/01/2033	\$0.00	\$10,000.00
HPRSIDJOH	Michael Johnson	100.000%	0.000%	11/01/2032	80	11/01/2032	\$0.00	\$10,000.00
HPRSIDUND	Ron Underhill	100.000%	0.000%	11/01/2032	80	11/01/2032	\$0.00	\$10,000.00
HPSID700	Dragon Belly LLC	100.000%	0.000%	03/01/2030	48	03/01/2030	\$0.00	\$3,331.80
HPSIDKNI	Anita Knipper	100.000%	0.000%	11/07/2029	44	11/07/2029	\$0.00	\$10,000.00
HPSIDWHT0	Carolyn White	100.000%	0.000%	06/01/2027	15	06/01/2027	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$163,331.80

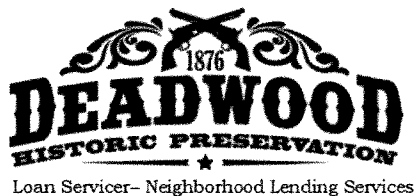
**ACCOUNT ACTIVITY**

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

**LENDER STATEMENT OF ACCOUNT**



ACCOUNT NO	6
STATEMENT DATE	04/01/2026
STATEMENT PERIOD	03/01/2026 - 03/31/2026
PORTFOLIO BALANCE	\$331,485.61
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

**LENDER**  
 Windows/Doors- 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 03/31/2026**

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
23240073	Benjamin Greenlee	100.000%	0.000%	07/01/2035	112	07/01/2035	\$0.00	\$6,188.59
23240086	Jonathan Long	100.000%	0.000%	12/01/2034	105	12/01/2034	\$0.00	\$20,000.00
23240099	Lori Wilkinson	100.000%	0.000%	10/01/2035	115	10/01/2035	\$0.00	\$20,000.00
23240112	Nancy Fairbairn	100.000%	0.000%	09/01/2034	102	09/01/2034	\$0.00	\$20,000.00
23250011	Sean Byrne	100.000%	0.000%	09/01/2035	114	09/01/2035	\$0.00	\$20,000.00
23250012	Emrick Real Estate Group, LLC	100.000%	0.000%	12/01/2035	117	12/01/2035	\$0.00	\$13,900.00
CHPWINJL2	Dorrene Julius	100.000%	0.000%	04/27/2026	1	04/27/2026	\$0.00	\$15,066.88
CHPWINLW0	Tracy Lewis	100.000%	0.000%	03/01/2027	12	03/01/2027	\$0.00	\$8,268.42
HPCWINKNI	Anita Knipper	100.000%	0.000%	11/07/2029	44	11/07/2029	\$0.00	\$20,000.00
HPRWIN106	Bruce Oberlander	100.000%	0.000%	10/01/2030	55	10/01/2030	\$0.00	\$3,200.00
HPRWIN770	Dragon Belly LLC	100.000%	0.000%	01/01/2034	94	01/01/2034	\$0.00	\$1,507.96
HPRWIN772	Dragon Belly LLC	100.000%	0.000%	01/01/2034	94	01/01/2034	\$0.00	\$1,769.70
HPRWINANT	James Antrim	100.000%	0.000%	06/01/2031	63	06/01/2031	\$0.00	\$20,000.00
HPRWINBRE	Philip Breland	100.000%	0.000%	01/01/2034	94	01/01/2034	\$0.00	\$7,000.00
HPRWINCOU	Paha Sapa Holdings, LLC	100.000%	0.000%	05/01/2033	86	05/01/2033	\$0.00	\$11,400.00
HPRWINHOH	John Hohn	100.000%	0.000%	11/01/2033	92	11/01/2033	\$0.00	\$9,500.00
HPRWINJOH	Michael Johnson	100.000%	0.000%	11/01/2032	80	11/01/2032	\$0.00	\$16,800.00
HPRWINMUN	Jeffrey Munce	100.000%	0.000%	12/01/2030	57	12/01/2030	\$0.00	\$19,850.00
HPRWINPOT	Cara Mia LLC	100.000%	0.000%	06/01/2033	87	06/01/2033	\$0.00	\$7,237.90
HPRWINUND	Ron Underhill	100.000%	0.000%	11/01/2033	92	11/01/2033	\$0.00	\$2,271.93
HPWIN772	Dragon Belly LLC	100.000%	0.000%	03/01/2030	48	03/01/2030	\$0.00	\$6,660.40
HPWINBOB0	The FHE Company, LLC	100.000%	0.000%	05/01/2030	50	05/01/2030	\$0.00	\$18,000.00
HPWINHILL	Hills Partnership	100.000%	0.000%	11/30/2029	44	11/30/2029	\$0.00	\$751.56
HPWINKIN	Brian Kinkler	100.000%	0.000%	02/01/2030	47	02/01/2030	\$0.00	\$1,600.00
HPWINPET	Dragon Belly LLC	100.000%	0.000%	03/01/2030	48	03/01/2030	\$0.00	\$13,718.64
HPWINREA0	Bernie Reausaw	100.000%	0.000%	11/01/2028	32	11/01/2028	\$0.00	\$20,000.00
HPWINSHAM	Larry Shama	100.000%	0.000%	09/01/2027	18	09/01/2027	\$0.00	\$16,793.63
HPWINWHT0	Carolyn White	100.000%	0.000%	06/01/2027	15	06/01/2027	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$331,485.61

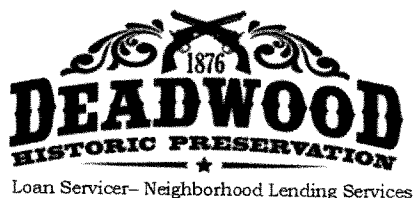
**ACCOUNT ACTIVITY**

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Trust
7 = 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



ACCOUNT NO	7
STATEMENT DATE	04/01/2026
STATEMENT PERIOD	03/01/2026 - 03/31/2026
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

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 03/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
25240113	Nancy Fairbairn	100.000%	0.000%	09/01/2034	102	09/01/2034	\$0.00	\$10,000.00
25250003	Robert Bailey, Jr	100.000%	0.000%	07/01/2035	112	07/01/2035	\$0.00	\$10,000.00
HPRVACBO	The FHE Company, LLC	100.000%	0.000%	05/01/2033	86	05/01/2033	\$0.00	\$10,000.00
HPRVACBYR	Sean Byrne	100.000%	0.000%	01/01/2034	94	01/01/2034	\$0.00	\$10,000.00
HPRVACJOH	Michael Johnson	100.000%	0.000%	11/01/2032	80	11/01/2032	\$0.00	\$10,000.00
HPRVACMCF	Danika McFarland	100.000%	0.000%	12/01/2033	93	12/01/2033	\$0.00	\$10,000.00
HPRVACPOT	Cara Mia LLC	100.000%	0.000%	10/01/2032	79	10/01/2032	\$0.00	\$10,000.00
HPRVACTHO	Mark Thompson II	100.000%	0.000%	02/01/2033	83	02/01/2033	\$0.00	\$10,000.00
HPRVACUND	Ron Underhill	100.000%	0.000%	03/01/2031	60	03/01/2031	\$0.00	\$10,000.00
HPRVACWEB	Todd Weber	100.000%	0.000%	07/01/2031	64	07/01/2031	\$0.00	\$10,000.00
HPVACBIAL	Kurt Bialas	100.000%	0.000%	03/01/2028	24	03/01/2028	\$0.00	\$10,000.00
HPVANCMJ0	Michael Johnson	100.000%	0.000%	11/01/2032	80	11/01/2032	\$0.00	\$10,000.00
HPVCNTBLM	Christopher Bloom	100.000%	0.000%	08/18/2026	5	08/18/2026	\$0.00	\$10,000.00
HPVCNWH0	Carolyn White	100.000%	0.000%	06/01/2027	15	06/01/2027	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$140,000.00

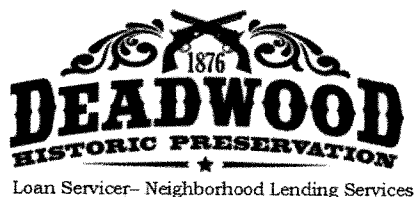
#### ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution					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



ACCOUNT NO	8
STATEMENT DATE	04/01/2026
STATEMENT PERIOD	03/01/2026 - 03/31/2026
PORTFOLIO BALANCE	\$111,968.38
PORTFOLIO YIELD	0.9102%
INTEREST PAID IN 2026	\$168.59

<b>LENDER</b>
Retaining Wall- Payable 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 03/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
31240015	Glen Fasnacht	100.000%	0.000%	01/01/2030	46	04/01/2026	\$89.50	\$20,225.82
31250131	Heath Wolfe	100.000%	0.000%	03/01/2031	60	04/01/2026	\$177.23	\$31,900.54
HPRRWOWE	Ken Owens	100.000%	0.000%	12/01/2027	21	04/01/2026	\$118.98	\$23,914.38
HPRRWPSTE	Aaron Sternhagen	100.000%	0.000%	08/01/2028	29	02/01/2026	\$167.48	\$5,166.91
HPRWBOB05	Lance Bobolz	100.000%	5.000%	01/01/2028	22	04/01/2026	\$116.04	\$11,922.26
HPRWPGASR	Joseph Gasper III	100.000%	0.000%	01/01/2027	10	05/01/2026	\$252.24	\$8,263.21
HPRWSWAN2	David Swaney	100.000%	4.000%	10/01/2028	31	04/01/2026	\$60.22	\$10,575.26
Current Portfolio Yield: 0.910%							\$981.69	\$111,968.38

#### ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution						
				Serv. Fees	Interest	Principal	Charges	Other	Trust	
03/04/2026	111111117	31240015	\$89.50	\$0.00	\$0.00	\$89.50	\$0.00	\$0.00	\$0.00	
03/04/2026	111111117	HPRWPGASR	\$255.00	\$0.00	\$0.00	\$255.00	\$0.00	\$0.00	\$0.00	
03/09/2026	111111122	HPRRWOWE	\$118.98	\$0.00	\$0.00	\$118.98	\$0.00	\$0.00	\$0.00	
03/09/2026	111111122	HPRWBOB05	\$116.04	\$0.00	\$49.27	\$66.77	\$0.00	\$0.00	\$0.00	
03/09/2026	111111122	HPRWSWAN2	\$60.22	\$0.00	\$34.85	\$25.37	\$0.00	\$0.00	\$0.00	
03/30/2026	111111134	HPRWPGASR	\$255.00	\$0.00	\$0.00	\$255.00	\$0.00	\$0.00	\$0.00	
= Electronic Payment			\$894.74	\$0.00	\$84.12	\$810.62	\$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
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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
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**Investor #HPRW = City of Deadwood Portion of Retaining Wall- Forgivable**

32	Perm	Residential	0.00%	Retaining Wall- City Portion
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OO	CRW-Pe	Residential	0.00%	RW City- In Construction
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Loan # Code	Pool Code	Loan Type	Interest Rate	Program
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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
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OFFICE OF  
 PLANNING, ZONING AND  
 HISTORIC PRESERVATION  
 108 Sherman Street  
 Telephone (605) 578-2082  
 Fax (605) 722-0786



**Kevin Kuchenbecker**  
 Planning, Zoning and  
 Historic Preservation Officer  
 Telephone (605) 578-2082  
 kevin@cityofdeadwood.com

## MEMORANDUM

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**Date:** April 17, 2026  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer  
 Bonny Anfinson, Program Coordinator  
**Re:** Broken Boot Not-for-Profit Grant Request

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The Broken Boot Gold Mine has submitted a Not-for-Profit grant for phase two to repair the exit tunnel of the mine. The total cost of this project is \$150,000.00. This request is for \$50,000.00.

Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. Per these guidelines they have \$8,160.00 available.

This request is for phase two of their three phased project. Phase one was completed last year and phase two consists of exit tunnel supports and rock removal. The mine engineer will not sign off on opening the mine this year without this repair being completed.

The Projects Committee reviewed this request and feel the Historic Preservation Commission needs to view this request as an emergency repair to the exit of Broken Boot Gold Mine. The committee is making two recommendations which would provide the mine \$58,160.00 for these needed repairs.

Recommend approving the grant request for \$8,160.00 of which they have available.

AND

Recommend approving a one-time emergency grant of \$50,000.00 which will not affect their eligibility for future grant requests.

**RECOMMENDATION:** Move to recommend to the City Commission to approve the Not-For-Profit grant to the Broken Boot Gold Mine in the amount of \$8,160.00 and an emergency grant in the amount of \$50,000.00 for repairs to the exit tunnel of the mine.

GRANT FUND -  
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM

APPLICATION # \_\_\_\_\_

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

DEADWOOD NOT-FOR-PROFIT GRANT PROGRAM FOR  
SITES NOT ELIGIBLE FOR STATE PROPERTY TAX MORATORIUM

**Application**

The Deadwood Historic Preservation Commission reviews all applications. Please read the attached Policy Guidelines and provide the requested information below.

**1. Property Address:**

[Redacted]			
Street	City	State	Zip

**2. Applicant Details:**

TODAY'S DATE: 04/09/2026

Tessa Allen			[Redacted]
Name	Daytime Telephone	E-mail Address	
[Redacted]			
Street	City	State	Zip

**3. Owner of Property\*\*:**

**\*\*NOTE:** Applicant must own/retain property;

OR

*Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;*

OR

Applicant must have a firm written commitment with the owner to purchase the property.

*(Complete 'Owner of Property' only if different from that of applicant)*

Broken Boot Goldmine Board		Board of Directors	[Redacted]
Name	Daytime Telephone	E-mail Address	
[Redacted]			
Street	City	State	Zip

GRANT FUND –  
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM

**1. Property Address**

	Deadwood	SD	57732
Street	City	State	Zip

**2. Description of work to be performed as part of this project:**

The project is currently in the phase two section of the three phase plan discussed with Kevin last year. This phase specifically addresses the upper portion of the exit drift in the mine. We successfully completed phase one last year and installed monitoring equipment that has been effective. Phase two is rock removal, rock bolting, installing mesh, and supports. This phase is safety driven and will ensure the stability of the exit drift. Due to rock degradation over the off-season we have to complete phase two to be able to open the mine. The potential of the BBGM not opening not only affects us as a non-profit, but it also will negatively affect the entire northern hills. The BBGM is one of the pillars of historic sites that we have to offer the millions of tourists that visit our area each year. Tourism is a driving force in our economy here and our rich history is the foundation for that tourism. We have served this community for decades and if the BBGM is not able to operate safely, it will not operate. The loss of educational and recreational opportunities for our visitors and locals will be damaging for all. Our engineers will not sign off on opening the mine without this work being done. RESPEC is the underground engineering company that makes these decisions and they have told us it is not safe to open until the phase two work is completed. If we do not complete it in a timely manner, it will continue to degrade and could potentially not be safe to open permanently.

**3. Project budget – itemized and showing disbursement of funding**

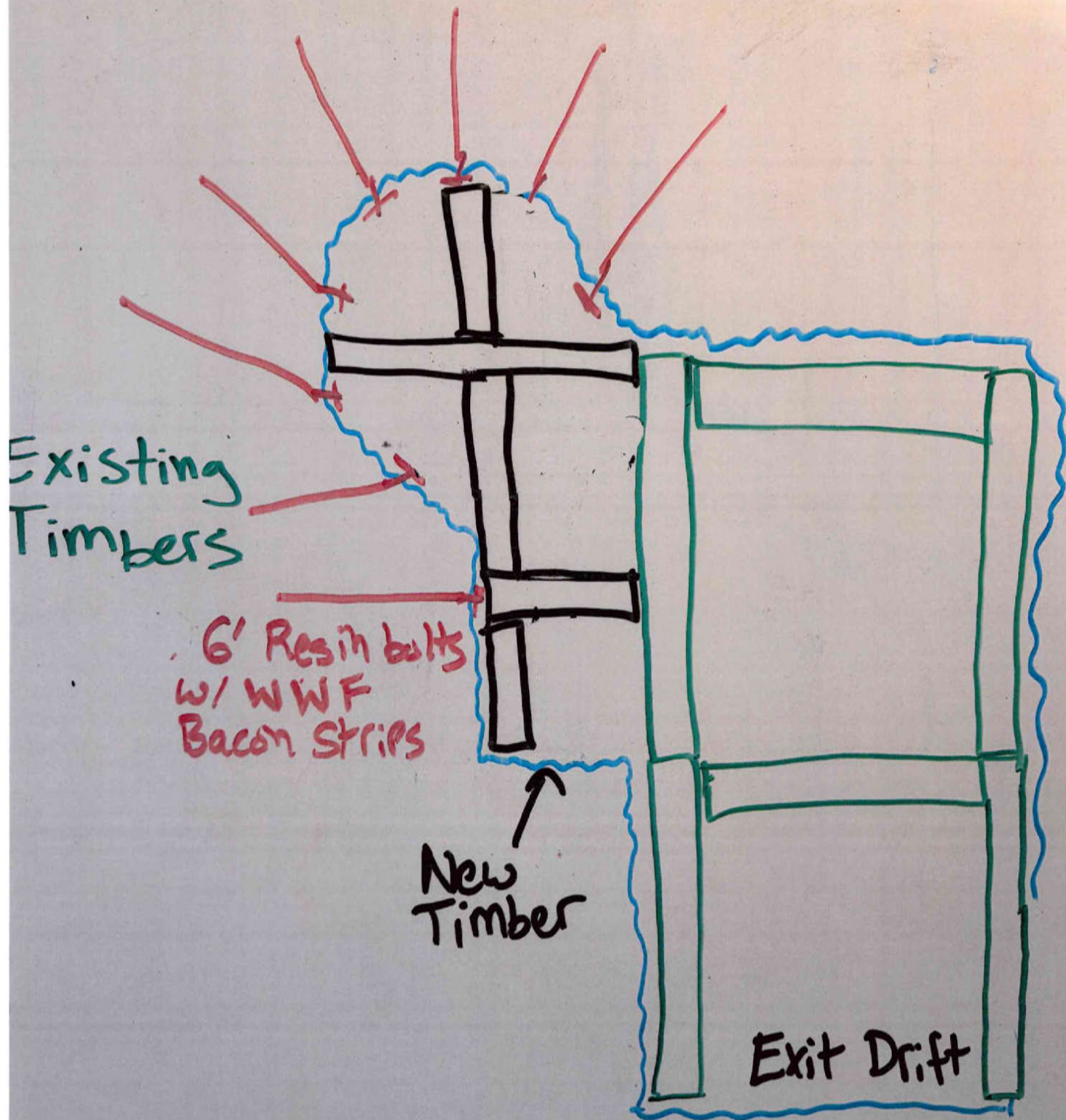
Description <i>(i.e. roof)</i>	Grant	Total
Upper exit tunnel supports	\$50,000.00	\$
and rock removal.	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$
<b>Total:</b>	\$50,000.00	\$0.00

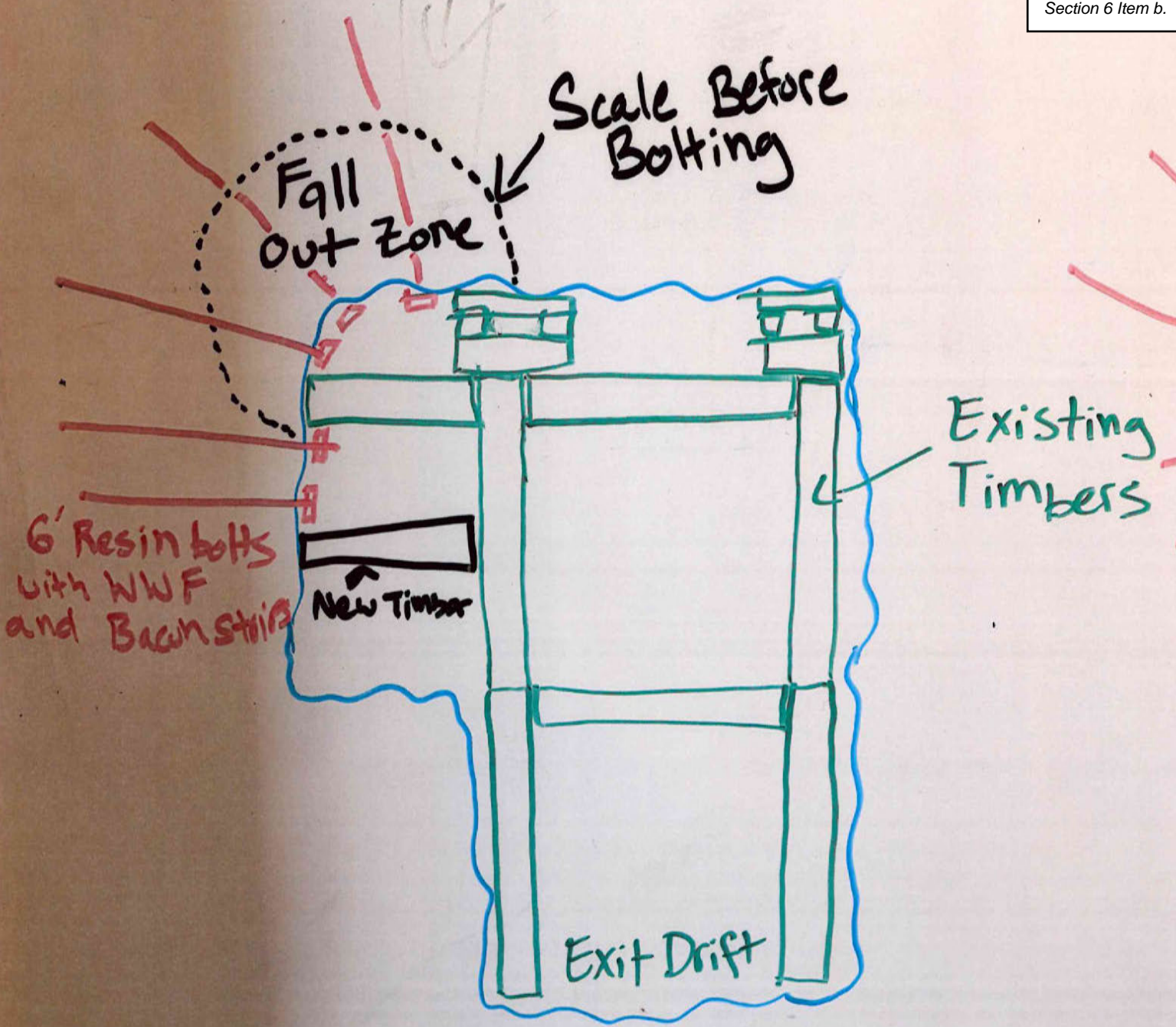
<b>4. Total Project Cost:</b> \$150,000.00	<b>Grant Amount:</b>	\$50,000.00
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*GRANT FUND –  
SITE NOT ELIGIBLE FOR STATE TAX MORATORIUM*

**The following information must be presented with this application as attachments before being reviewed by the Deadwood Historic Preservation Commission (incomplete applications will not be reviewed)**

- a. Floor plan(s) (when necessary)
- b. Site plan(s) (when necessary)
- c. Photographs
- d. Copy of deed or notarized letter of authorization
- e. Verification of listing on or eligibility for listing on the National Register of Historic Places
- f. Submission of specifications and contracts













April 17, 2026

[REDACTED]

ATTN: [REDACTED]

RE: Proposal for Tunnel Stabilization Support Services at the Broken Boot Gold Mine

Mrs. [REDACTED]

Harrison Western Construction Corporation (“HW”) (Contractor) is pleased to offer this proposal for labor, tools, materials and select equipment necessary to support the stabilization of the exit tunnel section and a closure section to prevent tourist access to portions of the Broken Boot Gold Mine (BBGM). If accepted, the terms of this proposal shall become the Construction Agreement (“Agreement”) between HW and Broken Boot Mine, Inc. (“Owner) (each a “Party”, collectively, the “Parties”).

### **BACKGROUND**

The Broken Boot Gold Mine is a 100+ year old mine outside of Deadwood, SD. The mine exists as a tourist attraction and is supported by existing wooden sets and cribbing.

HW is proposing on rehabilitation and barricade work at the facility as a result of a recent inspection performed by Respec and HW which reported several safety concerns requiring remediation.

The Board of the BBGM require the tour experience to remain as close to the original experience as possible, which means the installation of steel supports where visible from the tour circuit will be avoided where possible.

Respec is the engineer of record here and will prescribe all ground support requirements in the field. General field fit prescriptions will be required as there are no as-built drawings detailing the current ground conditions, existing ground support and specific tunnel geometries.

HW has provided general recommendations and discussed constructability with Respec and BBGM. During these discussions it was decided that HW would propose to install a barricade in the back portion of the mine and that additional ground support in the exit drift.

### **SCOPE OF WORK**

HW will perform work at the direction of RESPEC Engineering personnel, with approval from BBGM, up to the agreed upon “Not to Exceed” (NTE) amount specified in the pricing table below. HW will not provide any engineering services in relation to this project, and any suggestions for approach shall be taken as means & methods recommendations with no guarantee or consideration of the structural longevity of the solutions.

[REDACTED]

- **Barricade -**

The barricade will prevent tourists from passing this point during regular tours while still allowing visibility of the stope area during tours. Barricade will have a gate allowing personnel to enter for maintenance and ground monitoring operations to occur past that point when necessary. HW will measure, procure, and install the barricade.

- **Exit Tunnel Stabilization Support Services -**

In the attached document, there are two representative drawings detailing the existing conditions of the exit tunnel. Cut section A and Cut section B. Cut section A details the existing conditions near the intersection with the cross-cut tunnel. Section B details the existing conditions further down the exit tunnel, where a recent ground fall event has occurred. In the cut section A zone, there is visible separation and cracking along the same failure planes that the rock fall event in cut section B occurred. Addressing this zone is the highest priority. Conceptual drawings of these areas have been included in exhibit A.

Cut Section A:

1. Scale the area of concern. This will likely result in the removal of a large mass of rock. To minimize the effects of this rockfall on the existing wooden sets, potential mitigations could involve installing split sets through the area of concern and scaling it in sections. Once the area of concern in cut section A is scaled, it will resemble the current state of cut section B. All work will proceed as follows:

General Exit Drift Rehabilitation Strategy

1. Scale back and ribs.
  2. Mucking out of scaled materials. This could occur by the removal of sections of lagging from the exit drift, mucking material through the gap in the lagging into the exit drift, and removal of material out of the exit drift. HW can use electric powered dingo's in the tunnel a dump trailer and transport this material for disposal, but finding a location to dispose of that material is excluded from the scope at this time. Material could also be relocated inside of the mine. Environmental requirements for disposal of this material are the responsibility of the owner.
  3. Installation of rockbolts and welded wire fabric in the drift. It is recommended bolts consist of either resin bolts or split sets. 3-4' spacing with additional spot bolting as required. 2x2 or 4x4 WWF. Butterfly plates and steel straps where necessary.
  4. Install additional timber sets or timber cribbing as required by conditions in the field.
  5. Rebolster existing timber sets to ensure existing timbers are in full contact with the ground providing their intended compression and load path.
  6. Restore lagging in the exit drift to ensure no spalling material can enter the exit drift.
  7. Some of the vertical timber sets along rib of the exit drift are experiencing transverse load (perpendicular to the intended longitudinal load path of the member) causing the timber sets to "kick in" to the exit drift at the toe. Where it is determined to be necessary, HW can install a new wood set dug into the floor to provide axial resistance at the toe location.
  8. During the investigation, it was discussed that a poly foam be applied to the freshly scaled areas above the exit drift to prevent air contact with the newly scaled rock. HW will work with Respec and BBGM to determine if this option is selected or not.
- **Mobilization**  
Includes one single mobilization to perform all above in a continuous operation. If work should need to be broken into phases, additional mobilization fees may apply.

**PRICING**

Item #	Description	Bid Qty.	UM	Unit Bid Price	Total Bid Price
1	Mobilization	1	LS	\$14,000	\$14,000
2	Daily Crew Rate	15	DY	\$7,700	\$115,500
3	Material Allowance (Actual Cost +15%)*	1	LS	TBD	\$20,500
<b>Estimated Total Not to Exceed (NTE)</b>					<b>\$150,000</b>

\*Material pricing shown above is for budgetary purposes only. The cost of any materials required to perform the work will be billed at actual cost +15% markup.

**BOND NOT INCLUDED IN THE ABOVE PRICING TABLES – Bond pricing can be provided upon request.**

HW pricing includes a 4 man crew and associated management, accommodation, tools, equipment, and vehicles.

**TECHNICAL CONSIDERATIONS**

HW assumes no responsibility for design or performance of the stabilization systems installed. All work will be performed at the direction of RESPEC Engineering and BBGM representatives.

**QUALIFICATIONS FOR WORK**

1. BBGM agrees that HW bears no responsibility or liability for the design or performance of the systems installed under this scope of work. BBGM, and Others for whom BBGM are responsible for shall indemnify, defend and hold harmless HW and their employees from and against all claims, damages, losses, and expenses, including attorney's fees.
2. Vibration monitoring is excluded.
3. Construction surveying provided by others.
4. HW equipment and material staging areas shall be provided such that they can be located with approximately 1,500 ft of the HW work area.
5. HW excludes protection, repair, or replacement of pavement surfaces, if any.
6. HW excludes any vegetation removal or other clearing and grubbing.
7. HW excludes relocation, locating and potholing of any utilities.
8. Any traffic control, if required.
9. HW excludes any dewatering.
10. HW excludes any/all environmental, city, country, and state permit acquisition and fees.
11. HW excludes BMP/erosion control supply or installation.
12. HW excludes Davis Bacon and prevailing wage rates or union requirements.
13. Bonding is excluded. Pricing can be provided upon request.
14. Builder's Risk Insurance is excluded.

**SCHEDULE QUALIFICATIONS**

1. HW assumes 10 hours a day, Monday through Saturday (6-day work weeks).
2. HW estimates an approximate duration of 2 crew days for mobilization/demobilization, and up to 15 days for onsite support services, for a total project duration of 17 Crew Days.
3. Prior to mobilization, a comprehensive material list should be developed with Respec and BBGM to ensure no procurement delays occur during the project scope. Should the material list exceed the \$20,500 estimate, crew days onsite will need to be reduced.

## TERMS AND CONDITIONS

Site Access: Unobstructed access to the during normal working hours. Should access need to be granted by the owner daily, entry will be available by 7am and until 5pm each day. HW shall have full access to the entirety of the parking/staging areas through the duration of the project. Any snow removal and/or maintenance shall be the responsibility of the owner.

Progression of the Work: HW shall acquire, furnish, coordinate, supervise and schedule all labor, services, equipment, materials, subcontractors, security and perform other related activities (collectively referred to as the "Work") as further described in this Agreement in a good and workmanlike manner, according to standard industry practices, exercising the degree of skill, diligence, prudence and foresight that would reasonably and ordinarily be expected from a skilled and experienced general contractor, in compliance with applicable building codes and other applicable laws, rules and regulations, and in substantial conformance with the plans and specifications (collectively the "Plans and Specifications") described herein. HW's proposal is based upon carrying out the work in an unobstructed manner during regular working hours, Monday through Saturday, in a single uninterrupted visit to the site, other than what is described in the above scope of work. HW reserves the right to work overtime or weekends at HW's discretion without incurring charges for inspection, site overhead or other charges.

Contract Amount. Owner shall pay to HW for the performance of the Work, subject to the additions and subtractions set forth in this Agreement, the amount of \$150,000.00, as described in the Pricing table above (the "Contract Amount").

Change Orders. After the execution of this Agreement and finalization of the Scope of Work by the Parties, which finalization will be executed by both Parties, any changes in the Scope of Work and the charges for construction changes, if any, shall be an addition to or subtraction from, as applicable the Contract Amount, shall be set forth in a written Change Order ("Change Order"), and be signed by Owner and HW.

Please note that HW is not anticipating requiring the design, installation or maintenance of sediment barriers, silt fence, erosion control and all other appurtenances required by a typical Storm Water Pollution Prevention Plan. If this is necessary, additional costs will apply.

Utilities: HW will utilize the appropriate state's Utility Notification System to locate utilities on the site. Additional locating, potholing, removal, or relocation of any utilities located is the responsibility of the Owner at no cost to HW, HW will not accept any responsibility for damage to utilities not located by the one call service. Furthermore, any utilities located by the one call system that conflict with HW's activities may need to be potholed, removed or relocated at the expense of the Owner if HW's work cannot be adjusted. Any costs associated with the adjustment of HW's work due to utility conflicts will be the responsibility of the Owner.

Engineering: All plans, specifications, and designs, necessary for the work are the responsibility of Owner unless otherwise included by HW.

Permits and Easements: All site permits, building/shoring permits, and easements required to legally perform the work are the responsibility of Owner.

Water Supply: HW's proposal assumes adequate access of clean fresh potable water or utilization of water from the city if needed. Usage permits/and or fees are not included.

Bonds: The cost of a bond premium is not included in the Contract Amount and will not be provided for this project.

Holiday and Sunday Work: No holiday or Sunday pay, or travel is included in HW's pricing under this proposal. HW shall be compensated for all costs including markup associated with holiday or Sunday pay or travel expenses from delays beyond HW's control or requests to work which extend the project schedule over holiday or Sunday periods.

Labor Affiliations: This proposal is made with the understanding that HW will employ open-shop labor. If union labor must be used the client will pay for any cost differential, as detailed in a signed Change Order.

Vibration Liability: HW cannot accept any liability for disturbance to existing structures and their inhabitants on or near the site. Owner agrees to indemnify HW against all claims for such disturbances and also take precautions as necessary to avoid any such claims. This may include vibration monitoring, excavating trenches around the affected area, etc.

Hazardous Material: In the event that HW encounters any hazardous or contaminated material on the site that has not been rendered harmless, HW shall immediately stop work in the area affected and report the condition in writing to the Owner. To the fullest extent permitted by law, the Owner shall indemnify and hold harmless HW, their agents, consultants, and employees from and against all claims, damages, losses and expenses, including but not limited to attorney fees arising out of or resulting from performance of the work in the affected area.

Delay Damages: The Owner shall not be entitled to any liquidated damage, consequential damage, other direct/indirect damages, or other time-related penalties arising from the work. Costs caused by delays or improperly timed activities or defective construction shall be borne by the party responsible therefore.

Confidentiality: All specifications, drawings, pricing, and technical data submitted by HW are to be treated as confidential and shall not be used for any purpose other than the evaluation of this bid, nor shall such information be disclosed to any third party for any purposes without the express written consent of HW. Such information shall remain HW's property and be returned to HW upon demand.

Period of Acceptance: This Proposal is offered for acceptance for a period of 15 days. HW reserves the right to adjust material pricing, if necessary, should contract not be executed within 15 days from the date of this Proposal.

Exclusions: Any items of work not specifically included in this proposal shall not be the responsibility of HW.

#### GENERAL TERMS AND CONDITIONS

Payment Terms: HW will bill an initial Mobilization fee, and subsequent monthly progress invoices based on actual work performed per the rates outlined above. All payments will be due upon receipt. An interest charge of 1-1/2% percent per month will be added to invoice amounts not paid within 30 days from date of invoice. All costs of collection, including attorneys' fees and court costs, will be added to unpaid invoice amount.

No retention shall be withheld from pay applications.

HW has excluded any cost or charges associated with electronic billing/payment services. All such costs/charges are to be borne by Owner or invoiced by HW as extra work.

Remedies for Nonpayment: If the Owner does not pay HW, within seven days from the time payment should be made as provided in this Agreement, HW may, without prejudice to any other available remedies, upon seven additional days' notice to the Owner, stop the Work of HW until payment of the amount owing has been received. The Contract Amount shall, by appropriate Modification, be increased by the amount of

HW's reasonable costs of demobilization, delay, and remobilization.

Changed Conditions: Notwithstanding all clauses of this Agreement, if HW, during its work, encounters 1) subsurface conditions or latent physical conditions which differ from those indicated in this Agreement, 2) unknown physical conditions of an unusual nature, differing from those ordinarily encountered, or 3) Site conditions have changed from the April 2024 visit and report, then HW shall be entitled to an equitable price and schedule adjustment to compensate it for such changed condition, but only upon consultation with Owner, and a written Change Order shall be executed by Owner and HW parties detailing the changed condition. No work shall be performed that would exceed the NTE contract amount referenced herein without written approval from the owner.

Insurance: HW will provide at its own expense the following insurances within limits as shown. HW shall name Owner as an additional insured and a loss payee on such insurance policies:

Comprehensive General Liability: \$2,000,000.00  
 (Combined Single Limit, Bodily Injury and Property Damage)  
 Automobile Liability: \$1,000,000.00  
 (Combined Single Limit, Bodily Injury and Property Damage)  
 Workman's Compensation: Statutory

HW's Representations and Covenants. To induce Owner to enter into this Agreement, HW covenants and represents to Owner and agrees to be responsible for the following:

1. In the event any subcontractor or materialman hired by HW records a lien against the Property for reason of non-payment for labor or materials provided as part of the Work, and Owner has provided payment to HW in accordance with this Agreement, HW agrees to use commercially reasonable efforts to discharge or adequately bond over same within thirty (30) business days of receipt of notice of such lien.
2. HW shall (i) cooperate with Owner in furthering Owner's interest, (ii) furnish efficient business administration and superintendence, (iii) provide an adequate supply of workers and materials, and (iv) perform the Work in reasonably expeditious and economical manner consistent with this Agreement, the Plans and Specifications.
3. HW shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under this Agreement.
4. HW shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to (i) employees on the Work and other persons who may be affected thereby; and (ii) the Work and materials and equipment to be incorporated therein.
5. HW shall be solely responsible (i) for all construction means, methods, techniques, sequences and procedures, and (ii) for the acts and omissions of all HW's employees and all subcontractors, their agents and employees, and all other persons performing any of the construction.
6. HW shall provide and pay for labor, materials, equipment, tools, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work.
7. HW shall enforce strict discipline and good order among HW's employees and other persons carrying out the Work. HW shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

Force Majeure: HW cannot accept any liability for default or delay in the completion of the work when caused by strike, riot, war, pandemic, Act of God, or other similar circumstances beyond HW control.

Limitation of Liability: HW does not accept liability for any damage to the structure, landscaping, utilities, french drains, septic systems, wells, physical installations, and/or any consequential damages that may result from the performance of the work. All private utilities (including any utilities left in place) and other services shall be located, exposed, and shown to our on-site representative by Others prior to commencement of work.

Liability: No liability can be accepted by HW, nor shall HW accept in any way responsibility for defects of any kind whatsoever arising from a cause which is outside HW's immediate control or knowledge, or for any fault in the junction between HW's work and subsequent work carried out by others. HW shall be named additional insured on any Builders Risk insurance obtained for the project.

Liens. Upon receipt of payment, a lien waiver ("Lien Waiver") for all the Work, including but not limited to lien waivers from each subcontractor and materialman conditioned on receipt of the payment amount, shall be delivered by HW within ten (10) days after the completion date. HW shall indemnify and hold Owner harmless for, from and against all mechanic's/materialmen's claims or liens arising in connection with the Work unless such claims/liens are the result of Owner's failure or refusal to pay amounts which are due and payable hereunder or are otherwise caused by Owner.

Attorney's Fees. In the event of any controversy, claim or dispute between the parties arising out of or relating to this Agreement or the breach thereof, the prevailing party in any dispute shall be entitled to recover its legal fees and expenses, including expert fees (hereinafter "Fees"), and any other costs allowable by law. For purposes of this Agreement, the prevailing party shall be determined utilizing the following method: (a) the claiming party is the prevailing party if it is awarded 80% or more of its claimed damages exclusive of costs, interests, and Fees; (b) the defending party is the prevailing party if the claiming party is awarded 20% or less of its claimed damages exclusive of costs, interest and Fees; and (c) neither party is the prevailing party and each party shall bear its own Fees if the claiming party is awarded greater than 20%, but less than 80%, of its claimed damages exclusive of costs, interest and Fees. The trier of fact shall utilize this method to determine the prevailing party regardless of the number of claims alleged by either party. Fees shall not include, however, costs incurred in mediation nor any mediator's fees and expenses..

Indemnity: To the fullest extent permitted by law, the HW shall indemnify and hold harmless the Owner and its employees from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of HW, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section.

To the fullest extent permitted by law, the Owner shall indemnify and hold harmless HW and its employees from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of Owner, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other

rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section.

Warranties, Disclaimer of Liability.

HW warrants that the materials used in the Work are new and of good quality. HW warrants that title to all Work covered by a Progress Payment will pass to the Owner no later than the time of payment. HW further warrants that upon submittal of a Progress Payment, all Work for which Payment has been previously issued and payments received from the Owner shall be free and clear of liens, claims, security interests or other encumbrances adverse to the Owner's interests. No additional warranty, expressed or implied, is made or intended by the performance of the Work under this Agreement. HW makes no warranty, either expressed or implied, as to whether the Work will remediate areas identified as potentially hazardous, or will adequately prevent future erosion and rockfall conditions and disclaims any and all liability for any injury, loss, costs and damages of any kind that may occur as a result of the Work not successfully remediating or stopping future erosion and rockfall conditions at the Project.

DEFAULTS AND REMEDIES

Owner's Remedies. If HW: (a) fails to perform or correct the Work or breaches any material provision of this Agreement or (b) stops Work for a period of fourteen (14) consecutive days (not including days during which Work is stopped due to uncontrollable events), then Owner, after ten (10) days' written notice to HW, may: (i) direct HW to stop the Work until the correction is made; (ii) correct the deficiencies and may deduct the reasonable cost thereof from any payment due HW (or if the full Contract Amount has been received by HW, then HW shall reimburse Owner) or (ii) terminate this Agreement and finish the Work in reasonable manner and retain all materials and appliances, which have been purchased or provided for the performance of the Work. All of the amounts owing HW shall first be applied toward cost of completion of the Work. If the payments due HW are not sufficient to cover such amount, HW shall pay the difference to the Owner. In the event of HW's breach, Owner may have any other remedy to which Owner may be entitled at law or equity. If, within the ten (10) days following the notice from Owner, HW cures the breach or commences to cure the breach in a fashion which will result in the curing of the breach within a reasonable time (not to exceed thirty (30) days, subject to uncontrollable events), then there shall not be deemed to be a breach, and Owner may not terminate this Agreement.

Termination by the Owner for Cause. The Owner may terminate this Agreement if HW:

1. repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
2. fails to make payment to subcontractors for materials or labor in accordance with the respective agreements between HW and the subcontractors;
3. persistently disregards laws, ordinances, or rules, regulations or orders of a public authority having jurisdiction; or
4. is otherwise guilty of substantial breach of a provision of the Plans and Specifications.

When any of the above reasons exist, the Owner, may without prejudice to any other rights or remedies of the Owner and after giving HW ten (10) days' written notice and HW failing to cure such default(s), terminate this Agreement and may:

1. take possession of the site and of all materials thereon owned by HW, and
2. finish the Work by whatever reasonable method the Owner may deem expedient.
3. When the Owner terminates this Agreement for one of the reasons stated in this Section, HW shall not be entitled to receive further payment until the Work is finished.

4. If the unpaid balance of the Contract Amount exceeds costs of finishing the Work, such excess shall be paid to HW. If such costs exceed the unpaid balance, HW shall pay the difference to the Owner. This obligation for payment shall survive termination of the Agreement.

**DISPUTE RESOLUTION.** The Parties agree to attempt to resolve any dispute through good faith negotiation as a condition precedent to commencing litigation, except where commencing litigation is necessary to preserve lien or other similar rights. If negotiation is not successful, then before beginning any legal proceeding, other than to enforce this Section, the parties agree that all claims, disputes, or other matters in question arising out of or relating to this Agreement or the breach thereof (whether before or after the completion date) shall be decided by non-binding mediation. Mediation shall be conducted under the auspices of the Judicial Arbitrator Group (“JAG”) of Denver, Colorado or, if JAG is no longer in existence, or if the parties otherwise agree, then under the auspices of a recognized established mediation service within the State of Colorado. Notwithstanding the foregoing, HW shall be entitled to file and judicially enforce any mechanic’s/materialmen’s lien to which HW is entitled at law, without first resorting to mediation. Subject to the requirements of CDARA, notice of demand for mediation shall be filed in writing with the other party to this Agreement within a reasonable time after the claim, dispute or other matter in question has arisen and in no event shall it be made if it would have been barred by the applicable statute of limitations. This Agreement to mediate shall be specifically enforceable. If such dispute or claim is not settled through mediation, then either party may initiate a civil action in the District Court for relevant county within the state of Colorado. Each party hereby irrevocably and unconditionally waives, to the fullest extent it may legally and effectively do so, any and all right to trial by jury in any legal proceeding (whether sounding in contract, tort, or otherwise) arising out of, or related to, this Agreement.

**GENERAL PROVISIONS.** No modification of this Agreement shall be effective unless in writing and signed by the parties hereto. Any notice or other communication by either Party to the other shall be in writing and shall be effective: (a) upon email delivery to and acknowledged by Kellen Flanders ([kflanders@harwest.com](mailto:kflanders@harwest.com)); (b) upon personal delivery; (c) upon receipt if sent by registered or certified mail, return receipt requested, postage prepaid; or (d) upon receipt if sent by a nationally recognized overnight courier. All communications shall be sent to the Parties at their respective addresses on the signature pages below or at such other addresses as either Party may designate to the other Party in accordance with this paragraph. This Agreement and the rights of the parties hereto shall be governed by and construed in accordance with the laws of the State of South Dakota. This Agreement and the exhibits and addenda attached hereto are the entire agreement between the parties, and neither Party has relied on any oral agreement, statement, representation, or other promise that is not expressed in writing in this Agreement or the attached exhibits or addenda. Except as otherwise provided in this Agreement, no waiver in connection with this Agreement shall be effective unless it is in writing signed by the party against whom enforcement of the waiver is sought. The waiver of a breach of any provision of this Agreement shall not constitute a waiver of the same or a different breach in the future. Time is of the essence with respect to the performance of all terms, conditions and provisions of this Agreement. The invalidity or unenforceability of any provision hereof shall in no way affect the validity or enforceability of any other provision.

Acceptance . Please sign below acknowledging the proposal, inclusion, exclusions, exhibits, and terms and conditions, are a binding contract.

\_\_\_\_\_

[REDACTED]

[REDACTED]

[REDACTED]

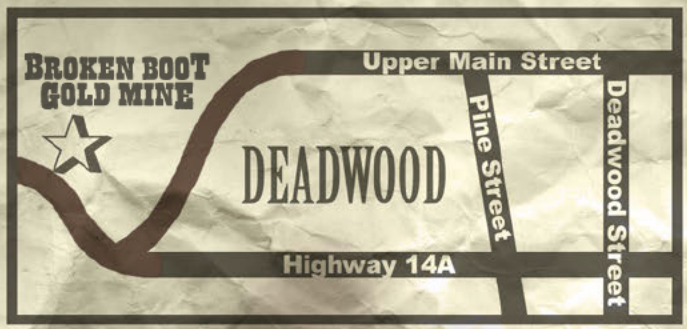
[REDACTED]

**EXHIBIT A**



# BROKEN BOOT GOLD MINE

UPPER MAIN STREET • DEADWOOD, SOUTH DAKOTA



[www.brokenbootgoldmine.com](http://www.brokenbootgoldmine.com)









2026 Deadwood Farmers Market Spotlight Organization Weeks and List

Week	Organization #1	Organization #2	Organization #3
<input type="checkbox"/> Jun 12			
<input checked="" type="checkbox"/> Jun 19	Wild Bill Days	Wild Bill Days	Wild Bill Days
<input type="checkbox"/> Jun 26			
<input type="checkbox"/> Jul 3			
<input type="checkbox"/> Jul 10			
<input type="checkbox"/> Jul 17			
<input checked="" type="checkbox"/> Jul 24	Days of 76 Rodeo	Days of 76 Rodeo	Days of 76 Rodeo
<input type="checkbox"/> Jul 31			
<input checked="" type="checkbox"/> Aug 7	Sturgis Rally Start	Sturgis Rally Start	Sturgis Rally Start
<input type="checkbox"/> Aug 14			
<input checked="" type="checkbox"/> Aug 21	Kool Deadwood Nites	Kool Deadwood Nites	Kool Deadwood Nites
<input type="checkbox"/> Aug 28			
<input type="checkbox"/> Sep 4			
<b>C</b> Confirmed Organization Date			

Email: [DeadwoodEM@yahoo.com](mailto:DeadwoodEM@yahoo.com) or Call/Text Janet Atiya, Vendor & Market Coordinator 605-920-9922 / Vicki Dar, Market Dir 509-879-1992



**south dakota**  
**STATE HISTORICAL SOCIETY**

DEPARTMENT OF EDUCATION

**2026 STATEWIDE CLG  
CONFERENCE**

**MAY 29, 2026**  
900 GOVERNORS DRIVE,  
PIERRE, SD

**Friday, May 29**

7:45-8:30 am	Registration at Cultural Heritage Center (CHC) <i>Drinks and light fare provided</i>
8:30-8:45 am	SHPO Opening Remarks <i>Wilhelmina Giese and Maddie Ferrell</i>
8:45-9:30 am	Property Moratorium and Tax Incentives <i>Duncan Trau, SHPO</i>
9:30-9:45 am	Break
9:45-10:30 am	Preservation Fieldwork: Surveying historic districts <i>Maddie Ferrell, SHPO</i>
10:30-11:15 am	Archaeological Education and CLGs: Ideas for outreach and ethical partnerships <i>Jozef Lamfers, SHPO</i>
11:15-1:15 pm	Lunch on your own
1:30-3:00 pm	Tour of the Capitol - Planning and Funding Public Restoration Projects <i>Capitol Complex Restoration and Beautification Commission</i>
3:15-4:30 pm	CLG Roundup and Discussion <i>Each HPC can share brief updates about their projects and ask questions</i>
4:30-4:45 pm	Final Remarks and Wrap Up <i>Garry Guan, SHPO</i>

For more information, please contact Maddie Ferrell at [maddie.ferrell@state.sd.us](mailto:maddie.ferrell@state.sd.us) or 605-773-8370

# 85 Charles Street Porch Railing



## HGH Construction, Ilc

PO Box 1213

Spearfish, SD 57783

Contact: Quentin Geddes

Phone: 605-641-5808

Fax:

Quote To: City Of Deadwood

Job Name: 85 Charles Street

Phone:

Date of Plans:

Fax:

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	General Conditions	1.00	LS	1,871.89	1,871.89
2	New Porch Railing	1.00	LS	9,768.83	9,768.83
<b>GRAND TOTAL</b>					<b>\$11,640.72</b>

### NOTES:

Proposal is for

- Provide all labor and materials to install new railing around porch
- Hand Rail
- Turned Spindles 35"X 1.25" Colonial Style
- Bottom Rail
- Bottom Posts 48"X 3 " Colonial Style
- Half Post on ends to match full posts installed
- Painting of new Railing

Date: April 10, 2026

Case No. 260060  
Address: 109 Denver  
Ave.

### Staff Report

The applicant has submitted an application for Project Approval for work at 109 Denver Ave., a Noncontributing structure located in the City Creek Planning Unit in the City of Deadwood.

Applicant: Clint Norman  
Owner: NORMAN, CLINT & KNUDSEN, LENITA O  
Constructed: 1890

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

##### 1. Historic significance of the resource:

While this may be an historic house, the building was completely remodeled in approximately 1950, and presents an appearance from that era. Because of the loss of integrity caused by these changes, the property cannot currently contribute to the Deadwood National Historic Landmark District.

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

The applicant is requesting permission to rebuild damaged windows/trim-eave trim. Paint entire home and shed to match. Replace metal storm windows with wooden. Replace metal front storm door with wooden.

**Attachments: Yes**

**Plans: No**

**Photos: Yes**

#### Staff Opinion:

The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse affect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District.

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

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

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

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

**C: Second Motion:**

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

OR

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

OR

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

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



FOR OFFICE USE	Section 8 Item a.
Case No. <u>260000</u>	
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received <u>4/22/26</u>	
Date of Hearing <u>4/22/26</u>	

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

PROPERTY INFORMATION
Property Address: <u>109 DENVER AVE</u>
Historic Name of Property (if known):

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

Owner's Name: <u>CLINT NORMAN</u>
Address:
City:
Telephone:
E-mail:

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

Contractor's Name: <u>JOEL LIVENGOOD</u>
Address:
City:
Telephone:
E-mail:

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

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

**FOR OFFICE USE ONLY**  
Case No. \_\_\_\_\_

**ACTIVITY: (CHECK AS APPLICABLE)**

Project Start Date: ASAP Project Completion Date (anticipated): July 2026

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 WOODEN Style/type \_\_\_\_\_

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

Note: Please provide detailed plans/drawings

SIGN/AWNING     New     Restoration     Replacement  
Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

OTHER – Describe in detail below or use attachments

**DESCRIPTION OF ACTIVITY**

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

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

REBUILD DAMAGED WINDOWS / TRIM - EAVE TRIM  
PAINT ENTIRE HOME & SHED TO MATCH  
REPLACE METAL STORM WINDOWS W/ WOODEN  
REPLACE METAL FRONT DOOR STORM TO WOODEN

## Criteria Checklist for Project Approval OR Certificate of Appropriateness

### SUBMITTAL CRITERIA CHECKLIST

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

#### ALL WORK:-

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

#### RENOVATIONS AND ADDITIONS:

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

#### MATERIAL CHANGES:

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

#### PAINTING, SIDING:

- Color photographs of all areas involved and surrounding structures if applicable.
- Samples of colors and/or materials to be used. *SHOWN TO BONNIE 3/31/26*
- Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

#### NEW CONSTRUCTION:

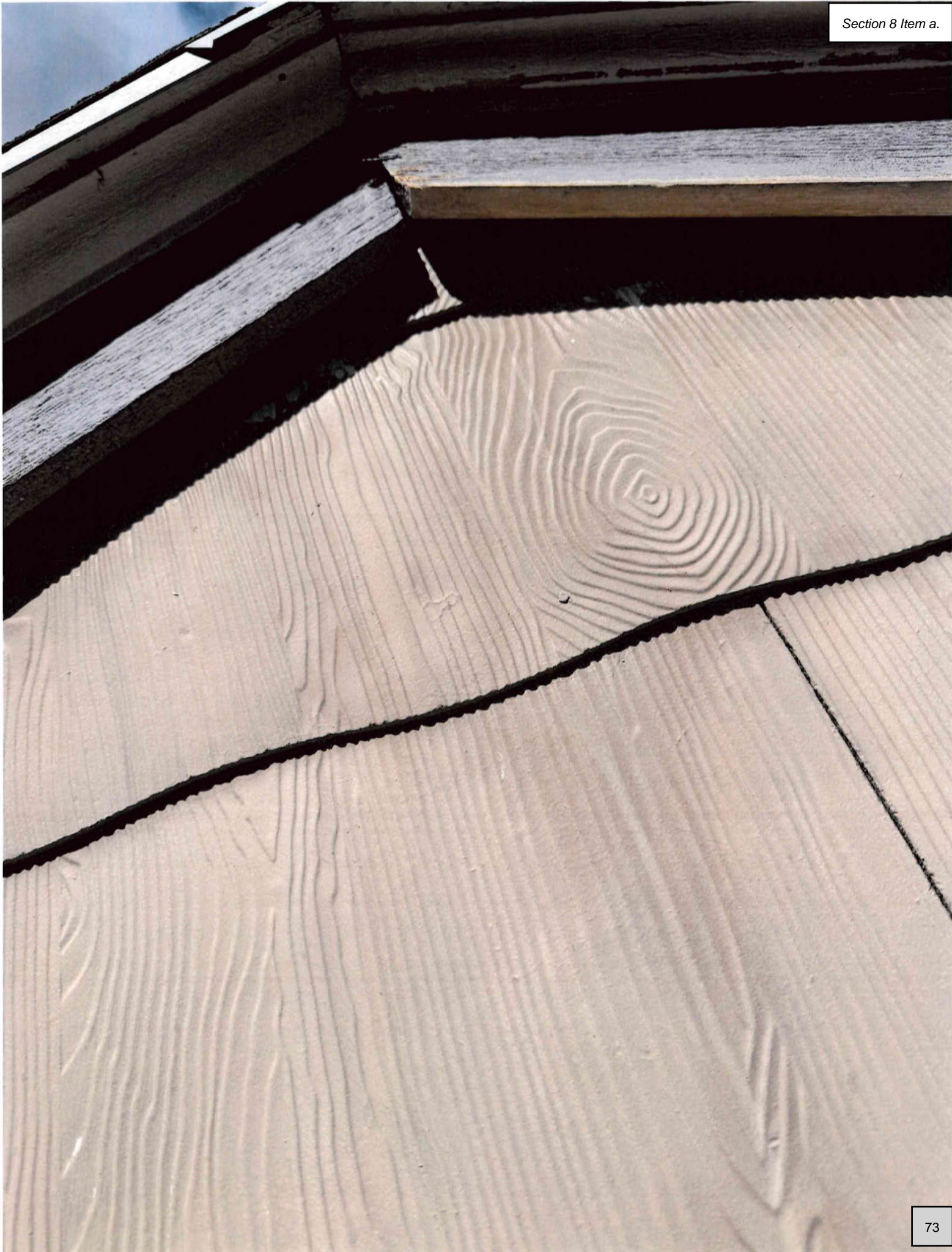
- Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- Photograph of proposed site and adjacent buildings on adjoining properties.
- Site plan including building footprint and location of off-street parking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

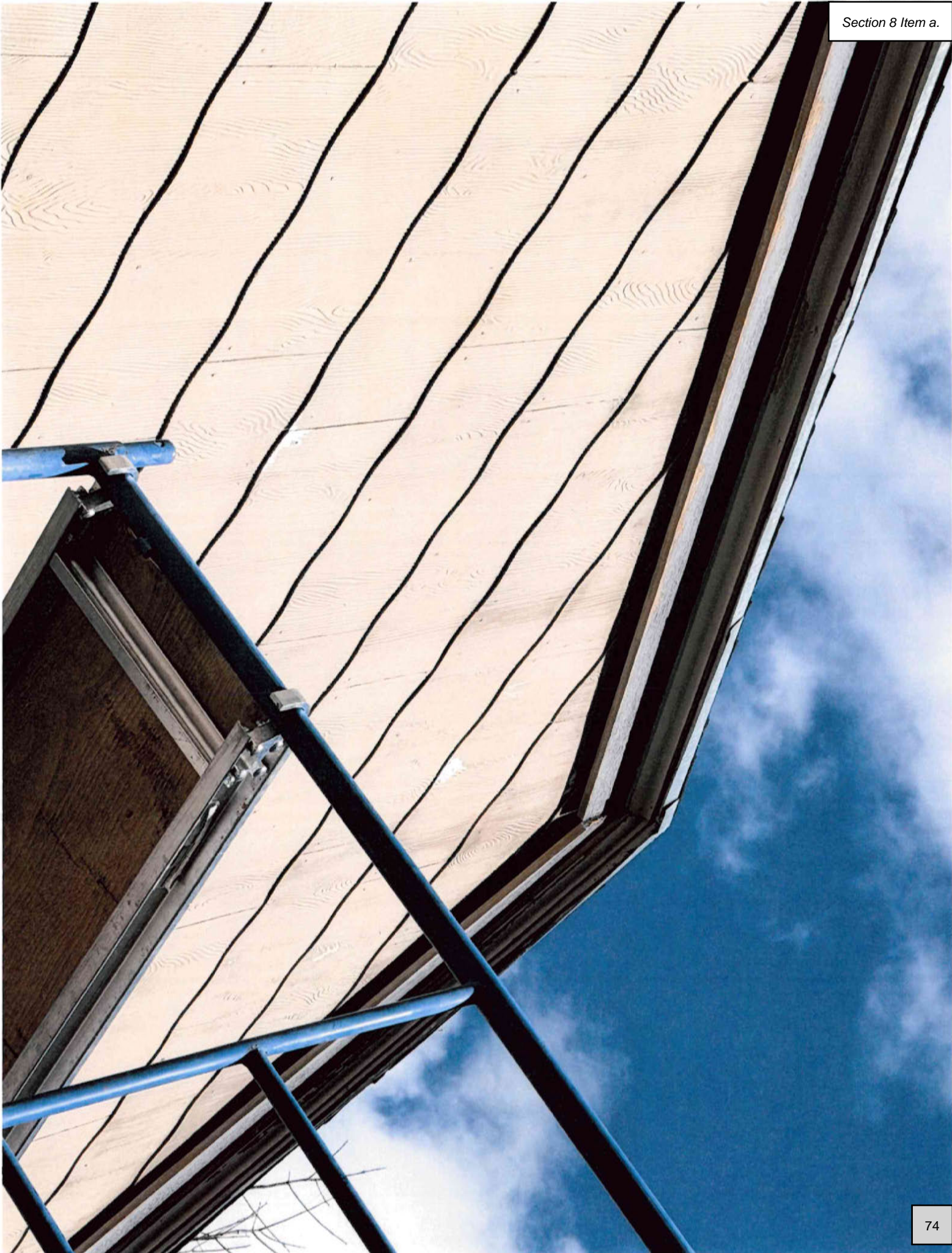
















Date: April 14, 2026

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. 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 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 &amp; 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. \_\_\_\_\_

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

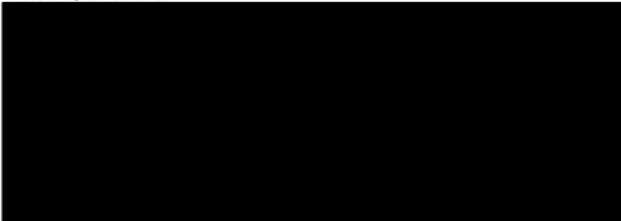
FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

**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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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

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

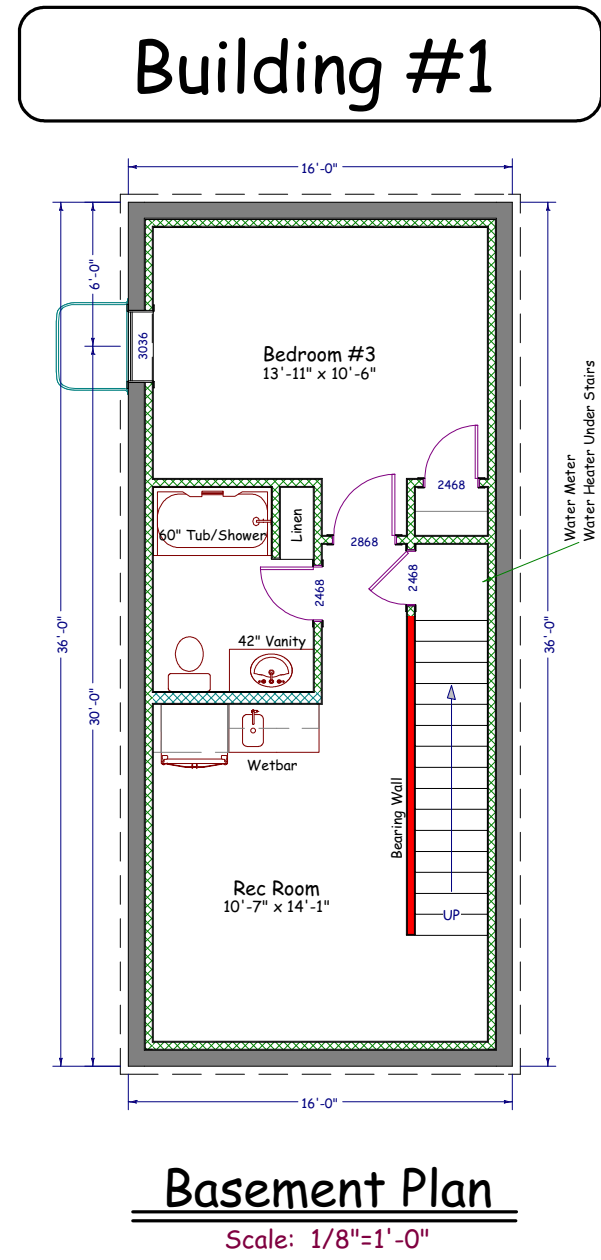
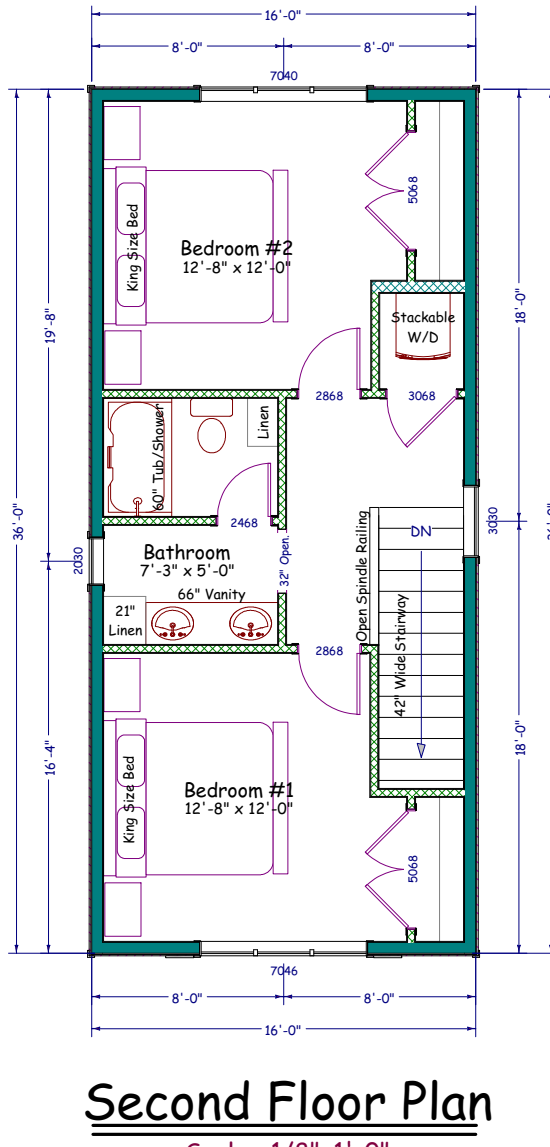
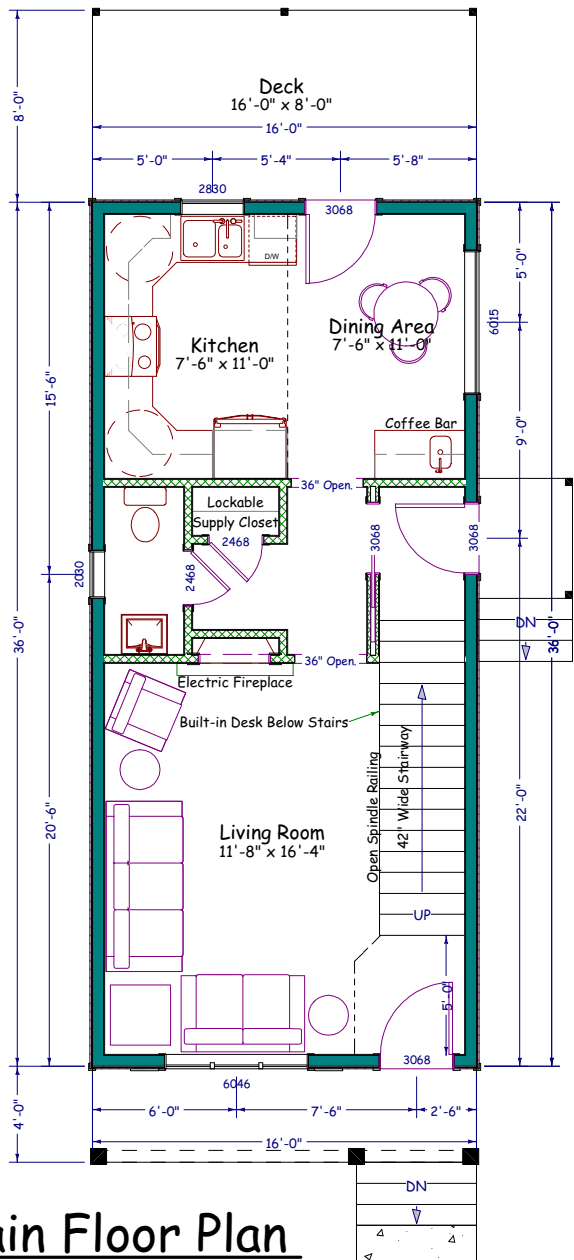
**Dimensioning Explanation/Door & Window Sizing Description:**

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 Outside 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 b.

**Preliminary - Not For Construction**

These Plans Are Not Complete And are Not To Be Used For Construction Drawings - Estimating From These Plans Can Be Done, But All Details May Not Be Available For Accurate Numbers



Plans To Scale on 8.5" x 11" Paper

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

Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

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

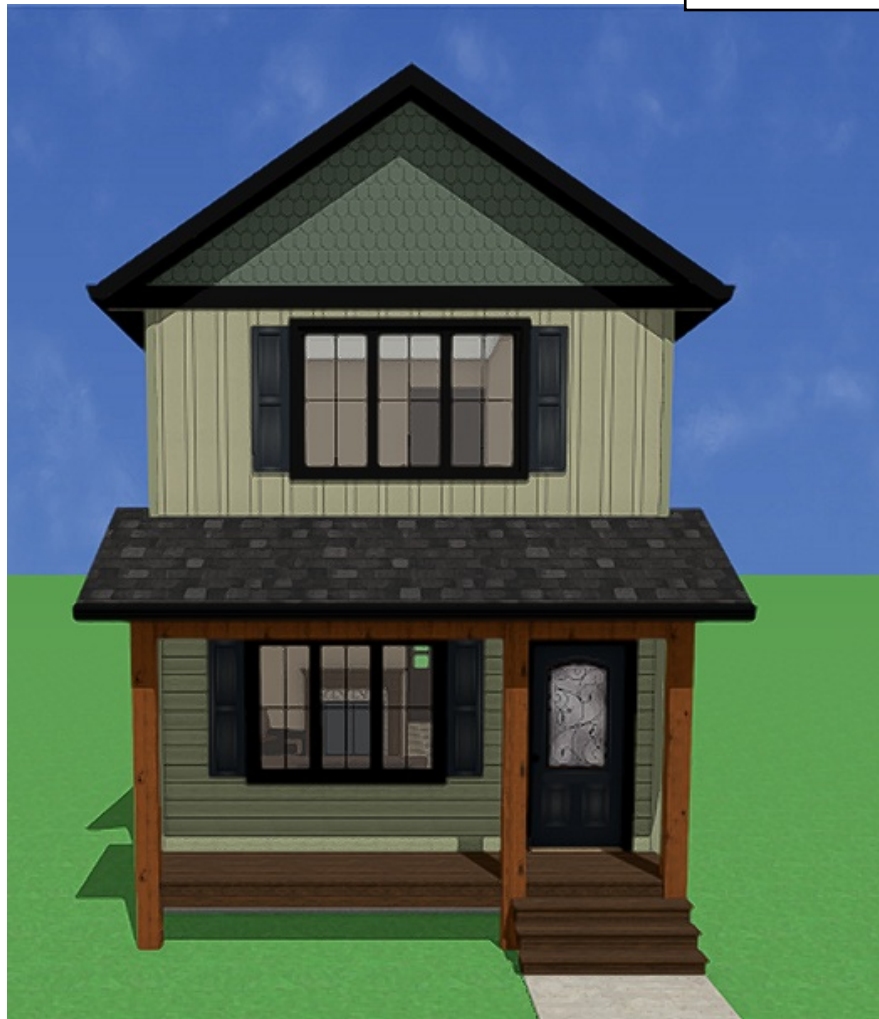
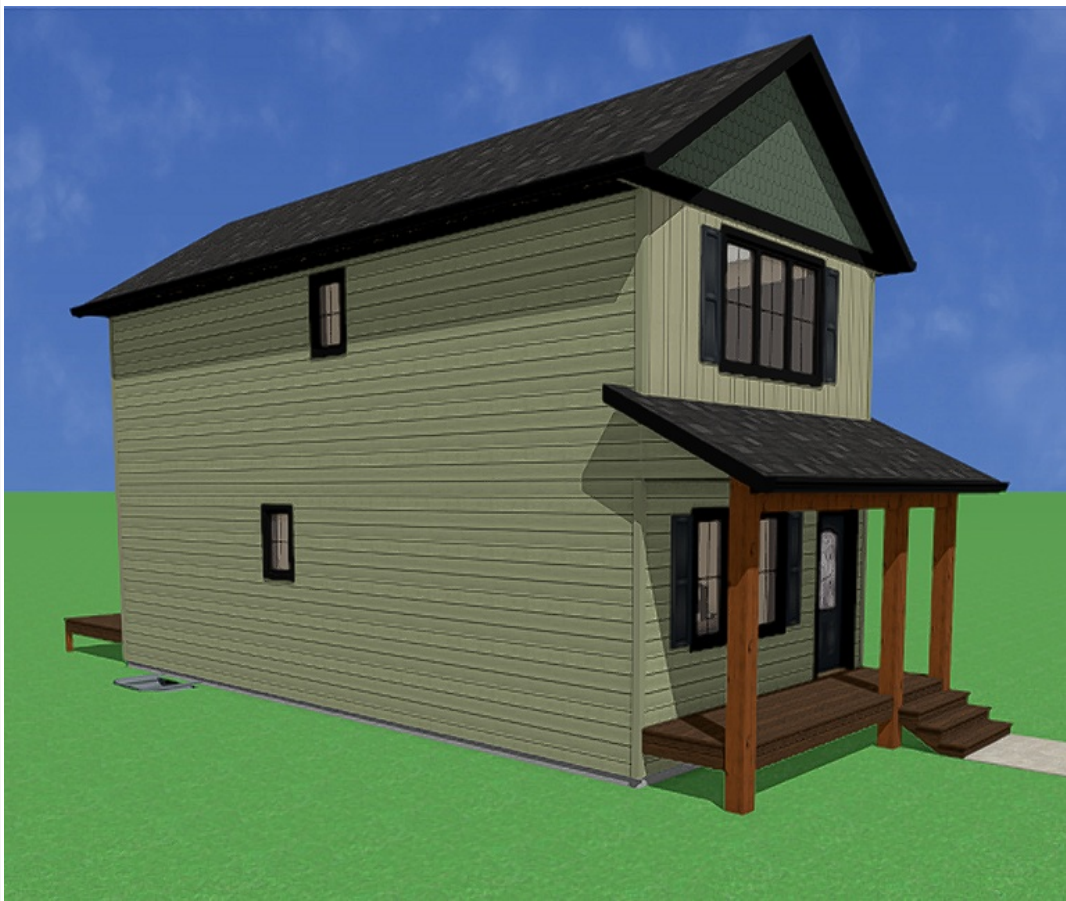
Date Published  
2/25/2026

**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 responsible for inaccurate information that may lead to additional cost for the owner or a delay in the project.

# Preliminary - Not For Construction

These Plans Are Not Complete And are Not To Be Used For Construction Drawings - Estimating From These Plans Can Be Done, But All Details May Not Be Available For Accurate Numbers

## Building #1



### Front Views

Not To Scale

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

Client Name & Address:  
Deadwood Cabin - 2026  
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**Inline  
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Date Published

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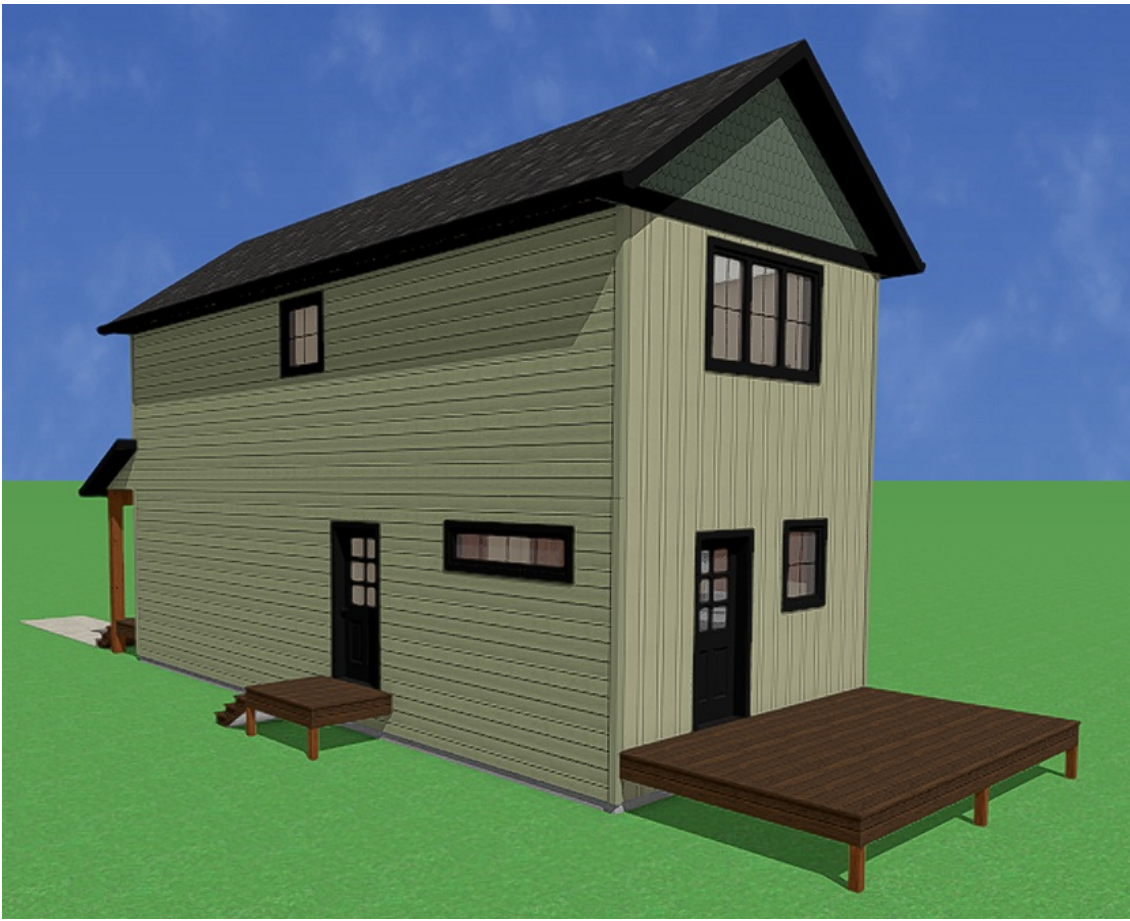
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# Preliminary - Not For Construction

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## Building #1



### Rear Views

Not To Scale

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

Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

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

Date Published

2/25/2026

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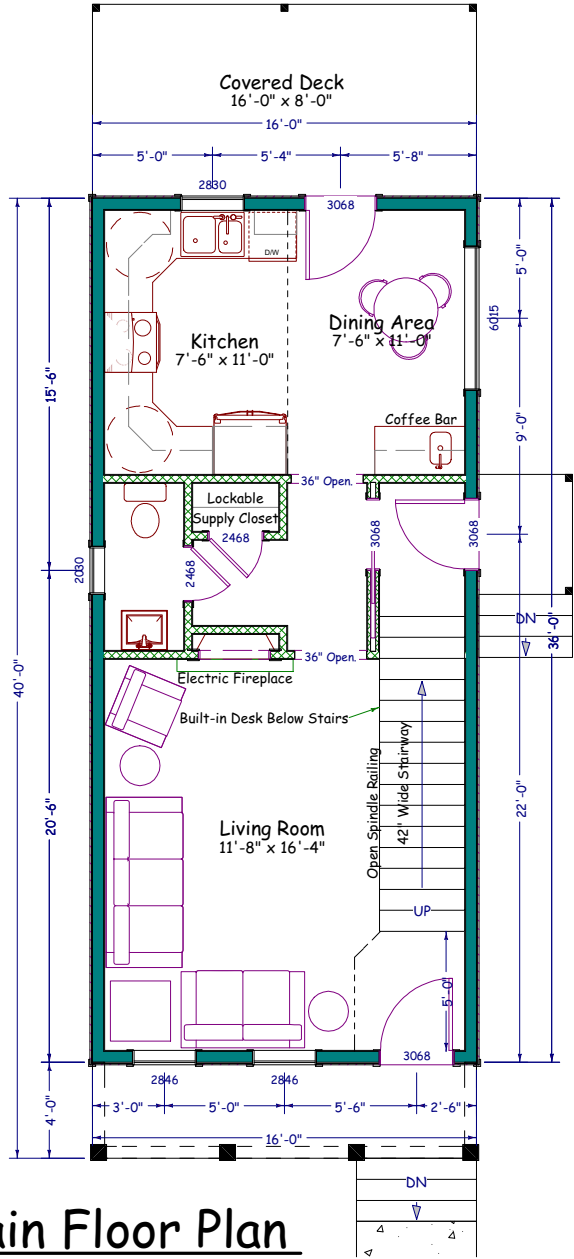
**Dimensioning Explanation/Door & Window Sizing Description:**

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 b.

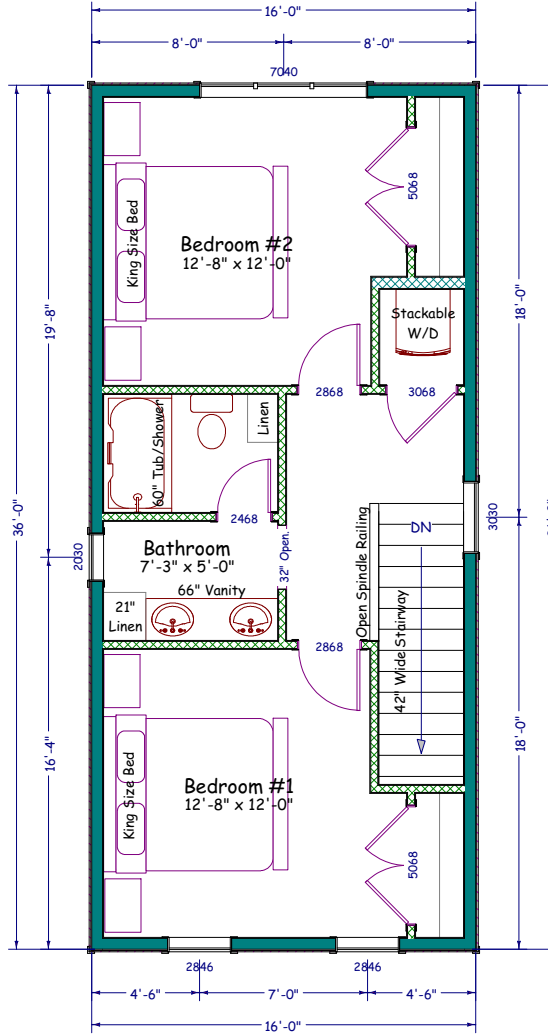
**Preliminary - Not For Construction**

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**Main Floor Plan**

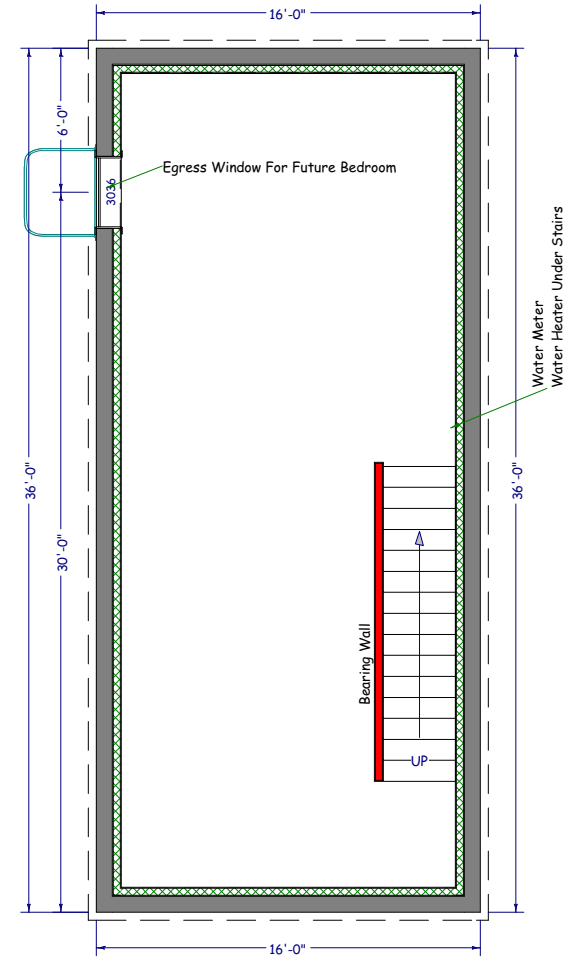
Scale: 1/8"=1'-0"



**Second Floor Plan**

Scale: 1/8"=1'-0"

**Building #2**



**Basement Plan**

Scale: 1/8"=1'-0"

Plans To Scale on 8.5" x 11" Paper

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

Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

**Inline  
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701-214-3311

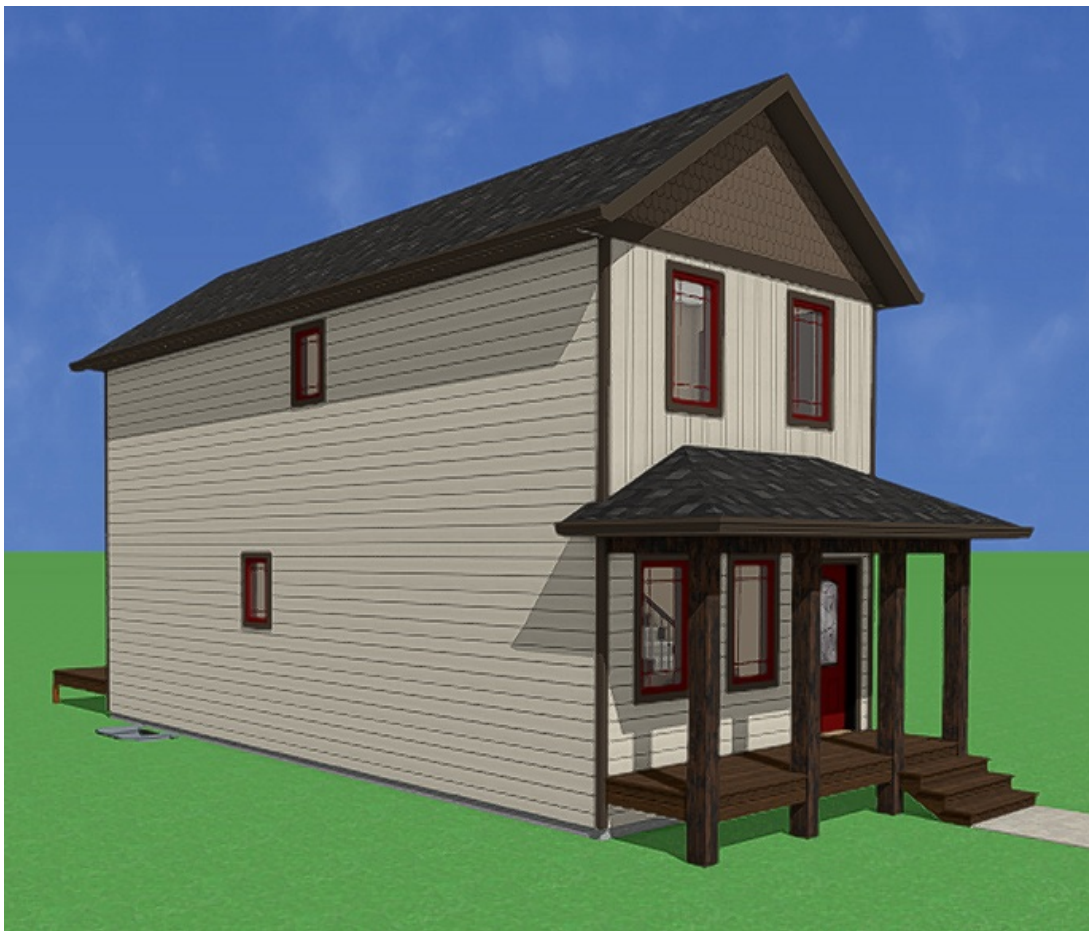
Date Published  
2/25/2026

**Disclaimer For Plans Designed:**  
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# Building #2

**Preliminary - Not For Construction**

These Plans Are Not Complete And are Not To Be Used For Construction Drawings - Estimating From These Plans Can Be Done, But All Details May Not Be Available For Accurate Numbers



Front Views  
Not To Scale

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

Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

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

Date Published  
2/25/2026

**Disclaimer For Plans Designed:**  
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# Building #2

**Preliminary - Not For Construction**

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**Rear Views**

Not To Scale

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

Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

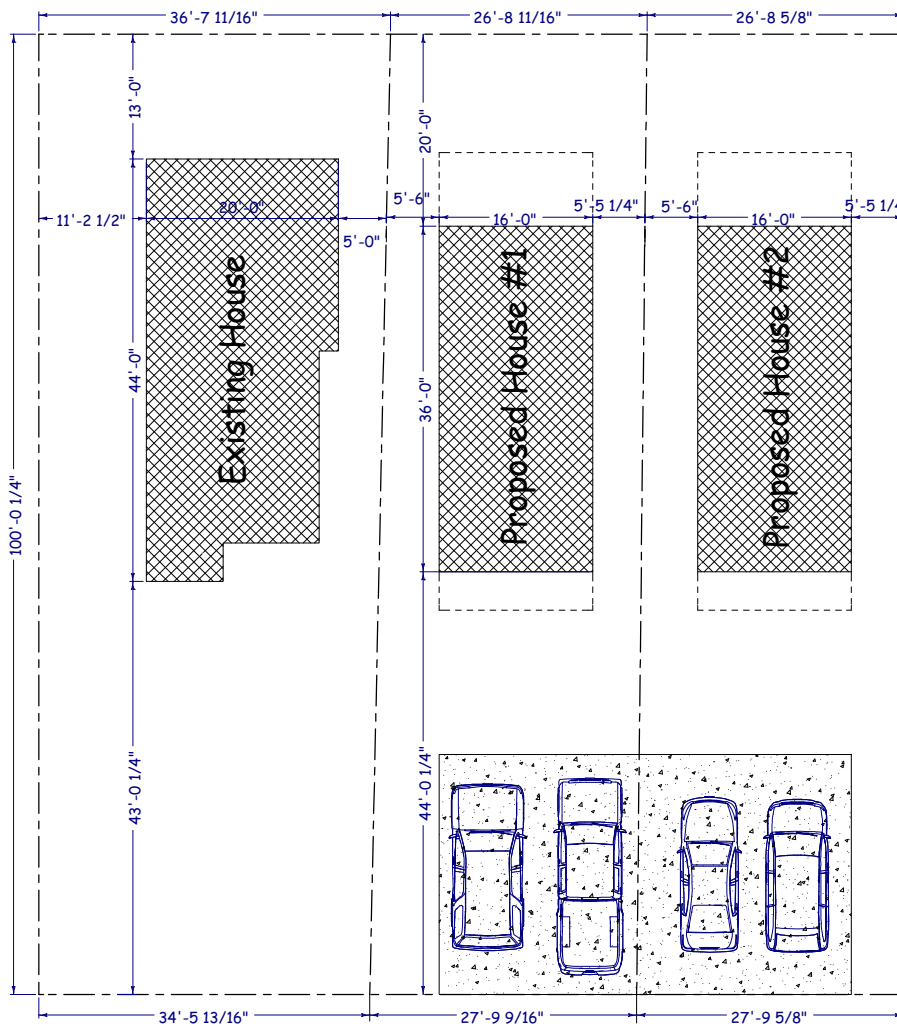
**Inline  
Designs Inc.**  
701-214-3311

Date Published

2/25/2026

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## Plot Plan

Scale: 1"=20'-0"

Lincoln Avenue

**Preliminary - Not For Construction**

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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:**

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.

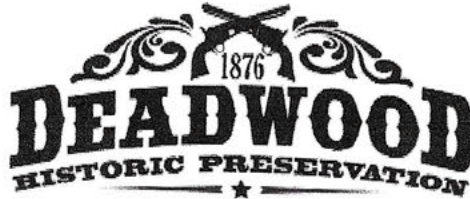
OR

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 OFFICIAL USE ONLY**  
Case No. \_\_\_\_\_  
 Project Approval  
 Certificate of Appropriateness  
Date Received \_\_\_\_/\_\_\_\_/\_\_\_\_  
Date of Hearing \_\_\_\_/\_\_\_\_/\_\_\_\_

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

**PROPERTY INFORMATION**  
Property Address: 61 Lincoln Ave  
Historic Name of Property (if known): \_\_\_\_\_

**APPLICANT INFORMATION**  
Applicant is:  owner  contractor  architect  consultant  other \_\_\_\_\_

Owner's Name: Martin & Amanda  
Architect's Name: Inline Design Inc  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

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

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

**TYPE OF IMPROVEMENT**

<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input 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. \_\_\_\_\_

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>					
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 tan 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

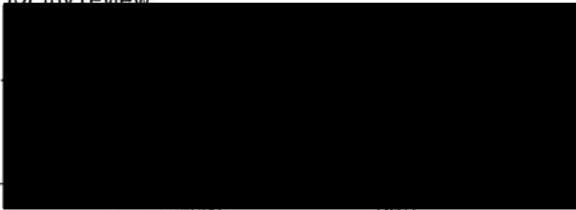
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Case No. \_\_\_\_\_

**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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

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

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

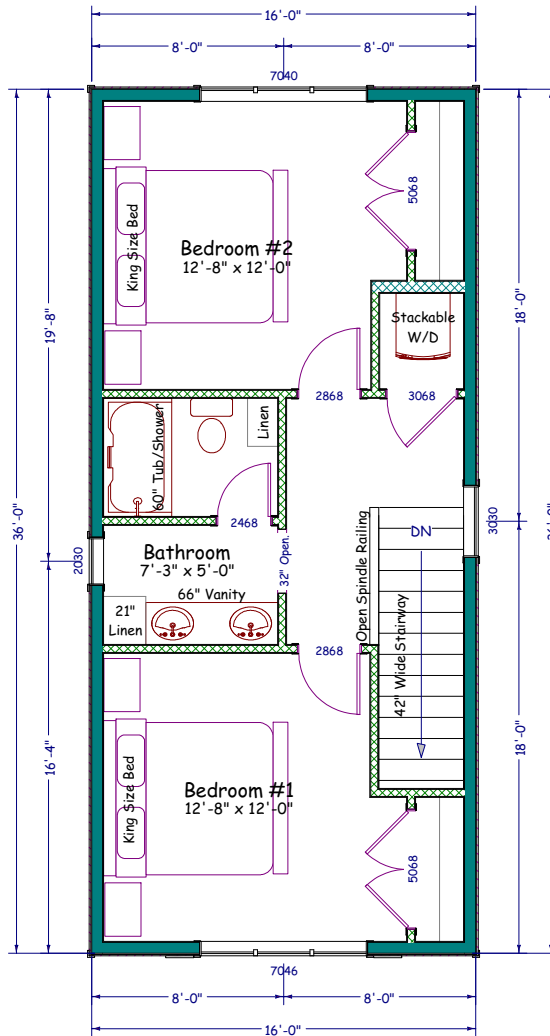
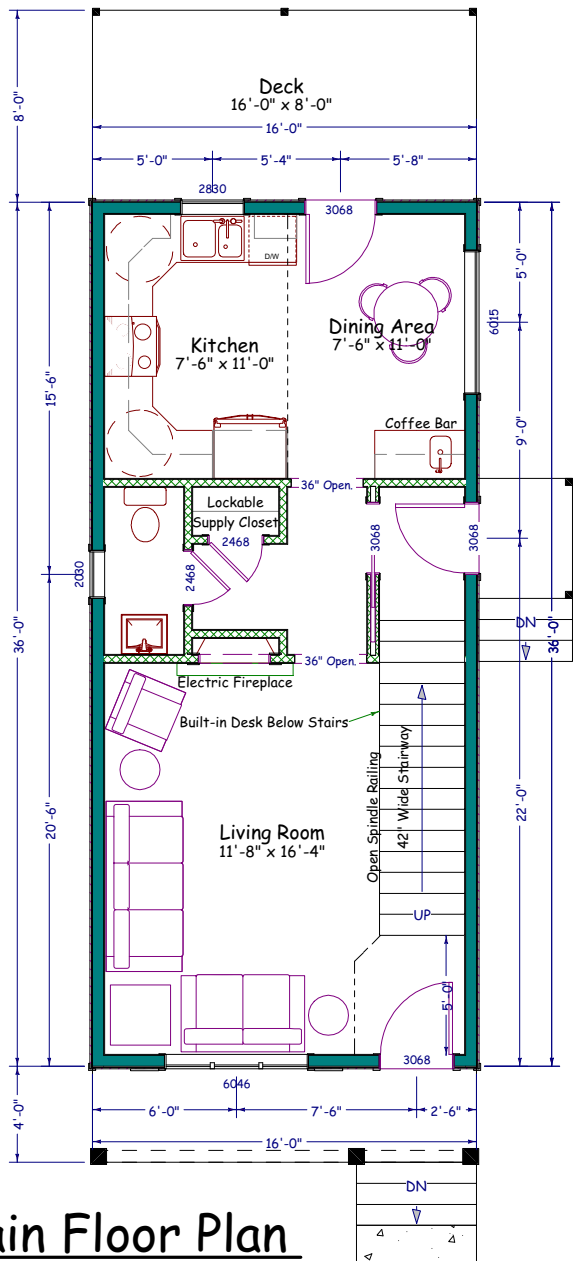
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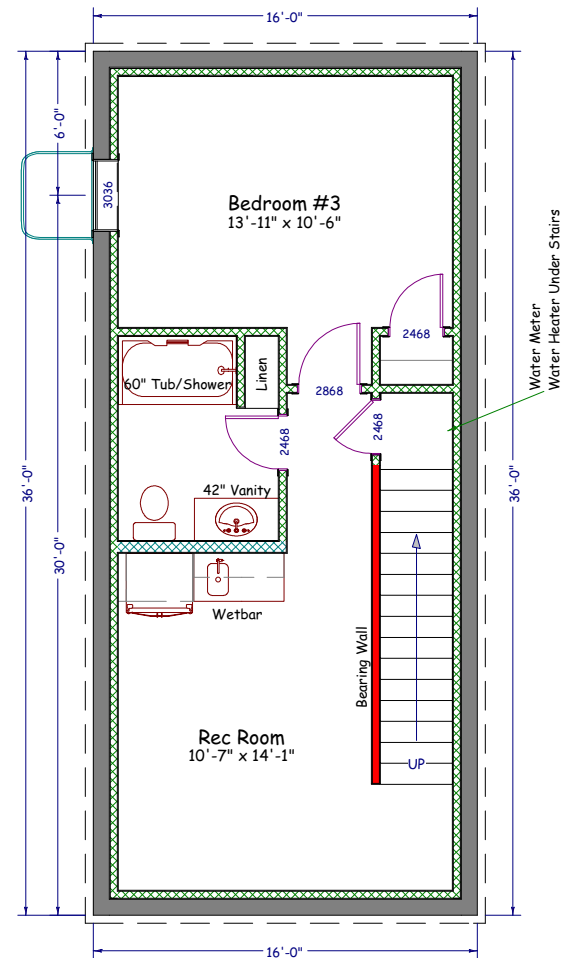
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**Preliminary - Not For Construction**

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**Building #1**



Plans To Scale on 8.5" x 11" Paper

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

Client Name & Address:  
Deadwood Cabin - 2026  
Plans Drawn For:  
FTH General

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

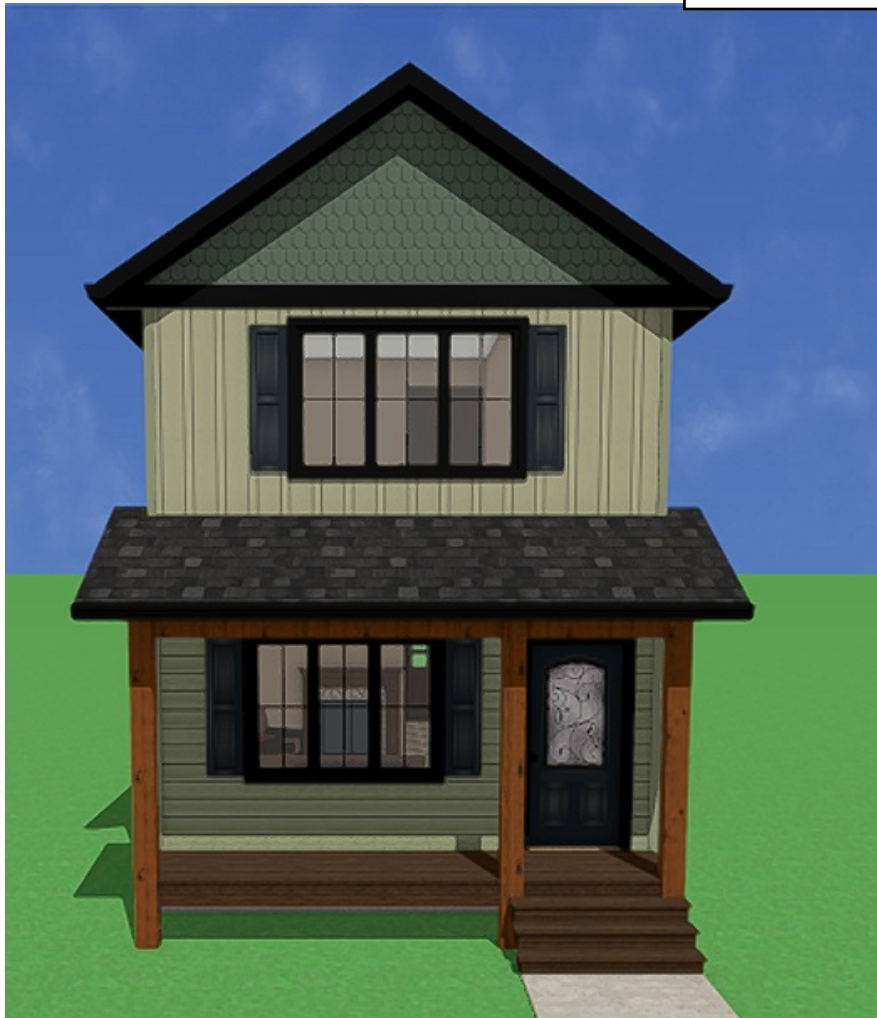
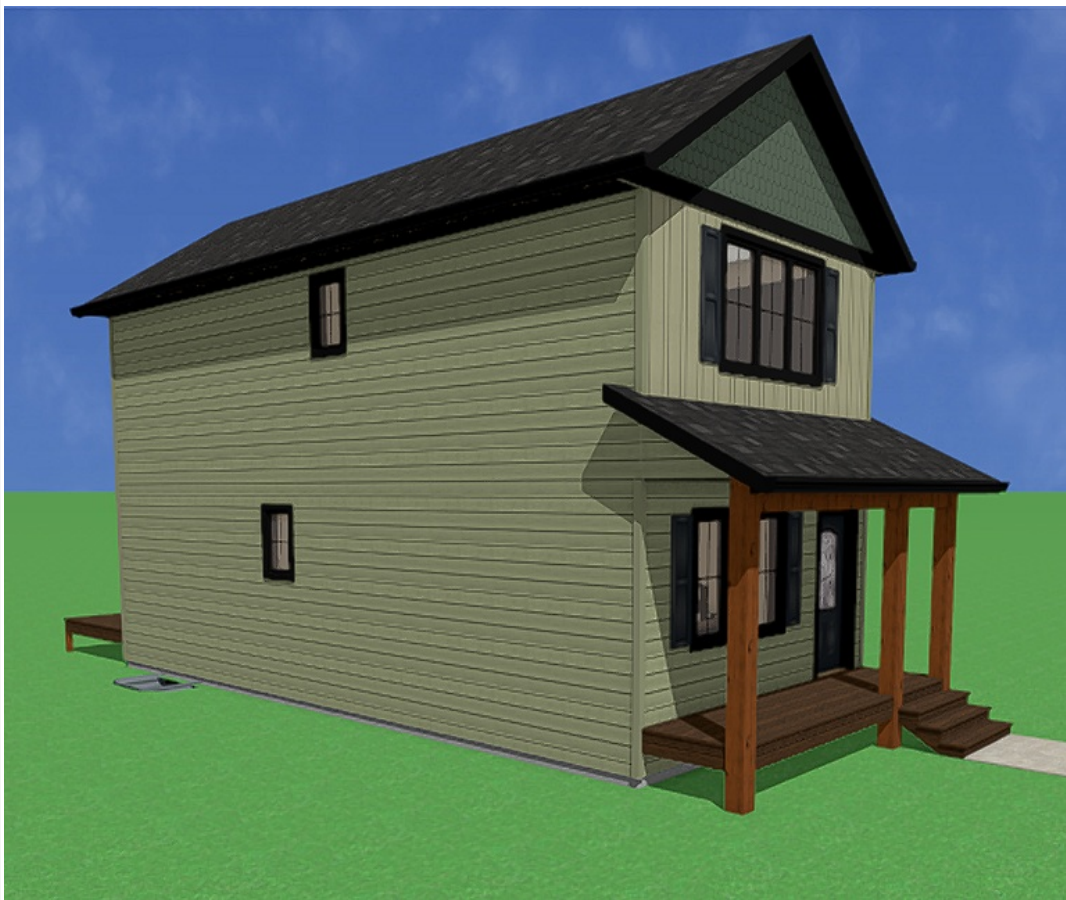
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## Building #1



### Front Views

Not To Scale

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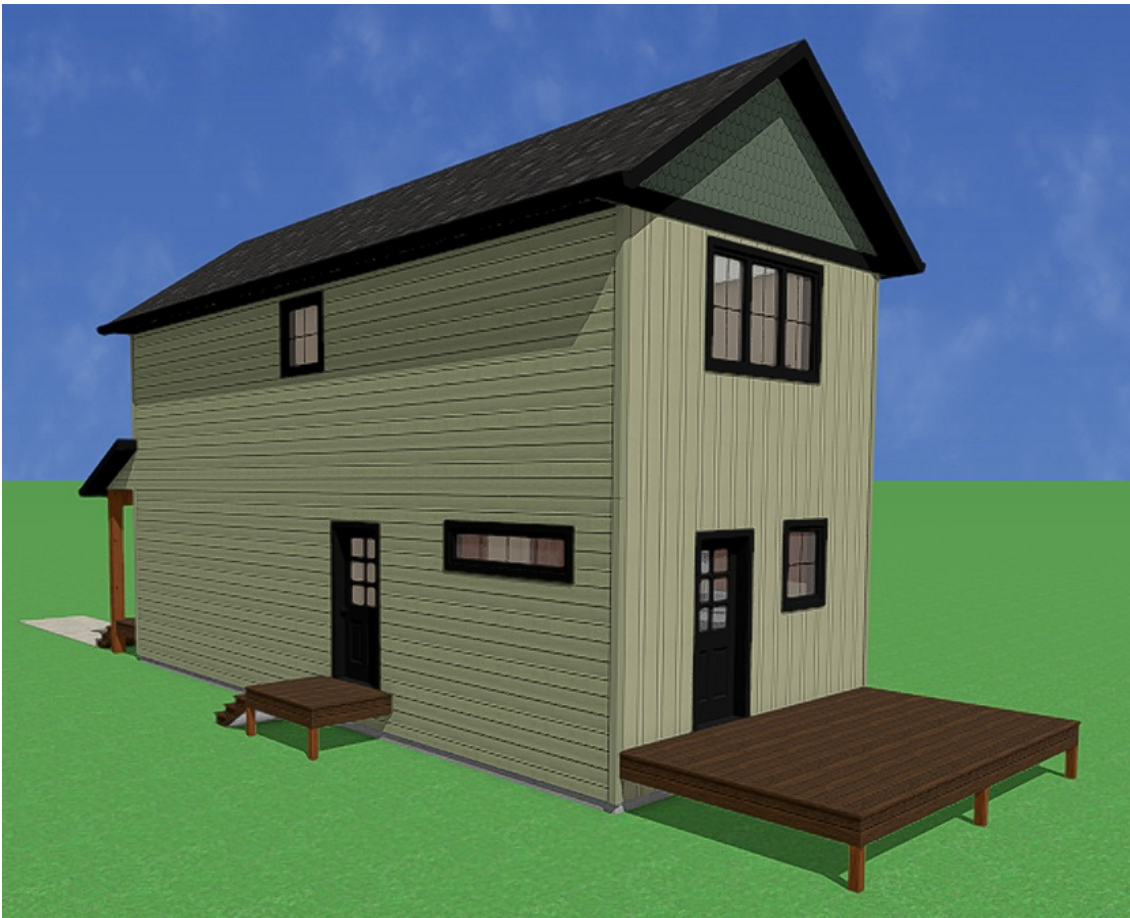
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## Building #1



### Rear Views

Not To Scale

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Shawn Whitney - Owner  
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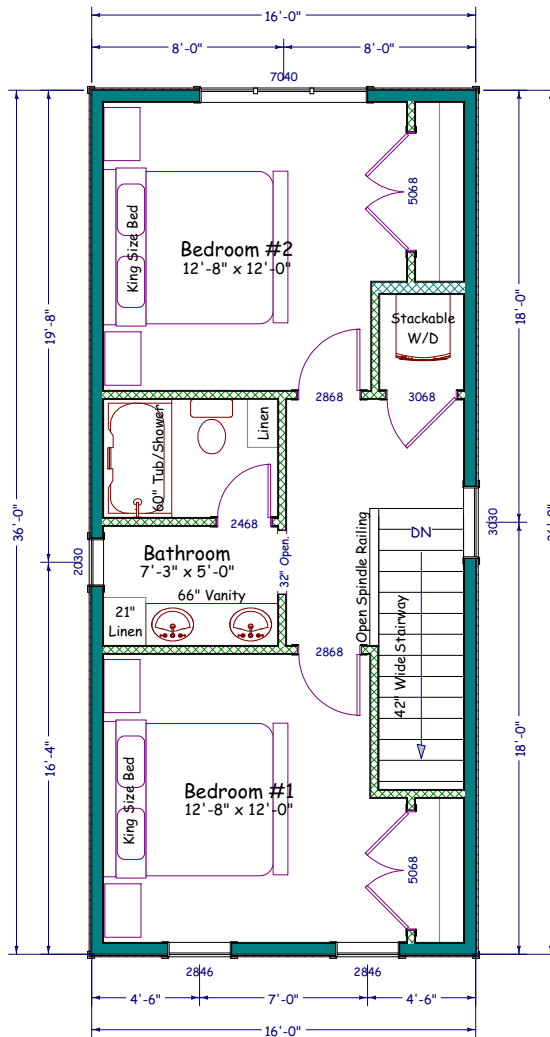
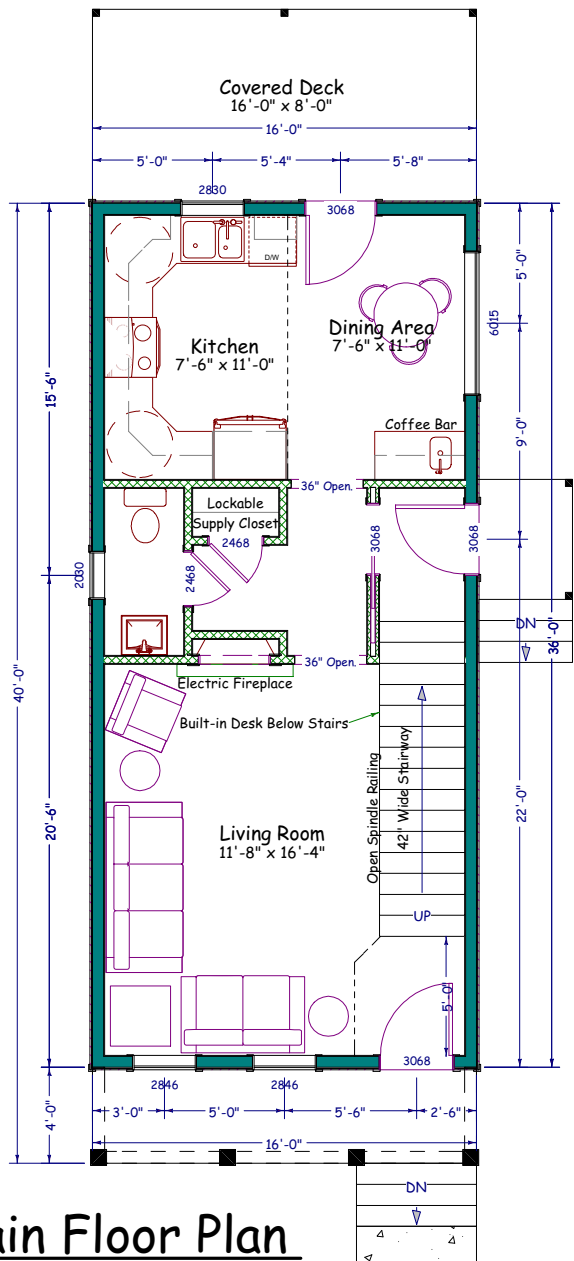
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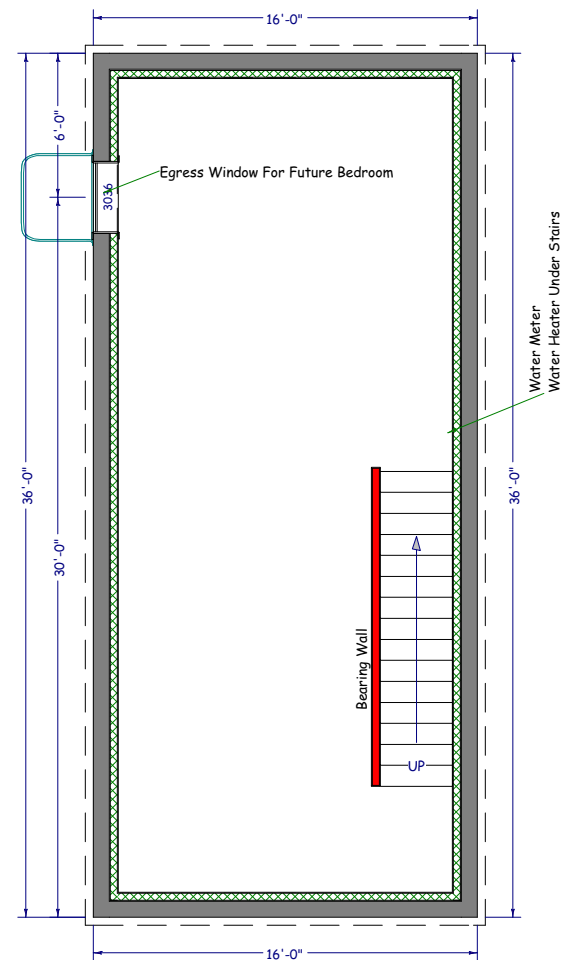
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**Building #2**



Plans To Scale on 8.5" x 11" Paper

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 Bismarck, North Dakota  
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Client Name & Address:  
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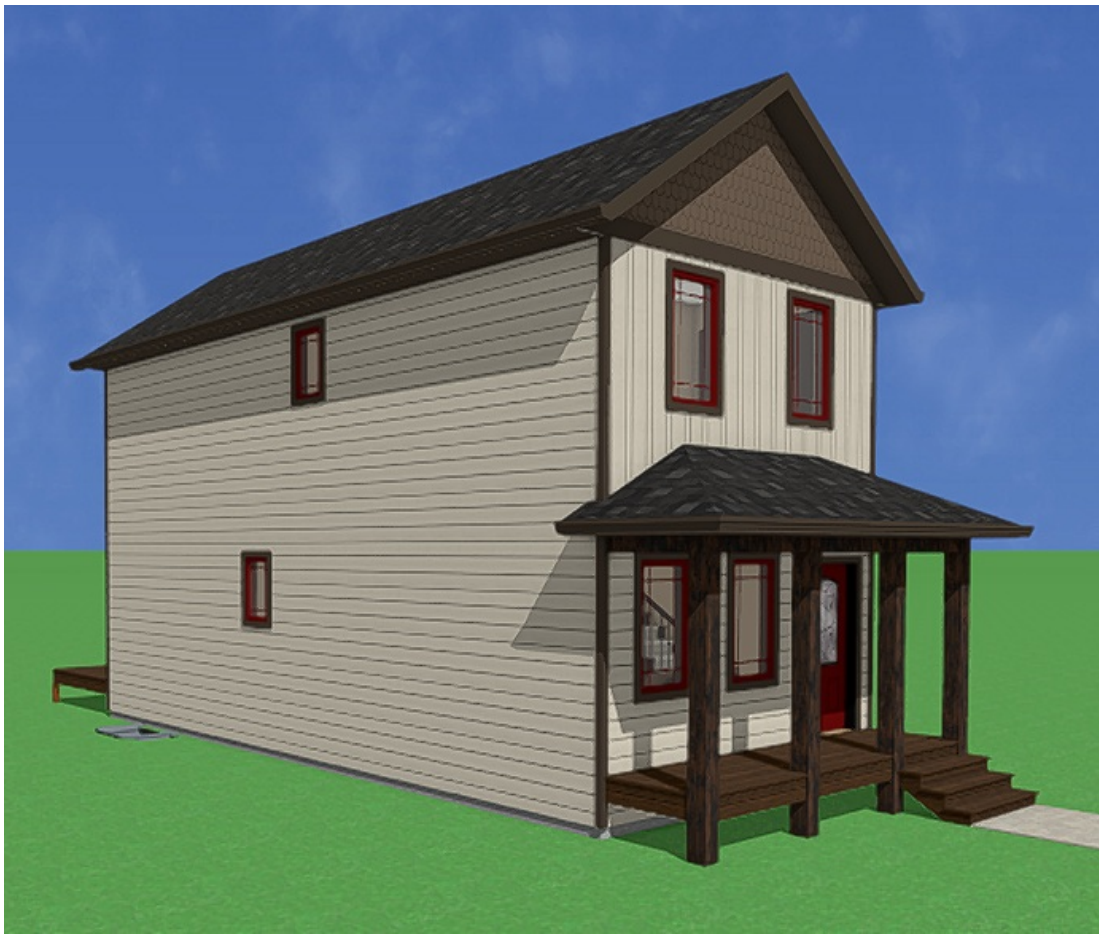
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# Building #2

## Preliminary - Not For Construction

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### Front Views

Not To Scale

Inline Designs, Inc  
Shawn Whitney - Owner  
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Client Name & Address:  
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FTH General

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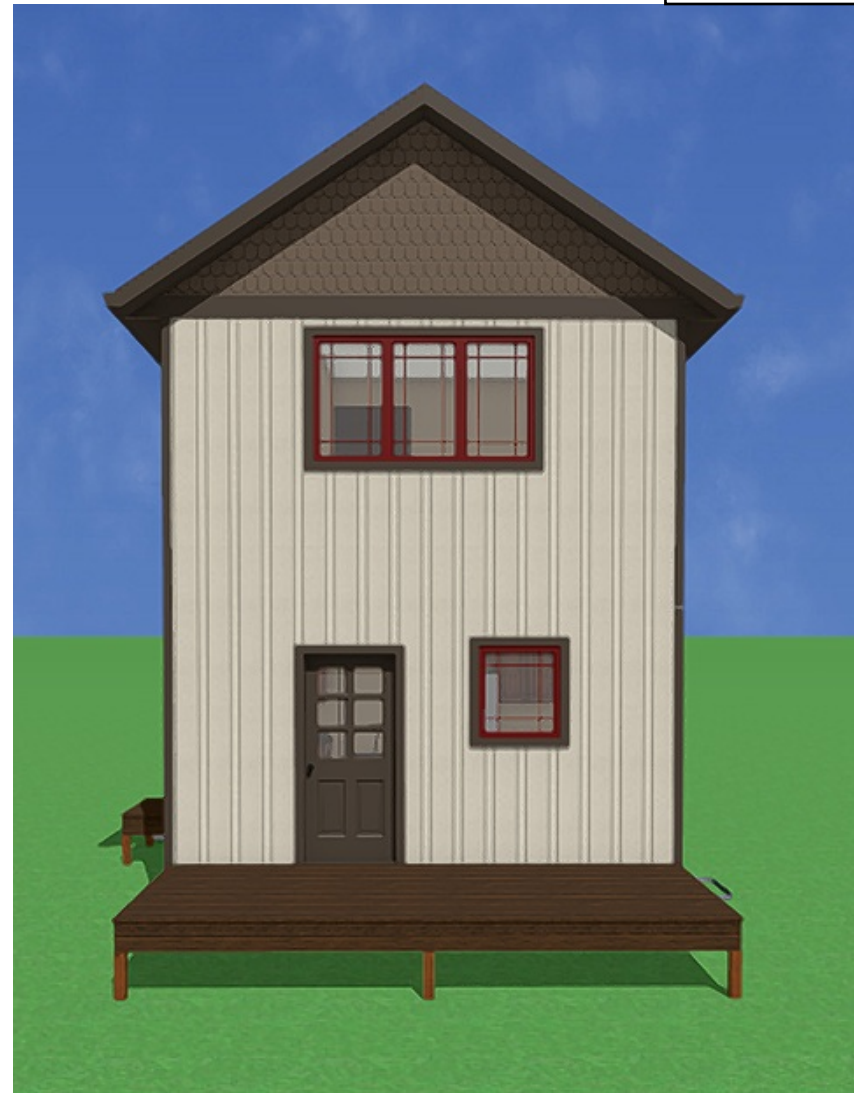
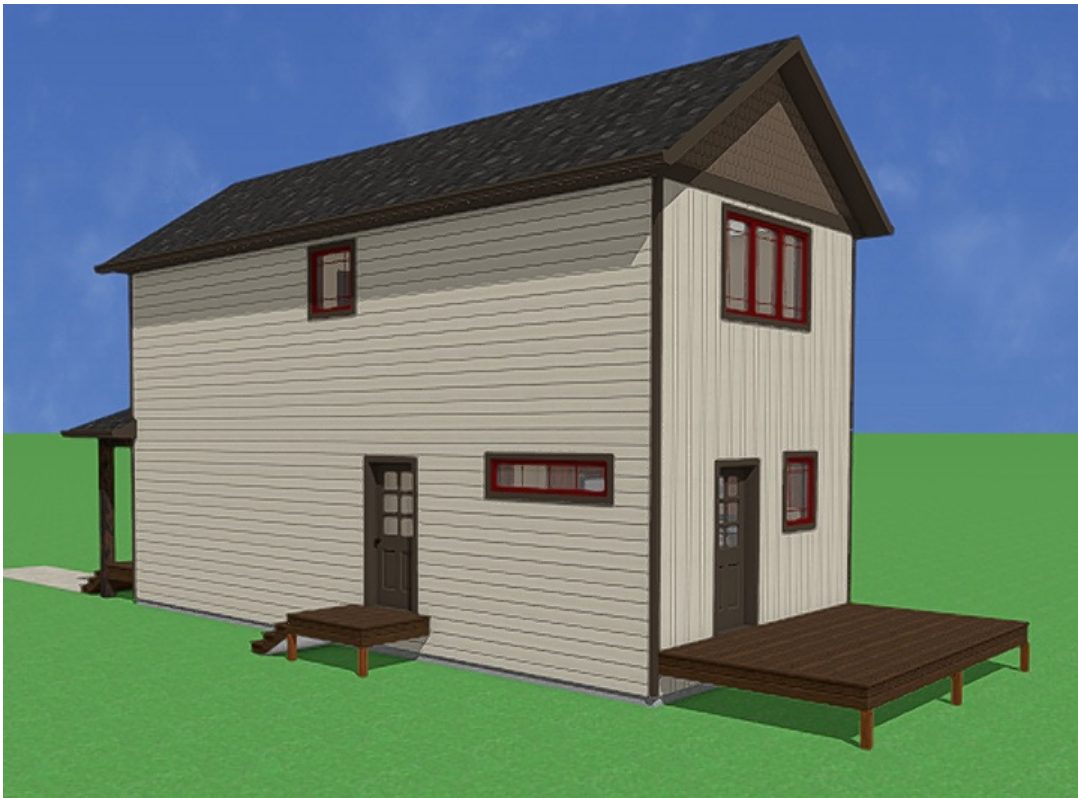
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# Building #2

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## Rear Views

Not To Scale

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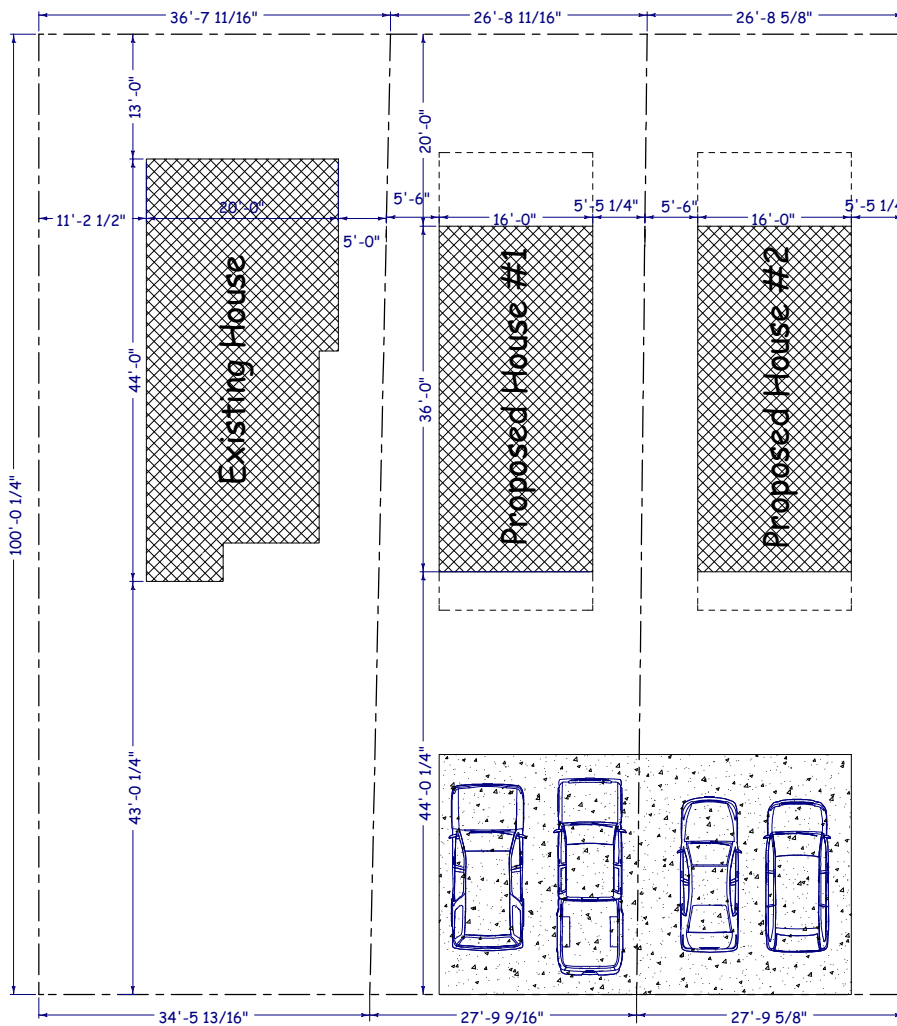


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## Plot Plan

Scale: 1"=20'-0"

Lincoln Avenue

**Preliminary - Not For Construction**

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Date: April 14, 2026

Case No. 260064  
Address: 43 Forest Ave

### Staff Report

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

Applicant: Troy Gorans  
Owner: GORANS, TROY JO  
Constructed: c. 1886

#### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

##### General Factors:

###### 1. Historic significance of the resource:

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

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

The applicant is requesting permission to repair the foundation. During restoration of the siding it was discovered the plate and studs were rotted out.

**Attachments: No**

**Plans: No**

**Photos: Yes**

##### Staff Opinion:

This structure was entered into the Foundation Program at our last meeting. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

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

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

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

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

**C: Second Motion:**

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

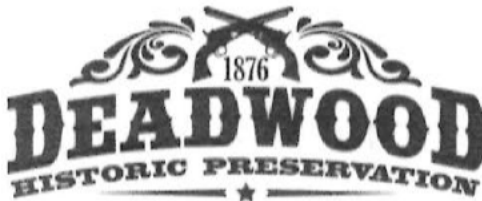
OR

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

OR

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

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



FOR OFFICE	
Case No.	260064
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/9/26
Date of Hearing	4/22/26

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	43 Forest Ave.
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:	Troy George	Architect's Name:	
Add:		Address:	
City:		City:	State: Zip:
Tele:		Telephone:	Fax:
E-m:		E-mail:	

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

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

FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

**ACTIVITY: (CHECK AS APPLICABLE)**

Project Start Date: \_\_\_\_\_ Project Completion Date (anticipated): \_\_\_\_\_

ALTERATION       Front     Side(s)     Rear

ADDITION       Front     Side(s)     Rear

NEW CONSTRUCTION     Residential     Other \_\_\_\_\_

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

GARAGE       New       Rehabilitation  
 Front     Side(s)     Rear

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

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

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

Note: Please provide detailed plans/drawings

SIGN/AWNING       New       Restoration       Replacement  
Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

OTHER – Describe in detail below or use attachments

**DESCRIPTION OF ACTIVITY**

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

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

*Repair Foundation - new plate & studs where rotted out.*

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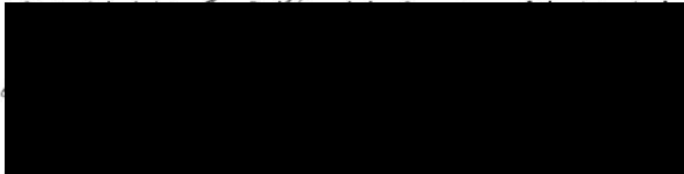
FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

**SIGNATURES**

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

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

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota Standards for Rehabilitation and copies are available



\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

**APPLICATION DEADLINE**

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

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

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

Date: April 15, 2026

Case No. 260065  
Address: 358 Williams

### Staff Report

The applicant has submitted an application for Project Approval for work at 358 Williams, a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Kyle Heckman  
Owner: HECKMAN, KYLE0  
Constructed: c 1892

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

##### 1. Historic significance of the resource:

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

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

The applicant is requesting permission to remove the false half-gable eave and return the front to the original two-story bay windows. Install wooden doors and storm doors on the front and rear of the structure, replace windows on the upper rear with wooden double hung windows and install wooden storm windows on the remaining windows. The siding will be replaced with smooth Hardie Plank, five-inch reveal.

**Attachments: Yes**

**Plans: No**

**Photos: Yes**

#### Staff Opinion:

This project approval was presented to you in 2023 but was continued. In the 1930's the bay windows were removed, entry door moved, and the false half gable eave was added on the front. This request would remove the 1930's feature and return it to the original historic features. Upon review of the proposed picture, staff would like to see a wooden railing around the second story door and final drawings to ensure proportions are appropriate.

As such, with staff review of final drawings or cutsheets, the proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



**Motions available for commission action:**

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

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

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**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. 260065  
 Project Approval  
 Certificate of Appropriateness  
 Date Received 4/15/26  
 Date of Hearing 4/22/26

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>358 Williams St., Deadwood, SD 57732</u>
Historic Name of Property (if known):

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

Owner's Name: <u>Kyle Heckman</u> Address: City: _____ Telephone: _____ E-mail: _____	Architect's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
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Contractor's Name: <u>Nelson Construction</u> Address: City: _____ Telephone: _____ E-mail: _____	Agent's Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Telephone: _____ Fax: _____ E-mail: _____
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TYPE OF IMPROVEMENT			
<input checked="" type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Re-Roofing	<input checked="" type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input checked="" type="checkbox"/> General Maintenance	<input checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Windows	<input checked="" type="checkbox"/> Porch/Deck
<input checked="" type="checkbox"/> Other <u>Matching Historical Rendering of front of house.</u>	<input checked="" type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input checked="" type="checkbox"/> Fencing

Updated October 9, 2019





## Criteria Checklist for Project Approval OR Certificate of Appropriateness

### SUBMITTAL CRITERIA CHECKLIST

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

#### ALL WORK:

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

#### RENOVATIONS AND ADDITIONS:

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

#### MATERIAL CHANGES:

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

#### PAINTING, SIDING:

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

#### NEW CONSTRUCTION:

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

\* Tyler Nelson will provide material list. For most, if not all of the loan/grant payments, it will be requested that I get paid and will distribute funds directly to Tyler, because that's the process we've been doing.

12/2/2025



Nelson Construction was asked to do a complete remodel at 385 Williams St. this contract will provide details for the exterior work. The job description is listed below,

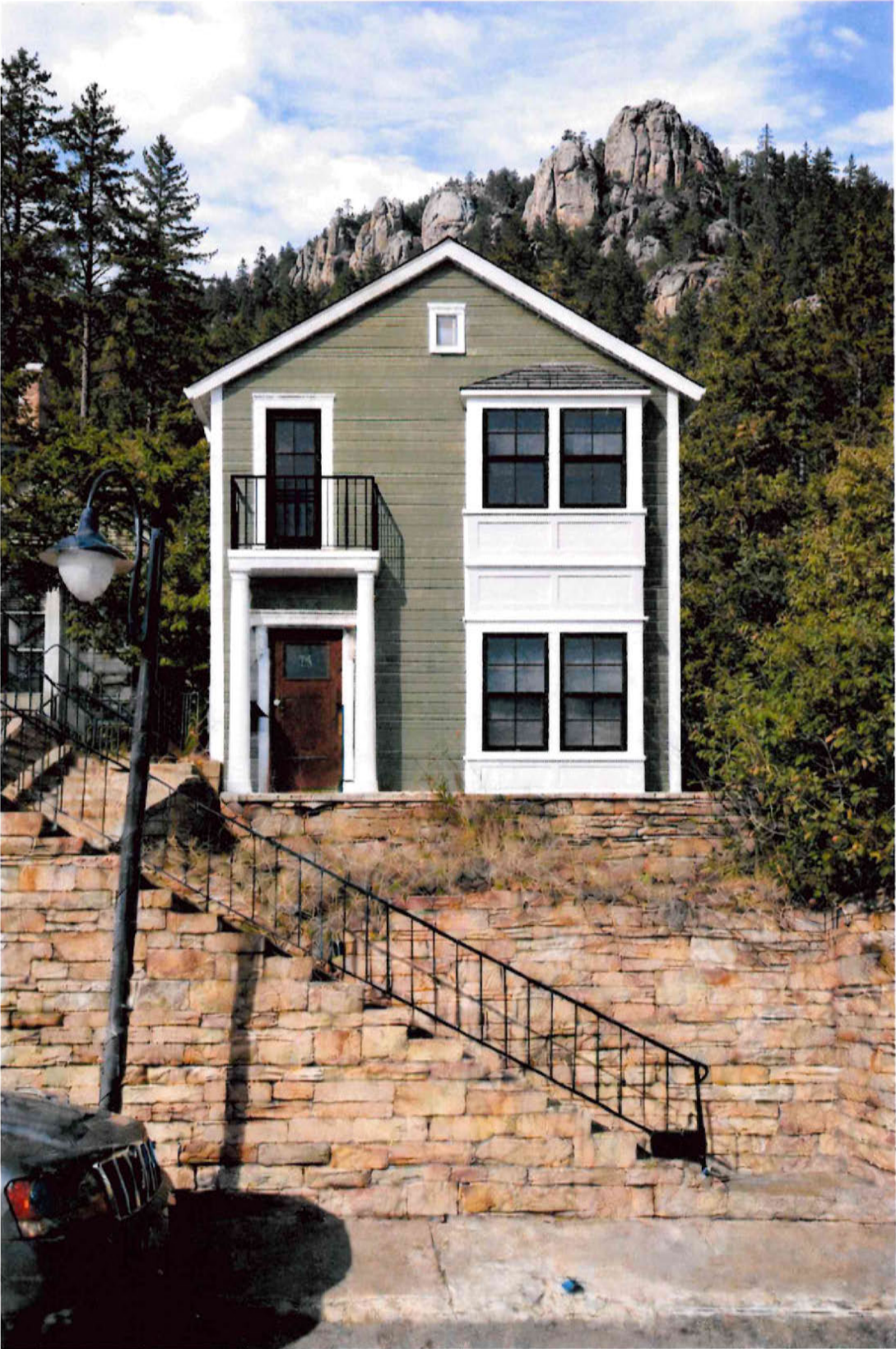
- Pull all old siding material's off
- Remove all windows and doors
- Prep and hang new sheeting
- Wrap the house with new Tyvek
- Cut and prep all windows and door openings with flashing
- Set new windows, with j-channel, with wooden double hung/an wooden storm windows
- Install wooden doors and storm doors on the front and rear of the structure
- Frame and set bay windows to meet preservation on the original design of the front side of house
- Remove the false half-gable eave.
- Install outside corners, trim, facia and sofit
- replace siding with five-inch smooth Hardie Plank \$38,072
- Get rid of Window on the back left side of structure. Remove the crumbling chimney of the right side of the structure. Pricing on the windows are to be determined, cost of windows are not included in this contract.

Price as is any changes, will be discussed and the bill will be adjusted for materials and labor. This job requires an unforeseen cost of 14%, all Materials and labor are included in this contract.

**Total: \$58,136**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_



Historic Photo





**July 1899 Glass Transparency**

Date: April 15, 2026

Case No. 260066  
Address: 26 Washington St.

### Staff Report

The applicant has submitted an application for Project Approval for work at 26 Washington St., a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Donna Wiese  
Owner:  
Constructed: c 1890

#### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

##### General Factors:

###### 1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood.

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

The applicant is requesting permission to restore the windows and add storm windows.

**Attachments: Yes**

**Plans: No**

**Photos: Yes**

##### Staff Opinion:

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



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

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

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

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

**C: Second Motion:**

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

OR

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

OR

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

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



FOR OFFICE	
Case No.	26206
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	4/13/26
Date of Hearing	4/22/26

## City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION	
Property Address:	26 Washington
Historic Name of Property (if known):	

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

Owner's Name:	Donna Wiese
Address:	[Redacted]
City:	[Redacted]
Telephone:	[Redacted]
E-mail:	[Redacted]

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

Contractor's Name:	Erin Merchant
Address:	[Redacted]
City:	[Redacted]
Telephone:	[Redacted]
E-mail:	[Redacted]

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

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

FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

**ACTIVITY: (CHECK AS APPLICABLE)**

Project Start Date: before approval Project Completion Date (anticipated): \_\_\_\_\_

ALTERATION       Front       Side(s)       Rear

ADDITION       Front       Side(s)       Rear

NEW CONSTRUCTION       Residential       Other \_\_\_\_\_

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

GARAGE       New       Rehabilitation  
 Front       Side(s)       Rear

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

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

PORCH/DECK       Restoration       Replacement       New  
 Front       Side(s)       Rear  
Note: Please provide detailed plans/drawings

SIGN/AWNING       New       Restoration       Replacement  
Material \_\_\_\_\_ Style/type \_\_\_\_\_ Dimensions \_\_\_\_\_

OTHER – Describe in detail below or use attachments

**DESCRIPTION OF ACTIVITY**

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

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

See email from Contractor

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**FOR OFFICE USE ONLY**  
Case No. \_\_\_\_\_

**SIGNATURES**

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

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

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



\_\_\_\_\_  
NAME OF AGENT(S) DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

\_\_\_\_\_  
SIGNATURE OF OWNER(S) DATE

\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

**APPLICATION DEADLINE**

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

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

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

**Wekola LLC**

Erica Merchant



# 26 Washington Windows Restoration

**Date**

4/10//2026

**Terms**

Restore/repair Window function, glass, glaze, prime

Resident wants double hung sashes prepared to a clean paintable surface, restore function, clean channels

Deadwood Historical Preservation

Home Owner:



Erica Merchant

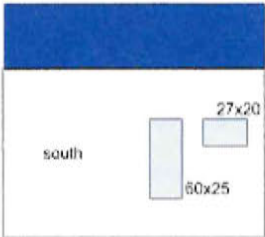
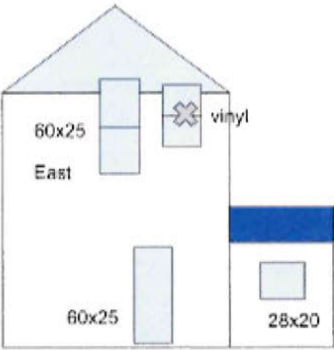
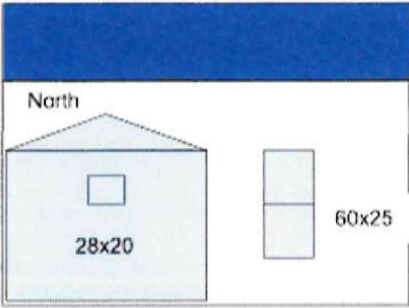
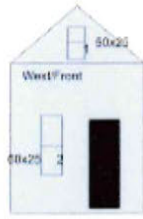
Wekola LLC



Item	Description	Qty	Unit price	Total price
WINDOWS	Restore function (6/9), square up, strip and prime, reglaze where needed (9/9) new glass 1			
	60x25 (double hung@30x25)	5	\$600.00	\$3,000.00
	20x30	3	\$300.00	\$900.00
	50x25 (double hung@25x25)	1	\$500.00	\$1,000.00
		<b>SUBTOTAL</b>	<b>\$4,900.00</b>	<b>\$4,900.00</b>
Window Function Repair				
	Strip, sand, window channels, sills, and frames for restored function	6	\$200.00	\$1,200.00
	broken glass panel 24x30: re-glaze, prime, one unit of a double hung window (South Upstairs BR)	1	\$250.00	\$250.00
Materials	Glaze, points, glass, linseed oil, sandpaper, scraper blades, caulk remover, stripper, primer		\$380.00	\$380.00
Tax/Insurance/permits			\$450.00	\$450.00
		<b>SUBTOTAL</b>		
			<b>SUBTOTAL ALL</b>	<b>\$7,180.00</b>

**Notes:** Resident wants clean paintable surface on window sash, window to move freely in track.  
 Window channels strip extreme layers, sand/restore surface, prime new window channel  
 One single pane glass/glaze repair 24x30  
 All windows have excelent storm windows besides the 20x 30, none present.  
 Combination of custom wood storms and aluminum storms on al other windows.  
 Photos can be sent with details for restoration and repair

**\$7,180.00**



Hi Bonny

Not sure if I filled this out properly. ERICA (contractor) does not think storm windows are needed.

If you have any questions you can email me!

Thank you





April 6, 2026

City of Deadwood Historic Preservation  
 Kevin Kuchenbecker, Historic Preservation Officer  
 108 Sherman Street  
 Deadwood, SD 57732

RE: Invitation to Comment  
**AT&T Site WSUMW0032440 (Deadwood Creek) (FA #16125488)**  
 City Water Tank Property McGovern Hill Road, Deadwood, Lawrence County, SD 57732  
 Lat 44° 22' 22.11" N, Long 103° 43' 54.36"W  
 Eocene Project: AT&T W 219

Dear Mr. Kuchenbacker,

Eocene Environmental Group (Eocene) is in the process of completing a regulatory review, in accordance with the Federal Communications Commission's (FCC) National Environmental Policy Act (NEPA) and/or the National Historic Preservation Act (NHPA), for the telecommunications facility referenced above. AT&T Mobility, LLC is proposing construction of an approximate 101-foot tall (108-foot overall height includes appurtenances) stealth monopole telecommunications structure, located at the City Water Tank Property, McGovern Hill Road, Deadwood, Lawrence County, SD.

Pursuant to Section 106 of the National Historic Preservation Act, we are providing notice to you and seeking any comments that you may have regarding the effect of the proposed undertaking described above may have on **Historic Properties** within the project area.

If you wish to comment or be considered as a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking.

If you have any questions or require additional information, please contact me via phone at 515-473-6256 or email at [nflores\\_telecom@outlook.com](mailto:nflores_telecom@outlook.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Naida Flores", with a horizontal line extending to the right.

Naida Flores  
 Contractor to  
 Eocene Environmental Group