



Historic Preservation Commission Meeting Agenda

Wednesday, September 22, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Approval of HPC September 8, 2021 Minutes
4. **Voucher Approvals**
 - a. HP Operating Vouchers
 - b. HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
 - a. Revolving Loan Request
 - Deadwood Main LLC - 696 Main St. - Loan Extension Request
 - Luella Krebs - 77 Stewart - Request to Forgive
 - b. Approve revisions to the Application for Historic Preservation Programs Residential Properties
6. **Old or General Business**
 - a. Permission to hire MS Mail to print the 2022 City Calendars at a cost not to exceed \$3,160.00 with funding coming from Public Education and Block Club line items.
 - b. Permission to hire Samantha Hamann at an hourly rate of \$12.88 as Archives Intern in the Historic Preservation Office to assist in the archives and archaeological laboratories.
 - c. Permission to remove the moratorium on the Historic Preservation Grant and Forgivable Loan Programs effective October 1, 2021.
7. **New Matters Before the Deadwood Historic District Commission**
 - a. COA 210178 - Keating Resources - 51, 53, 55 Sherman Street - Replace Windows
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. PA 210176 - Iver & Monica Gibbs - 849 Main Street - Replace Door, Storm Door, Front Porch, Deck and Siding
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.](#) Monthly staff report from Archives for July and August 2021

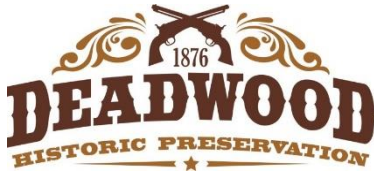
11. **Committee Reports**

(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.*

Please practice the CDC's social distancing recommendations



Historic Preservation Commission Meeting Minutes

Wednesday, September 08, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Vice-Chair Posey called the Deadwood Historic Preservation Commission meeting to order on September 8, 2021 at 5:00 p.m.

2. Roll Call

PRESENT

HP Commission Vice Chair Bev Posey

HP Commissioner Leo Diede

HP Commissioner Trevor Santochi

HP Commissioner Jill Weber

HP Commissioner Tony Williams

City Commissioner Charlie Struble

ABSENT

HP Commission Chair Dale Berg

HP Commission 2nd Vice Chair Robin Carmody

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Katie Burnham, NeighborWorks

3. Approval of Minutes

a. Approval Minutes of August 25, 2021 Meeting

It was moved by Commissioner Weber and seconded by Commissioner Diede to approve the HPC Minutes of August 25, 2021. Voting Yea: Posey, Diede, Santochi, Weber, Williams

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Operating Vouchers in the amount of \$92,393.99. Voting Yea: Posey, Diede, Santochi, Weber, Williams

b. HP Revolving Vouchers 9/8/21

It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the HP Revolving Vouchers in the amount of \$689.22. Voting Yea: Posey, Diede, Santochi, Weber, Williams

5. HP Programs and Revolving Loan Program

- a. Ronald & Tate Underhill - 33 Taylor Ave - Loan Extension Request

It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the loan extension request for Ronald & Tate Underhill, 33 Taylor Ave. Voting Yea: Posey, Diede, Santochi, Weber, Williams

- b. Kathleen Lane - 53 Forest - Subordination Request

Mr. Kuchenbecker stated this is for subordination of a grant program for foundation, siding, elderly resident and wood windows and doors program. For health reasons the applicant moved out of town and the house has been sold. The title company has requested a subordination of the grants. We've done several of these were we release part of the grant and re-record it. ***It was moved by Commissioner Weber and seconded by Commissioner Williams to approve the subordination request of the grant program for foundation, siding, elderly resident and wood windows and doors for Kathleen Lane, 53 Forest. Voting Yea: Posey, Diede, Santochi, Weber, Williams***

- c. Aaron Sternhagen - 318 Williams Street - Retaining Wall Program

Mr. Kuchenbecker stated this is a retaining wall at 318 Williams Street. It does meet the criteria. Staff recommends approval. ***It was moved by Commissioner Williams and seconded by Commissioner Santochi to enter Aaron Sternhagen, 318 Williams Street into the retaining wall program as it meets the criteria of the program. Voting Yea: Posey, Diede, Santochi, Weber, Williams***

6. Old or General Business

- a. Results from Ketel Thorstenson, LLP of 2020 Independent Accountant's Report on Applying Agreed-Upon Procedures for Historic Preservation's revolving loan program funds.

Mr. Kuchenbecker stated this is on the agreed upon procedures for the review audit of the revolving loan fund. We have in front of you the agreed upon procedures and the draft findings as a result of it. The only finding was a couple of the twenty-five samplings did not have proper insurance on them. Part of it is because the resource was not insurable and that is why we are involved in the rehabilitation. We are looking at a policy coming out of revolving loan that addresses that for future. Unfortunately, your average insurer has trouble insuring some of these resources. You can get insurance, but it is very expensive and depends upon the time frame it takes. Everything else looked good. NeighborWorks is doing a great job. I want to thank them and also Ketel Thorstenson. We do this about every five years. This is just a review of the books to ensure we are following policy and procedures, and everything is accounted for and address any findings they discover. This will go in front of City Commission for their approval. ***It was moved by Commissioner Diede and seconded by Commissioner Williams to accept the findings of the Ketel Thorstenson, LLP 2020 Independent Accountant's Report on***

Applying Agreed-Upon Procedures for Historic Preservation's revolving loan program funds. Voting Yea: Posey, Diede, Santochi, Weber, Williams

- b. 29th Annual West River History Conference is scheduled for October 7-9, 2021 at the High Plains Heritage Center in Spearfish, South Dakota.

Mr. Kuchenbecker stated this is informational. If any of the commissioners want to attend, we will pick up your registration for it. We've hosted the conference here the last two years. This year it is in Spearfish.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 210170 - First Gold Gaming Resort - 270 Main - Install Awning

Mr. Kuchenbecker stated this is a non-contributing structure located in the Fountain City Planning Unit circa 1990. The applicant is requesting permission to install an awning onto the structure. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Santochi and seconded by Commissioner Weber based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places and therefore move to grant a project approval for First Gold Gaming Resort, 270 Main to install awning. Voting Yea: Posey, Diede, Santochi, Weber, Williams***

- b. PA 210166 - Doug & Misty Asermely - 830 Main St. - Addition to Structure

Mr. Kuchenbecker stated this is a contributing structure located in the Upper Main Planning Unit circa 1905. The applicant is requesting permission to construct an addition onto the rear left (south) side of the structure to remodel the kitchen and bathroom. The addition will extend three feet out from the original structure. The siding on the addition will be LP Smartside, with a new metal soffit and fascia, new gutters and down spouts with new shingles to match the existing roof. The windows will match in style and color of the existing windows on the resource. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Weber and seconded by Commissioner Diede 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 for Doug & Misty Asermely, 830 Main for addition to structure. Voting Yea: Posey, Diede, Santochi, Weber, Williams***

- c. PA 210167 - Robert Meigs - 16 Washington - Replace Retaining Wall

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1888. The applicant is requesting permission to replace an old wooden retaining wall that is failing with a block wall. The blocks will be colored with an acid stain to make them appear historic and fit better within the view shed. The wall is under five feet which does not require engineered plans. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Diede and seconded by Commissioner Weber 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 for Robert Meigs, 16 Washington to replace retaining wall. Voting Yea: Posey, Diede, Santochi, Weber, Williams***

- d. PA210169 - JoLynn Lawson - Lot P2 Dunlop - Place Structure and Build Garage

Mr. Kuchenbecker stated this is a project approval for new construction on Lot P2 Dunlop located in the First Ward Planning Unit. The applicant is requesting permission to place a modular type log structure onto a 14x46 concrete foundation and construct a deck on one side. In addition the applicant wishes to construct a 20x20 two car garage with siding and color to match the adjacent condominium building. Using the guidelines set forth by the Deadwood Historic Preservation Commission, 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. ***It was moved by Commissioner Diede and seconded by Commissioner Williams based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Voting Yea: Posey, Diede, Santochi, Weber, Williams***

9. Items from Citizens not on Agenda

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

Todd Weber inquired about the digging around the Preacher Smith monument and if there be an entrance there, the house in Pluma behind the credit union with the building in the back with the portion of the roof missing and is there a way for citizens of Deadwood to work with HP to help someone out with maybe a roof or something.

Mr. Kuchenbecker stated the grading is outside of the Landmark District and is part of the new development there to open the line of site coming out of the development. He also stated there is an old trailer house at the rear of the resource which is assumed to have the roof gone but is outside the Landmark District. The house and barn are contributing but not the trailer house. We have our minimum maintenance and demolition by neglect which is complaint driven. Something similar to "Paint the Town" might work to assist individuals and may be a good idea.

10. Staff Report

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

Mr. Kuchenbecker reported the retaining wall on Denver is moving along and is a few weeks out from completion. There are two more retaining walls under construction. One on Centennial and one on Adams are getting ready to start. Staff has been doing a lot of preparation for the budget presentation on Friday in Pierre. For the commissioners going, we will be leaving here at 6:45 a.m. Staff deserves a big thank you for everything they've done this summer. It's been busy across the board. All the departments are working together. We've come off a busy summer and it's still busy.

- a. Festival of Books will be held virtual October 1 through October 3, 2021

11. Committee Reports

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

Commissioner Weber reported that she will be chairing the MSI Promotions Committee meetings. Louie is stepping back so I will help her out.

Commissioner Williams asked about the roof repair on 824 Main Street he read about in the BH Pioneer. Mr. Kuchenbecker reported it is all approved through the City Commission. The owner from California called us out of the blue. I've reached out to him twice. I've talked to him once and he said he'd call me back but hasn't. The attorney sent him legal notice of the court order that allows us to fix the roof and gave him until September 15th. If not, we will proceed.

Commissioner Posey said at the Neighborhood Council meeting it came up that the folks living on Williams Street have no idea what the Methodist Park is and what it's doing there. I think we need something or some sort of historical marker up there. Mr. Kuchenbecker reported that Cindy has reached out to Mike. We've had it on our list for interpretive panels so we will move it up the list.

Commissioner Posey reported that sports betting starts tomorrow with the first bet at 10:00 a.m. at Tin Lizzie's.

12. Adjournment

The Historic Preservation Meeting adjourned at 5:24 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary

Historic Preservation Commission

Bill List - 2021

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 22,447.77

Approved by _____ on ____/____/____
HP Chairperson

HPC	09/22/21
Batch	10/05/21

PACKET: 05497 10/05/21 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-3977		ACE HARDWARE OF LEAD				

I-22751		16 - 12x18" AMERICAN FLAGS-HP	51.68			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		16 - 12x18" AMERICAN FLAGS-HP		215 4641-426	SUPPLIES	51.68
		=== VENDOR TOTALS ===	51.68			
=====						
01-3314		CENTURY BUSINESS PRODUCTS, INC				

I-584323		HP/PZ CONTRACT - 8/9/21-9/8/2	498.10			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		HP/PZ CONTRACT - 8/9/21-9/8/21		215 4641-428	UTILITIES	166.04
		HP/PZ CONTRACT - 8/9/21-9/8/21		101 4640-428	UTILITIES	166.03
		HP/PZ CONTRACT - 8/9/21-9/8/21		101 4520-426	SUPPLIES	166.03
		=== VENDOR TOTALS ===	498.10			
=====						
01-0475		DEADWOOD CHAMBER & VISITORS BU				

I-5366		1/2 OF ROGER BROOKS VISIT - H	5,000.00			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		1/2 OF ROGER BROOKS VISIT - HP		215 4572-235	VISITOR MGMT ADVOCATE	5,000.00
		=== VENDOR TOTALS ===	5,000.00			
=====						
01-1387		DEADWOOD GRANITE & MARBLE WORK				

I-092021		REPAIR RESET A ROHLEDER HDSTO	2,450.00			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		REPAIR RESET A ROHLEDER HDSTON		607 4580-425	REPAIRS	2,450.00
		=== VENDOR TOTALS ===	2,450.00			
=====						
01-3558		DEADWOOD HISTORY, INC.				

I-32476		JACK MCCALL AD - BHP - AUGUST	122.50			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		JACK MCCALL AD - BHP - AUGUST		215 4641-423	PUBLISHING	122.50
		=== VENDOR TOTALS ===	122.50			
=====						
01-3896		EAGLE ENTERPRISES, LLC				

I-22559		24-LEDS 3-YOKE MNTS-RG UPDATE	188.76			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		24-LEDS 3-YOKE MNTS-RG UPDATES		215 4577-735	CAPITAL ASSETS RODEO GRO	188.76
		=== VENDOR TOTALS ===	188.76			

Section 4 Item a.

PACKET: 05497 10/05/21 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-1483		KNECHT HOME CENTER				
C-463173		RETURN INVOICE 6432356	169.20CR			
10/05/2021	FNBAP	DUE: 7/07/2021 DISC: 7/07/2021		1099: N		
		RETURN INVOICE 6432356		215 4577-735	CAPITAL ASSETS RODEO GRO	169.20CR

C-466486		REFUND FOR INVOICE 6383378	632.30CR			
10/05/2021	FNBAP	DUE: 7/19/2021 DISC: 7/19/2021		1099: N		
		REFUND FOR INVOICE 6383378		215 4577-735	CAPITAL ASSETS RODEO GRO	632.30CR

I-6432356		1 BX 15X5" LAG SCREWS-RG UPDA	169.20			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		1 BX 15X5" LAG SCREWS-RG UPDAT		215 4577-735	CAPITAL ASSETS RODEO GRO	169.20
		=== VENDOR TOTALS ===	632.30CR			
=====						
01-2597		MORSE, MARCIA E.				
I-091221		20 WASHINGTON MORTGAGE EXPENS	275.94			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		20 WASHINGTON MORTGAGE EXPENSE		215 4575-505-01	20 WASHINGTON LOAN EXPEN	275.94
		=== VENDOR TOTALS ===	275.94			
=====						
01-3295		PANNIER				
I-164984-1		DOWNTOWN WALKING TOUR/CIVIC S	718.00			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		DOWNTOWN WALKING TOUR/CIVIC ST		215 4572-235	VISITOR MGMT ADVOCATE	718.00
		=== VENDOR TOTALS ===	718.00			
=====						
01-3223		QUICK TROPHY, LLC				
I-111430		P&ZC NAME PLATE - VICKI DAR	26.67			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		P&ZC NAME PLATE- VICKI DAR		101 4640-426	SUPPLIES	26.67
		=== VENDOR TOTALS ===	26.67			
=====						
01-4230		RUSHMORE OFFICE				
I-118628		2022 PLANNER - ARCHIVES	25.54			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		2022 PLANNER - ARCHIVES		215 4573-335	HIST. INTERP. ARCHIVE DE	25.54
		=== VENDOR TOTALS ===	25.54			

PACKET: 05497 10/05/21 - HP OPERATING -
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-2255	SD COMMUNITY FOUNDATION					
I-001		50TH ANNIV FLAG POLE-LD ELEM	10,000.00			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		50TH ANNIV FLAG POLE-LD ELEM		215 4572-235	VISITOR MGMT ADVOCATE	10,000.00
		=== VENDOR TOTALS ===	10,000.00			
=====						
01-3785	TALLGRASS LANDSCAPE ARCHITECTU					
I-2021-089		MT MORIAH PRESERVATION	3,120.00			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		MT MORIAH PRESERVATION		607 4580-422	PROFESSIONAL SERVICES	3,120.00
		=== VENDOR TOTALS ===	3,120.00			
=====						
01-0568	TDG COMMUNICATIONS					
I-16775		ARTWORK MT MORIAH TRAVEL EXHI	450.00			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		ARTWORK MT MORIAH TRAVEL EXHIB		215 4573-335	HIST. INTERP. ARCHIVE DE	450.00
		=== VENDOR TOTALS ===	450.00			
=====						
01-1102	THIS OLD HOUSE					
I-092021		RENEWAL 9/2021-9/2022	25.00			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		RENEWAL 9/2021-9/2022		215 4573-325	HIST. INTERP. DUES AND S	25.00
		=== VENDOR TOTALS ===	25.00			
=====						
01-3838	VAST BROADBAND					
I-091621MM-GS		MT MORAH GS 9/20/21-10/19/21	127.88			
10/05/2021	FNBAP	DUE: 10/05/2021 DISC: 10/05/2021		1099: N		
		MT MORAH GS 9/20/21-10/19/21		607 4580-428	UTILITIES	127.88
		=== VENDOR TOTALS ===	127.88			
		=== PACKET TOTALS ===	22,447.77			

PACKET: 05497 10/05/21 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS 23,249.27
 DEBIT MEMO TOTALS 0.00
 CREDIT MEMO TOTALS 801.50CR

BATCH TOTALS 22,447.77

** 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
2021		101-2020	ACCOUNTS PAYABLE	358.73-*				
		101-4520-426	SUPPLIES	166.03	50,000	5,817.88- Y		
		101-4640-426	SUPPLIES	26.67	5,000	4,182.82		
		101-4640-428	UTILITIES	166.03	3,000	1,960.80		
		215-2020	ACCOUNTS PAYABLE	16,391.16-*				
		215-4572-235	VISITOR MGMT ADVOCATE	15,718.00	195,000	120,282.66	730,000	398,251.50
		215-4573-325	HIST. INTERP. DUES AND S	25.00	2,500	1,170.73		
		215-4573-335	HIST. INTERP. ARCHIVE DE	475.54	42,400	26,154.15		
		215-4575-505-01	20 WASHINGTON LOAN EXPEN	275.94	0	2,856.79- Y		
		215-4577-735	CAPITAL ASSETS RODEO GRO	443.54-	1,235,000	1164,385.92		
		215-4641-423	PUBLISHING	122.50	25,000	16,765.29		
		215-4641-426	SUPPLIES	51.68	15,000	10,676.68		
		215-4641-428	UTILITIES	166.04	12,500	7,828.72		
		607-2020	ACCOUNTS PAYABLE	5,697.88-*				
		607-4580-422	PROFESSIONAL SERVICES	3,120.00	20,000	13,369.28- Y		
		607-4580-425	REPAIRS	2,450.00	59,955	19,381.42- Y		
		607-4580-428	UTILITIES	127.88	1,700	546.68		
		999-1301	DUE FROM FUND 101	358.73 *				
		999-1306	DUE FROM FUND 215	16,391.16 *				
		999-1344	DUE FROM FUND 607	5,697.88 *				
			** 2021 YEAR TOTALS	22,447.77				

Section 4 Item a.

PACKET: 05497 10/05/21 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	10/2021	358.73
215	10/2021	16,391.16
607	10/2021	5,697.88

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

9/22/2021 10:01am

HP REVOLVING LOAN FUND
A/P Invoices Report
9/1/2021 - 9/30/2021
Batch = 2

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
09/2021								
Dakota Title - OE-0875-21 - 9/22/2021 - 120.00 - Batch: 2 - Header Memo: OE Report-152 Charles-Potter								
OE Report-152 Charles-Potter	100	5200				CLOSING COSTS DISBURSED	120.00	
OE Report-152 Charles-Potter	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
Fasnacht, Glenn - MULTI - 9/22/2021 - 3,889.10 - Batch: 2 - Header Memo: Materials-74 Van Buren-Fasnacht								
Materials-74 Van Buren-Fasnacht	100	1201				NOTES RECEIVABLE	3,889.10	
Materials-74 Van Buren-Fasnacht	100	2000				ACCOUNTS PAYABLE		3,889.10
Total:							3,889.10	3,889.10
Knecht Home Center Of Spearfish - 8735521 6731956 - 9/22/2021 - 553.37 - Batch: 2 - Header Memo: Materials-562 Williams-Weber								
Materials-562 Williams-Weber	100	1201				NOTES RECEIVABLE	553.37	
Materials-562 Williams-Weber	100	2000				ACCOUNTS PAYABLE		553.37
Total:							553.37	553.37
Knecht Home Center Of Spearfish - VARIOUS FASNACHT - 9/22/2021 - 3,367.46 - Batch: 2 - Header Memo: Materials-74 Van Buren-Fasnacht								
Materials-74 Van Buren-Fasnacht	100	1201				NOTES RECEIVABLE	3,367.46	
Materials-74 Van Buren-Fasnacht	100	2000				ACCOUNTS PAYABLE		3,367.46
Total:							3,367.46	3,367.46
NHS OF THE BLACK HILLS - 2021-8 - 9/22/2021 - 3,000.00 - Batch: 2 - Header Memo: Service Contract-August								
Service Contract-August	100	5000				PROF & ADMIN FEES	3,000.00	
Service Contract-August	100	2000				ACCOUNTS PAYABLE		3,000.00
Total:							3,000.00	3,000.00
Total:							10,929.93	10,929.93
Report Total:							10,929.93	10,929.93

Deadwood HP Total Loans 8/31/2021	
Accounting Balance (Fund EZ) Loans per Balance Sheet - Acct 100-1201	This Month \$1,824,494.53
TOTAL	\$ 1,824,494.53
Loan Base: Investor Trial Balance Report	This Month \$ 1,812,757.58
	\$1,920.00 Baucom
	\$ 4,100.00 Baucom
	\$ 4,480.00 Baucom
8/25/2021 Meeting Packet	\$ 1,236.95 Sjomeling
TOTAL	\$ 1,824,494.53
	Difference \$ -

Deadwood HP Total Loans 8/31/2021	
Accounting Balance (Fund EZ) Loans per Balance Sheet	\$1,824,494.53
TOTAL	\$ 1,824,494.53
Loan Base: Pool Trial Balance Report	\$ 1,812,757.58
	\$1,920.00 Baucom
	\$ 4,100.00 Baucom
	\$ 4,480.00 Baucom
8/25/2021 Meeting Packet	\$ 1,236.95 Sjomeling
TOTAL	\$ 1,824,494.53
	Difference \$ -

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HP REVOLVING LOAN FUND
Balance Sheet
As of Date: 8/31/2021

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	Current Year	Prior Year
Assets		
Current Assets		
CASH-SAVINGS	(666,273.87)	(1,028,962.75)
CASH-INVESTED	756,731.51	756,731.51
ACCRUED INTEREST RECEIVABLE	1,536.42	1,536.42
LATE FEES RECEIVABLE	3,986.87	3,986.87
Accounts Receivable-Haverberg	1,428,293.45	1,489,078.28
Total Current Assets	1,524,274.38	1,222,370.33
Other Assets		
NOTES RECEIVABLE	1,824,494.53	1,866,159.25
Total Other Assets	1,824,494.53	1,866,159.25
Total Assets	3,348,768.91	3,088,529.58
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Allowance for Uncollected	19,716.14	68,584.43
ACCOUNTS PAYABLE	(1,449.34)	(1,449.34)
YE Accounts Payable	1,449.34	1,449.34
Total Current Liabilities	19,716.14	68,584.43
Total Liabilities	19,716.14	68,584.43
Net Assets		
NET ASSETS	4,608,323.95	4,608,323.95
Fund Balance	56,035.78	56,035.78
NET EARNINGS(LOSS)	(3,213,037.05)	(3,522,144.67)
PRIOR YEAR EARNINGS (LOSS)	116,204.47	116,204.47
HP BUDGET	(13,474.38)	(13,474.38)
PRIOR YEAR HP BUDGET	1,775,000.00	1,775,000.00
Total Net Assets	3,329,052.77	3,019,945.15
Total Liabilities & Net Assets	3,348,768.91	3,088,529.58

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HP REVOLVING LOAN FUND
Statement of Revenue and Expense
Current Period: 8/1/2021 - 8/31/2021
Year-to-Date: 1/1/2021 - 8/31/2021

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	Current Year Current Period	Current Year Year-to-Date	Prior Year Current Period	Prior Year Year-to-Date
Revenue				
PERM LOAN INTEREST	928.90	7,589.89	598.44	10,288.02
SAVINGS INTEREST	0.00	2,319.63	532.86	6,442.68
SERVICE FEES	280.00	1,960.00	300.00	1,490.00
LATE FEES	24.92	475.78	0.00	653.98
APPLICATION FEES	349.00	9,433.47	3,423.11	7,162.78
CLOSING COSTS	251.56	2,088.04	1,040.24	3,868.26
Interest Income Settlement	4,778.17	38,702.08	14,989.70	40,298.97
Total Revenue	6,612.55	62,568.89	20,884.35	70,204.69
Expenses				
PROF & ADMIN FEES	4,428.75	27,181.25	3,697.50	31,740.00
CLOSING COSTS DISBURSE	180.00	2,066.72	540.00	3,360.00
Ghost Mural Grant Expense	0.00	15,018.47	0.00	13,314.58
Foundation Grant Expense	0.00	(753.49)	106.00	34,862.85
Windows Grant Expense	3,200.00	22,338.55	24,320.13	130,681.22
Elderly Grant Expense	2,353.59	778.88	28,095.02	94,092.65
Siding Grant Expense	10,000.00	10,000.00	40,000.00	90,562.46
Facade Grant Expense	0.00	94,919.00	90,955.00	309,282.93
Total Expenses	20,162.34	171,549.38	187,713.65	707,896.69
Excess or (Deficiency) of Revenue Over Expenses	(13,549.79)	(108,980.49)	(166,829.30)	(637,692.00)

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TRIAL BALANCE: POOLS

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Range Of Investors
All Pools

NHS of Black Hills

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Investor Loan #	Loan #	Borrower	Ln Tp	Bs Cd	Inl Paid To Date	Due Date	Last Tran Date	Borrower Rate	Split Rate	Investor Rate	Service Code	Service Fee	Payment Amount	Current Pool Balance	Impound Balance	Suspense Balance
>>> INVESTOR #: HP POOL #: CO DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
LIFE SAFTY	CHPLSFR05	Russo-fairmont	2	0	08/01/21	09/01/21	08/06/21	0.0000	No	0.0000	Curr	0.0000	250.00	35455.00	0.00	0.00
LIFE SAFTY	CHPLSOB05	Russo-oyster Ba	2	0	08/01/21	09/01/21	08/06/21	0.0000	No	0.0000	Curr	0.0000	83.33	11571.24	0.00	0.00
HPC00WDH	HPC00WDH	Deadwood Histor	2	0	08/01/21	09/01/21	08/03/21	0.0000	No	0.0000	Curr	0.0000	416.67	40050.00	0.00	0.00
HPC00FNUG	HPC00FNUG	Nugget Saloon,	2	0	09/01/21	10/01/21	08/11/21	0.0000	No	0.0000	Curr	0.0000	694.44	241031.72	0.00	0.00
HPLSBERG5	HPLSBERG5	Berg Jewelry An	2	0	09/01/21	10/01/21	08/30/21	0.0000	No	0.0000	Curr	0.0000	833.34	14126.38	0.00	0.00
LIFE SAFTY	HPLSNGT07	Nugget Saloon L	2	0	09/01/21	10/01/21	08/11/21	0.0000	No	0.0000	Curr	0.0000	165.72	32712.51	0.00	0.00
Group Totals:													2443.50	374946.85	0.00	0.00

>>> INVESTOR #: HP POOL #: R0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPLSALLEN	HPLSALLEN	Allen,Jesse	2	0	08/01/21	09/01/21	08/05/21	0.0000	No	0.0000	Curr	0.0000	100.76	18613.90	0.00	0.00
HPLSFOSSO	HPLSFOSSO	Fosso,Bonnie R	2	0	08/01/21	09/01/21	08/14/21	0.0000	No	0.0000	Curr	0.0000	69.45	22360.90	0.00	0.00
HPLSKIR	HPLSKIR	Kirkpatrick,Eli	2	0	09/01/21	10/01/21	08/10/21	0.0000	No	0.0000	Curr	0.0000	104.17	19470.00	0.00	0.00
HPLSRLPON	HPLSRLPON	Pontius,James	2	0	08/01/21	09/01/21	08/12/21	0.0000	No	0.0000	Curr	0.0000	113.04	4747.95	0.00	0.00
LIFE SAFTY	HPLSSCHD5	Schmidt, Mike	2	0	08/01/21	09/01/21	08/10/21	0.0000	No	0.0000	Curr	0.0000	423.74	33475.41	0.00	0.00
HPLSSULE5	HPLSSULE5	Sulentic,Margar	2	0	08/01/21	09/01/21	07/28/21	0.0000	No	0.0000	Curr	0.0000	166.67	4999.90	0.00	0.00
HPLSTHOM5	HPLSTHOM5	Thompson, Lee	2	0	08/01/21	09/01/21	08/11/21	0.0000	No	0.0000	Curr	0.0000	103.54	20831.08	0.00	0.00
HP RLF	HPRLFBOB5	Bobolz,Lance	2	0	08/01/21	09/01/21	08/10/21	0.0000	No	0.0000	Curr	0.0000	416.67	7083.19	0.00	0.00
HPRLFKN1	HPRLFKN1	Knipper, Anita	2	0	09/01/21	10/01/21	08/26/21	0.0000	No	0.0000	Curr	0.0000	208.33	21458.39	0.00	0.00
HPRLF5K5	HPRLF5K5	Knox,Shanna	2	0	09/01/21	10/01/21	08/14/21	0.0000	No	0.0000	Curr	0.0000	104.17	21770.73	0.00	0.00
HPRLF5HA5	HPRLF5HA5	Shama,Larry	2	0	08/01/21	09/01/21	08/04/21	0.0000	No	0.0000	Curr	0.0000	250.00	6750.00	0.00	0.00
HPRLLSWES	HPRLLSWES	Westendorf,Rand	2	0	08/01/21	09/01/21	08/02/21	0.0000	No	0.0000	Curr	0.0000	166.67	16685.00	0.00	0.00
LIFE SAFTY	HPRLSBLOO	Bloom, Kevin	2	0	08/01/21	09/01/21	08/30/21	0.0000	No	0.0000	Curr	0.0000	104.17	24895.83	0.00	0.00
HPRLSHERT	HPRLSHERT	Herd, David	2	0	08/01/21	09/01/21	08/05/21	0.0000	No	0.0000	Curr	0.0000	208.33	23333.36	0.00	0.00
Life Sfty	HPRLSJOHN	Johnson, Joette	2	0	09/01/21	10/01/21	08/26/21	0.0000	No	0.0000	Curr	0.0000	138.89	49027.77	0.00	0.00
HPRLSRITZ	HPRLSRITZ	Ritz, Jody	2	0	09/01/21	10/01/21	08/27/21	0.0000	No	0.0000	Curr	0.0000	51.77	10374.55	0.00	0.00
Life SFTY	HPRLSUNDE	Underhill, Ronal	2	0	09/01/21	10/01/21	08/30/21	0.0000	No	0.0000	Curr	0.0000	104.17	24439.57	0.00	0.00
HPRRLBUS	HPRRLBUS	Bussiere, Erica	2	0	08/01/21	09/01/21	08/05/21	0.0000	No	0.0000	Curr	0.0000	60.78	6868.05	0.00	0.00
HPRVACWEI	HPRVACWEB	Weber, Todd	2	0	07/02/21	07/01/31	07/02/21	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPSID770	HPSID700	Dragon Belly, L	2	0	03/24/20	03/01/30	03/23/20	0.0000	No	0.0000	Curr	0.0000	0.00	3331.80	0.00	0.00
LIFE SAFTY	HPSLRUNG	Runge, Michael	2	0	09/01/21	10/01/21	08/18/21	0.0000	No	0.0000	Curr	0.0000	208.33	20200.00	0.00	0.00
HPVANCMJA	HPVANCMJ0	Johnson, Michael	2	0	12/01/18	12/01/28	12/12/18	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00

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Investor Loan #	Loan #	Borrower	Ln Tp	Bs Cd	Int Paid To Date	Due Date	Last Tran Date	Borrower Rate	Split Rate	Investor Rate	Service Code	Service Fee	Payment Amount	Current Pool Balance	Impound Balance	Suspense Balance
Group Totals:													3103.65	380717.39	0.00	0.00
>>> INVESTOR #: HP POOL #: R0C DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPLSTREN	CHPLSTREN	Trentz,Sylvia	11	1	09/25/19	12/01/21	08/03/21	0.0000	No	0.0000	Curr	0.0000	0.01	21178.03	0.00	0.00
Pres RL	CHPRPRSCH	Schramm,Steven	11	1	10/30/20	11/01/21	04/19/21	0.0000	No	0.0000	Curr	0.0000	0.01	8509.12	0.00	0.00
Siding	CHPSIDEUN	Underhill,Ronal	11	1	08/19/20	12/01/21	08/20/20	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
WIN DOOR	CHPWUNUN	Underhill,Ronal	11	1	08/19/20	12/01/21	08/20/20	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
HP RL LS	HPRLFLSFA	Fasnacht,Glenn	11	1	10/31/19	11/01/21	08/03/21	0.0000	No	0.0000	Curr	0.0000	0.01	3639.26	0.00	0.00
Group Totals:													0.05	33326.41	0.00	0.00
>>> INVESTOR #: HP POOL #: R3.5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
Prsv f	HPRPRSUN1	Underhill,Ronal	2	0	09/01/21	10/01/21	08/30/21	3.5000	No	3.5000	Curr	0.0000	144.99	24601.93	0.00	0.00
PRESERV	HPRPSBLOO	Bloom,Kevin	2	0	08/01/21	09/01/21	08/30/21	3.5000	No	3.5000	Curr	0.0000	28.44	4890.13	0.00	0.00
HPRREFARS	HPRREFARS	Arsaga,Bryan	2	0	09/01/21	10/01/21	08/13/21	3.5000	No	3.5000	Curr	0.0000	138.49	3034.90	0.00	0.00
Group Totals:													311.92	32526.96	0.00	0.00
>>> INVESTOR #: HP POOL #: R4 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPBAUDH47	HPBAUDH47	Baudhuin,Mary	2	1	08/14/21	09/01/21	08/14/21	4.0000	No	4.0000	Curr	0.0000	307.17	20394.76	0.00	0.00
HPLSFLOYD	HPLSFLOYD	Floyd,Dustin	2	1	08/13/21	09/01/21	08/13/21	4.0000	No	4.0000	Fixed \$	25.0000	93.46	6585.95	0.00	0.00
REFILS	HPLSLEWS	Lewis,Tracy	2	0	08/01/21	09/01/21	08/13/21	4.0000	No	4.0000	Curr	0.0000	113.24	22084.38	0.00	0.00
HPRLFFS47	HPRLFFS47	Fosso,Bonnie R	2	0	08/01/21	09/01/21	08/14/21	4.0000	No	4.0000	Curr	0.0000	119.29	23530.61	0.00	0.00
HPRLFLWS4	HPRLFLWS4	Lewis,Tracy	2	0	08/01/21	09/01/21	08/13/21	4.0000	No	4.0000	Curr	0.0000	26.88	4953.80	0.00	0.00
PRESV	HPRPRLFJO	Johnson,Joette	2	0	09/01/21	10/01/21	08/28/21	4.0000	No	4.0000	Curr	0.0000	119.35	24745.03	0.00	0.00
Group Totals:													779.39	102294.53	0.00	0.00
>>> INVESTOR #: HP POOL #: R4.5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPBAUND60	HPBAUND60	Baudhuin,Mary	2	0	08/01/21	09/01/21	08/14/21	4.5000	No	4.5000	Curr	0.0000	68.99	1791.05	0.00	0.00
HPLFMORSE	HPLFMORSE	Morse,Marsha	2	0	08/01/21	09/01/21	08/13/21	4.5000	No	4.5000	Curr	0.0000	71.54	3065.08	0.00	0.00
HPLSBLOO2	HPLSBLOO2	Bloom,Kevin	2	0	08/01/21	09/01/21	08/03/21	4.5000	No	4.5000	Curr	0.0000	175.09	9114.22	0.00	0.00
Group Totals:													315.62	13970.35	0.00	0.00
>>> INVESTOR #: HP POOL #: R5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPRFMORS5	HPRFMORS5	Morse,Marsha E.	2	1	08/13/21	09/01/21	08/13/21	5.0000	No	5.0000	Curr	0.0000	33.04	1111.45	0.00	0.00
Group Totals:													33.04	1111.45	0.00	0.00

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Investor Loan #	Loan #	Borrower	Ln Tp	Bs Cd	Int Paid To Date	Due Date	Last Tran Date	Borrower Rate	Split Rate	Investor Rate	Service Code	Service Fee	Payment Amount	Current Pool Balance	Impound Balance	Suspense Balance
>>> INVESTOR #: HP POOL #: RIP DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
LIFE SFTY	CHPCLSMAS	Masonic Center	11	1	03/03/21	03/01/22	03/16/21	0.0000	No	0.0000	Curr	0.0000	0.01	41935.35	0.00	0.00
PRESERV L	CHPCPRVMA	Masonic Center	11	1	07/28/21	07/01/22	07/28/21	0.0000	No	0.0000	Curr	0.0000	0.01	3342.43	0.00	0.00
Upper flr	CHPCUPFLA	Deadwood Main,	11	1	04/27/21	10/01/21	03/04/21	0.0000	No	0.0000	Curr	0.0000	0.01	48369.05	0.00	0.00
LIFE SFTY	CHPR0SHOM	Sjomeling,Danie	11	1	12/07/20	11/01/21	08/18/21	0.0000	No	0.0000	Curr	0.0000	0.01	8367.50	0.00	0.00
PRESV LOA	CHPRLSJO	Sjomeling,Danie	11	1	06/01/21	11/01/21	08/18/21	0.0000	No	0.0000	Curr	0.0000	0.01	20084.71	0.00	0.00
LIFE SFTY	CHPRLSWEB	Weber,Todd	11	1	02/24/21	03/01/22	08/03/21	0.0000	No	0.0000	Curr	0.0000	0.01	9980.56	0.00	0.00
Presv #3	CHPRPVUN3	Underhill,Ronal	11	1	08/17/21	08/01/22	08/17/21	0.0001	No	0.0001	Curr	0.0000	0.01	11818.11	0.00	0.00
PRESERV 2	CHPRVUND2	Underhill,Ronal	11	1	03/08/21	08/01/21	06/09/21	0.0000	No	0.0000	Curr	0.0000	0.01	25000.00	0.00	0.00
Group Totals:													0.06	168697.71	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPRRW0MIK	HPRRW0MIK	Mikla,Christine	2	0	07/01/21	08/01/21	07/02/21	0.0000	No	0.0000	Curr	0.0000	164.59	38765.94	0.00	0.00
RW LOAN	HPRW3GORZ	Gorzalka,Amy	2	0	08/01/21	09/01/21	08/13/21	0.0000	No	0.0000	Curr	0.0000	555.03	7236.85	0.00	0.00
HPRWCOO	HPRWCOO0	Coomes,Tim	2	0	09/01/21	10/01/21	08/27/21	0.0000	No	0.0000	Curr	0.0000	146.44	13179.22	0.00	0.00
RW LOAN	HPRWMART5	Martinisko,John	2	0	09/01/21	10/01/21	08/30/21	0.0000	No	0.0000	Curr	0.0000	187.60	2813.79	0.00	0.00
HPRWOLS	HPRWOLS5	Olson,Steven	2	0	08/01/21	09/01/21	08/13/21	0.0000	No	0.0000	Curr	0.0000	41.37	8332.42	0.00	0.00
RW Payable	HPRWOREAU	Reausav,Bernie	2	0	10/01/21	11/01/21	08/05/21	0.0000	No	0.0000	Curr	0.0000	740.68	35552.81	0.00	0.00
RW PAYABLE	HPRWPPWEB	Weber,Todd	2	0	09/01/21	10/01/21	08/30/21	0.0000	No	0.0000	Curr	0.0000	161.58	17289.37	0.00	0.00
Group Totals:													1997.29	123170.40	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW0C DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
RW Payable	CHPRWPGAS	Gasper Iii,Jose	11	1	06/08/21	12/01/21	06/08/21	0.0000	No	0.0000	Curr	0.0000	0.01	1256.12	0.00	0.00
Group Totals:													0.01	1256.12	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW4.5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
RW PAYABLE	HPRRWPSHE	Shepherd,Lanny	2	0	08/01/21	09/01/21	08/05/21	4.5000	No	4.5000	Curr	0.0000	179.05	9773.06	0.00	0.00
Group Totals:													179.05	9773.06	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW4C DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPRWSWAN	HPRWSWAN2	Swaney,David	2	0	08/01/21	09/01/21	08/10/21	4.0000	No	4.0000	Curr	0.0000	60.22	11828.94	0.00	0.00
Group Totals:													60.22	11828.94	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CLIENT RW	HPRWBOB05	Bobolz,Lance	2	0	08/01/21	09/01/21	08/10/21	5.0000	No	5.0000	Curr	0.0000	116.04	15572.43	0.00	0.00

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Investor Loan #	Loan #	Borrower	Ln Tp	Bs Cd	Int Paid To Date	Due Date	Last Tran Date	Borrower Rate	Split Rate	Investor Rate	Service Code	Service Fee	Payment Amount	Current Pool Balance	Impound Balance	Suspense Balance
HPRWGATHI	HPRWGATHM	Gathmann,Naomi	2	1	08/06/21	09/01/21	08/06/21	5.0000	No	5.0000	Curr	0.0000	172.45	14441.65	0.00	0.00
HPRWMOR5	HPRWMOR57	Morgan,Richard	2	1	08/05/21	09/01/21	08/05/21	0.0000	No	0.0000	Curr	0.0000	120.09	19252.79	0.00	0.00
Group Totals:													408.58	49266.87	0.00	0.00
>>> INVESTOR #: HP POOL #: RSFND DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPFND771	HPFND770	Dragon Belly LI	2	0	03/17/20	03/01/30	03/18/20	0.0000	No	0.0000	Curr	0.0000	0.00	9461.50	0.00	0.00
HPFND772	HPFND772	Dragon Belly LI	2	0	03/17/20	03/01/30	03/18/20	0.0000	No	0.0000	Curr	0.0000	0.00	9817.75	0.00	0.00
HPFNDHILL	HPFNDHILL	Hills Partnersh	2	0	12/30/19	11/30/29	01/29/20	0.0000	No	0.0000	Curr	0.0000	0.00	8250.95	0.00	0.00
FOUNDATION	HPRFNDBUS	Bussiere,Erica	2	0	12/24/20	01/01/31	12/24/20	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Foundation	HPRFNDMUN	Munce,Jeffrey	2	0	12/28/20	12/01/30	12/29/20	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FOUNDATION	HPRFNDUND	Underhill,Ronal	2	0	03/09/21	03/01/31	03/09/21	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Windows	HPRWNMUN	Munce,Jeffrey	2	0	12/28/20	12/01/30	12/28/20	0.0000	No	0.0000	Curr	0.0000	0.00	19850.00	0.00	0.00
Group Totals:													0.00	77380.20	0.00	0.00
>>> INVESTOR #: HP POOL #: RSPE DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPSNEKAF	CHPSNEKAR	Karas,Lester M.	11	1	10/31/12	10/31/22	09/03/14	0.0000	No	0.0000	Fixed \$	5.0000	0.00	8468.05	0.00	0.00
CHPSNEMIT	CHPSNEMIT	Mitchell,George	11	1	04/22/13	04/22/23	09/19/13	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
CHPSNEWO	CHPSNEWOO	Wood,George F.	11	1	02/06/14	01/30/24	04/01/14	0.0000	No	0.0000	Fixed \$	5.0000	0.01	7155.88	0.00	0.00
CHPSNSTE0	CHPSNSTE0	Steinlich,Dore	11	1	06/17/13	06/17/23	06/12/13	0.0000	No	0.0000	Curr	0.0000	0.00	5561.23	0.00	0.00
CHPSPEJ0	CHPSPEJ0	Sjomeling,Rober	11	1	06/19/14	03/21/24	07/24/14	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
RLF LOAN	HPRLFBIAS	Bialas,Kurt	2	0	08/01/21	09/01/21	08/13/21	0.0000	No	0.0000	Curr	0.0000	416.67	7916.53	0.00	0.00
HP RLF	HPRLFORS5	Sorenson,Donald	2	0	09/01/21	10/01/21	08/19/21	0.0000	No	0.0000	Curr	0.0000	250.00	4000.00	0.00	0.00
HPRLFWES0	HPRLFWES0	West,Pauline	2	0	09/01/21	10/01/21	08/10/21	0.0000	No	0.0000	Curr	0.0000	198.11	6428.31	0.00	0.00
HPSNEHAR	HPSNEHAR	Hamis,Morris	11	1	03/19/12	03/19/22	03/29/12	0.0000	No	0.0000	Fixed \$	0.0000	0.00	5385.20	0.00	0.00
HP SNE	HPSNEWHT0	White,V. Caroly	2	0	07/01/17	06/01/27	06/15/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													864.80	74915.20	0.00	0.00
>>> INVESTOR #: HP POOL #: RSPV DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPCFNDKNI	HPCFNDKNI	Knipper,Anita	2	0	11/07/19	11/07/29	11/07/19	0.0000	No	0.0000	Curr	0.0000	0.00	9970.52	0.00	0.00
HPCWINKNI	HPCWINKNI	Knipper,Anita	2	0	11/07/19	11/07/29	11/07/19	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
HPSIDKNI	HPSIDKNI	Knipper,Anita	2	0	11/07/19	11/07/29	11/07/19	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VACANT LN	HPVACBIAL	Bialas,Kurt	2	0	03/01/18	03/01/28	03/05/18	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPVCNTBLM	HPVCNTBLM	Bloom,Christoph	2	1	08/18/16	08/18/26	10/01/16	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HP VACANT	HPVCNWHIT0	White,V. Caroly	2	0	07/01/17	06/01/27	06/15/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00

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Investor Loan #	Loan #	Borrower	Ln Tp	Bs Cd	Int Paid To Date	Due Date	Last Tran Date	Borrower Rate	Split Rate	Investor Rate	Service Code	Service Fee	Payment Amount	Current Pool Balance	Impound Balance	Suspense Balance
Group Totals:													0.00	69970.52	0.00	0.00
>>> INVESTOR #: HP POOL #: RSPVC DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPVBLOO	CHPVBLOOM	Bloom, Kevin D.	11	1	09/19/14	07/01/23	10/31/13	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
VAC HM	HPRVACUND	Underhill, Ronal	2	0	03/09/21	03/01/31	03/09/21	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													0.01	20000.00	0.00	0.00
>>> INVESTOR #: HP POOL #: RSSID DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPSIDCOO	CHPSIDCOO	Coomes, Tim	11	1	03/13/14	02/24/24	05/04/21	0.0000	No	-5.0000	Curr	5.0000	0.01	10000.00	0.00	0.00
CHPSIDENG	CHPSIDENG	Ensminger, Rick	11	1	05/24/13	05/24/23	06/20/13	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
CHPSIDLW0	CHPSIDLW0	Lewis, Tracy	2	0	03/20/17	03/01/27	04/01/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
CHPSIDWRT	CHPSIDWRT	Wright, Alan	11	1	04/08/15	09/17/24	08/06/15	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
SIDING	HPRSID106	Oberlander, Bruc	2	0	10/22/20	10/01/30	10/23/20	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPRSIDANT	HPRSIDANT	Antrim, James	2	0	07/02/21	06/01/31	07/02/21	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
SIDING	HPRSIDBL0	Bloom, Kevin	2	0	10/23/20	10/01/30	10/23/20	0.0000	No	0.0000	Curr	0.0000	0.00	5834.70	0.00	0.00
HPSIDSMT0	HPSIDSMT0	Smith, Edwin	11	1	11/25/16	12/01/26	12/20/16	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
HP SIDING	HPSIDWHT0	White, V. Caroly	2	0	07/01/17	06/01/27	06/15/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													0.03	85834.70	0.00	0.00
>>> INVESTOR #: HP POOL #: RSSID10% POOL INFORMATION NOT SET UP																
CHPSIDJLS	CHPSIDJLS	Julius, Thomas	11	1	08/16/16	09/09/25	01/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	2937.88	0.00	0.00
Group Totals:													0.01	2937.88	0.00	0.00
>>> INVESTOR #: HP POOL #: RSWIN DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPRWINW2	CHPRWINW2	Weber, Robert W	11	1	08/01/13	08/01/23	08/21/13	0.0000	No	0.0000	Curr	0.0000	0.01	3000.00	0.00	0.00
CHPRWYNW	CHPRWYNW	Weber, Robert W	11	1	08/21/13	12/28/22	08/21/13	0.0000	No	0.0000	Curr	0.0000	0.01	3000.00	0.00	0.00
CHPWINF1	CHPWINF1	Flores, Eric	11	1	01/19/12	01/19/22	01/31/12	0.0000	No	0.0000	Fixed \$	0.0000	0.00	3000.00	0.00	0.00
CHPWINF2	CHPWINF2	Flores, Eric	11	1	02/09/12	02/09/22	02/20/12	0.0000	No	0.0000	Fixed \$	0.0000	0.01	3000.00	0.00	0.00
CHPWINJL2	CHPWINJL2	Julius, Thomas	11	1	08/02/16	04/27/26	09/28/17	0.0000	No	0.0000	Curr	0.0000	0.01	15066.88	0.00	0.00
CHPWNLW0	CHPWNLW0	Lewis, Tracy	2	0	03/17/17	03/01/27	04/01/17	0.0000	No	0.0000	Curr	0.0000	0.00	8268.42	0.00	0.00
WINDOW	HPRWIN106	Oberlander, Bruc	2	0	10/22/20	10/01/30	10/23/20	0.0000	No	0.0000	Curr	0.0000	0.00	3200.00	0.00	0.00
HPRWINANT	HPRWINANT	Antrim, James	2	0	07/01/21	06/01/31	07/02/21	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
HPWIN772	HPWIN772	Dragon Belly LI	2	0	03/17/20	03/01/30	03/18/20	0.0000	No	0.0000	Curr	0.0000	0.00	6660.40	0.00	0.00
HPWINBOB0	HPWINBOB0	Bobolz, Lance	2	0	05/14/20	05/01/30	05/14/20	0.0000	No	0.0000	Curr	0.0000	0.00	18000.00	0.00	0.00
HPWINHILL	HPWINHILL	Hills Partnersh	2	0	12/30/19	12/30/29	01/29/20	0.0000	No	0.0000	Curr	0.0000	0.00	751.56	0.00	0.00

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Investor Loan #	Loan #	Borrower	Ln Tp	Bs Cd	Int Paid To Date	Due Date	Last Tran Date	Borrower Rate	Split Rate	Investor Rate	Service Code	Service Fee	Payment Amount	Current Pool Balance	Impound Balance	Suspense Balance
HPWINKIN	HPWINKIN	Kinkler,Brian	2	0	01/17/20	02/01/30	01/17/20	0.0000	No	0.0000	Curr	0.0000	0.00	1600.00	0.00	0.00
HPWINPET	HPWINPET	Dragon Belly LI	2	0	03/17/20	03/01/30	03/18/20	0.0000	No	0.0000	Curr	0.0000	0.00	13718.64	0.00	0.00
HP WIN	HPWINREAO	Reausaw,Bernie	2	0	11/01/18	11/01/28	12/18/18	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
WIN FORG	HPWINSHAM	Shama,Lamy	2	0	10/01/17	09/01/27	11/10/17	0.0000	No	0.0000	Curr	0.0000	0.00	16793.63	0.00	0.00
HPWINSMTO	HPWINSMTO	Smith,Edwin	11	1	11/25/16	12/01/26	12/20/16	0.0000	No	0.0000	Curr	0.0000	0.01	3200.00	0.00	0.00
HP WINDOW	HPWINWHT0	White,V. Caroly	2	0	07/01/17	06/01/27	06/15/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													0.05	149259.53	0.00	0.00
>>> INVESTOR #: HP POOL #: SID10% POOL INFORMATION NOT SET UP																
HPSIDRSW	CHPSIDRSW	Reausaw,Bernie	11	1	11/18/15	11/10/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	2907.59	0.00	0.00
CHPSIDSH	CHPSIDSH	Shepherd,Lanny	11	1	11/18/15	10/30/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	6997.50	0.00	0.00
Group Totals:													0.02	9905.09	0.00	0.00
>>> INVESTOR #: HP POOL #: SNE10% POOL INFORMATION NOT SET UP																
CHPSNEBRC	CHPSNEBRG	Berg,Tim	11	1	11/18/15	11/12/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	5691.42	0.00	0.00
CHPSNEKRT	CHPSNEKRT	Kracht,Lawrence	11	1	11/18/15	11/03/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	6300.00	0.00	0.00
Group Totals:													0.02	11991.42	0.00	0.00
>>> INVESTOR #: HP POOL #: WIN10% POOL INFORMATION NOT SET UP																
CHPWNMRE	CHPWNMRS	Morris,Wayne	11	1	08/26/15	08/26/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	4536.00	0.00	0.00
CHPWNSHP	CHPWNSHP	Shepherd,Lanny	11	1	12/23/15	10/30/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	2940.00	0.00	0.00
Group Totals:													0.02	7476.00	0.00	0.00
Investor Totals:													10497.36	1812757.58	0.00	0.00
>>> INVESTOR #: HPRW POOL #: N/A POOL INFORMATION NOT SET UP																
CONRWGOR	CONRWGORZ	Gorzalka,Amy	11	1	11/01/17	11/01/22	08/01/16	0.0000	No	0.0000	Curr	0.0000	0.00	0.00	0.00	0.00
HP CITY RW	CONRWMRT5	Martinisko,John	11	1	11/16/17	11/01/22	07/19/17	0.0000	No	0.0000	Curr	0.0000	0.01	61543.00	0.00	0.00
RW GRANT	CONRWOLSN	Olson,Steven	11	1	12/21/17	08/01/23	01/01/18	0.0000	No	0.0000	Curr	0.0000	0.01	91133.36	0.00	0.00
CRW GRANT	CONRWWHT2	White,V. Caroly	11	1	10/18/17	11/01/27	11/08/17	0.0000	No	0.0000	Curr	0.0000	0.01	8599.04	0.00	0.00
RW Forgiv	HPRWFWEB	Weber,Todd	2	0	08/05/20	08/01/30	08/06/20	0.0001	No	0.0001	Curr	0.0000	0.01	82607.50	0.00	0.00
Group Totals:													0.04	243982.90	0.00	0.00
>>> INVESTOR #: HPRW POOL #: PERM DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual Payrr																

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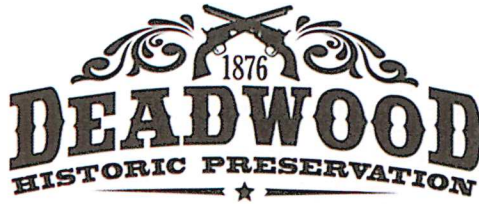
Investor Loan #	Loan #	Borrower	Ln Tp	Bs Cd	Int Paid To Date	Due Date	Last Tran Date	Borrower Rate	Split Rate	Investor Rate	Service Code	Service Fee	Payment Amount	Current Pool Balance	Impound Balance	Suspense Balance
	CONHPRWKR	Krebs,Luefla	2	0	07/15/16	01/15/22	05/11/20	0.0000	No	0.0000	Curr	0.0000	0.00	15291.65	0.00	0.00
CITY RW	CONRWBOBO	Bobolz,Lance	11	1	12/01/17	12/01/27	01/01/18	0.0000	No	0.0000	Curr	0.0000	0.01	18042.61	0.00	0.00
CONRWCOO	CONRWCOOM	Coomes,Tim	11	1	02/11/19	03/01/29	02/11/19	0.0000	No	0.0000	Curr	0.0000	0.01	67491.73	0.00	0.00
CONRWFEN	CONRWFEND	Fenton,Kris	11	1	06/13/18	06/01/28	07/01/18	0.0001	No	0.0001	Curr	0.0000	0.01	17584.40	0.00	0.00
CONRWMIKL	CONRWMIKL	Mikla,Christine	2	0	03/08/21	04/01/26	03/08/21	0.0000	No	0.0000	Curr	0.0000	0.00	91445.00	0.00	0.00
RW Forgiv	CONRWREAU	Reausaw,Bernie	2	0	09/24/20	10/01/30	09/24/20	0.0000	No	0.0000	Curr	0.0000	0.00	105468.23	0.00	0.00
CITY RW	HPCONBOBO	Bobolz,Lance	11	1	01/01/18	01/01/28	01/01/18	0.0000	No	0.0000	Curr	0.0000	0.01	199815.00	0.00	0.00
RW CITY	HPRWCSHEP	Shepherd,Lanny	2	0	11/13/20	10/01/30	11/13/20	0.0000	No	0.0000	Curr	0.0000	0.00	18616.85	0.00	0.00
Group Totals:													0.04	533755.47	0.00	0.00
>>> INVESTOR #: HPRW POOL #: RIP DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual Paymer																
RW City	CHPRWFGAS	Gasperi Ili,Jose	11	1	08/08/21	12/01/21	06/18/21	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
Group Totals:													0.01	0.00	0.00	0.00
>>> INVESTOR #: HPRW POOL #: RRW0 POOL INFORMATION NOT SET UP																
CONRWWW	CONRWWWHI	White,V. Caroly	11	1	09/20/16	09/20/26	09/26/16	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
Group Totals:													0.01	0.00	0.00	0.00
Investor Totals:													0.10	777738.37	0.00	0.00
Report Totals:													10497.46	2590495.95	0.00	0.00

DEADWOOD HISTORIC PRESERVATION

TRIAL BALANCE POOL CODES

COMMERCIAL		
POOL CODE	INTEREST RATE	PROGRAM
C0	0%	0% LOAN
C1	0%	
C2	2%	2% LOAN
C3	3%	3% LOAN
C4	4%	4% LOAN
C5C	5%	4% -IN CONSTRUCTION
C6	6%	6% LOAN
C7	7%	7% LOAN
C7C	7%	7% -IN CONSTRUCTION
C8.25	8.25%	8.25% LOAN
C8.5	8.50%	8.5% LOAN
C9	9%	8% LOAN
C9.5	9.50%	9.5% LOAN
CS1	0.00%	COMMERCIAL SIDING

RESIDENTIAL		
POOL CODE	INTEREST RATE	PROGRAM
R0	0%	0% LOAN
R0C	0%	0% - IN CONSTRUCTION
R4	4%	4% LOAN
R4C	4%	4% - IN CONSTRUCTION
R5	5%	5% LOAN
R5C	5%	5% - IN CONSTRUCTION
R8.5	8.50%	8.5% LOAN
R9	9%	9% LOAN
R9.5	9.50%	9.5% LOAN
RSPE	0%	SPECIAL NEEDS ELDERLY
RSPV	0%	SPECIAL NEEDS VACANT
RSSID	0%	SIDING
RSWIN	0%	WINDOWS
SNE10%	0%	ELDERLY- 10 % FORGIVEN/YEAR
SID10%	0%	SIDING- 10% FORGIVEN/YEAR
WIN10%	0%	WINDOWS-10% FORGIVEN/YEAR
VAC10%	0%	VACANT -10% FORGIVEN/YEAR
RRW0	0%	0% RESIDENTIAL RW LOAN
RRW0C	0%	0% RW LOAN IN CONSTRUCTION
RRW4	4%	4% RESIDENTIAL RW LOAN
RRW4C	4%	4% RW LOAN IN CONSTRUCTION
RRW5	5%	5% RESIDENTIAL RW LOAN
RRW5C	5%	5% RW LOAN IN CONSTRUCTION
CONRW		CITY PORTION RW



For Office Use Only:

Section 5 Item b.

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

Application for Historic Preservation Programs Residential Properties

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information

1. Address of Property:

Please attach the legal description of the property.

2. Applicant's name & mailing address:

Telephone: (_____) _____ - _____

E-mail: _____

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

Telephone: (_____) _____ - _____

E-mail _____

4. Historic Preservation Programs – Please applying for check all that apply

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

5. Contractor

Telephone: (_____) _____ - _____

E-mail: _____

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

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

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

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

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

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

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

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

9. Application Submittal

- a. All Applications must include a copy of quotes for materials and/or contractor quote with the Application for Historic Preservation Program Residential Properties and the Project Approval/Certificate of Appropriateness. The application will not be reviewed until all documents are received.
- b. Programs may be amended to reflect the availability of funding and the completion of high priority projects.
- c. Project completion date is one year from owner's date of signature on the ~~conservation easement~~ grant agreement and/or loan documents.

10. Required Supporting Documents

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

11.9. Acknowledgement

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

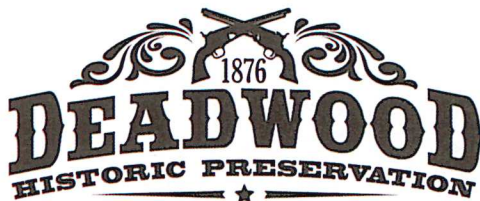
I acknowledge the Deadwood Historic Preservation Commission is merely ~~granting or loaning providing~~ funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment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

Applicant's signature: _____

Date submitted: ___/___/___

Owner's signature: _____

Date submitted: ___/___/___



Historic Preservation Programs

Policy Guidelines

1. Statement of Purpose:

The restoration and protection of Deadwood's historic buildings and structures are a primary part of the City's goal to preserve and maintain Deadwood's historic integrity. The expense of such restoration and protection projects may discourage property owners from having the work completed or may result in a lower quality of craftsmanship. The purpose of this program is to assist and encourage property owners to use quality materials and craftsmanship by repairing first, where possible, and replacing, only if necessary.

2. Objective:

The City of Deadwood is a National Historic Landmark and is listed on the National and South Dakota State Registers of Historic Places. Maintaining these designations is critical to the economic success of the City and quality of life of its residents. The objective of the program is to stimulate the quality restoration and protection of buildings and structures that contribute to the historic integrity of the City of Deadwood.

3. Eligibility for all Programs:

To be eligible for the Historic Preservation Programs, all projects must meet the following criteria:

- a. The project must exist as part of a residential property within the Deadwood City Limits. Mobile homes and manufactured structures are not eligible for this program.
- b. The project must affect a property listed on the [Historic Preservation's](#) City of Deadwood's 1993 Historic Sites Inventory as an historic property in the Deadwood National Historic Landmark District. Properties not listed on the inventory must be eligible for the National Register of Historic Places as defined in the National Park Service's [National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation](#).
- c. The project must exist as part of a residential property of not more than four dwelling units as defined by Deadwood Planning and Zoning Department within the Deadwood City Limits. Mobile homes and manufactured structures are not eligible for these programs.
- d. [Project completion date is one year from owner's date of signature on the conservation easement/grant and/or loan documents.](#)
- e. [The property will be subject to a conservation easement upon completion of the project.](#)

4. Eligibility Specifics:

To be eligible for the [Elderly Resident Program](#), the applicant and project must also meet the following criteria:

- i. Applicant must be 65 years of age or older and have owned and occupied the property for one year prior to the application.
- ii. If the applicant does not fall under item 3 ~~a~~b, the project must affect individual life safety and structural deficiencies as determined by the City of Deadwood's Building Inspector and applicable life safety codes. Determination of individual life safety issues and structural deficiencies is based upon the codes adopted by the City of Deadwood under Chapter 15.01.010 and by additional verification obtained through other means available to the City.

- e. To be eligible for the [Vacant Home Program](#), the applicant and project must also meet the following criteria:
- i. The property must be vacant two (2) years prior to the date of purchase by Owner. The Owner must apply for funding from this program within three (3) months of purchase.
- e. To be eligible for the [Retaining Wall Program](#) the applicant and project must also meet the following criteria:
- i. The retaining wall must be determined to be a historic or contributing feature in the Deadwood National Historic Landmark District. To obtain this status, the retaining wall must possess an age of fifty years or older, and must be eligible for listing in the National Register of Historic Places as defined in the National Park Service's National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.
 - ii. The physical condition of the retaining wall must threaten the integrity of a historic or contributing building or structure in the Deadwood National Historic Landmark District. Historic buildings and structures contributing to the National Historic Landmark District are listed in the city's 1993 Historic Sites Inventory. Any property not present in these listings must be eligible for listing on the National Register of Historic Places as defined in the National Park Service's National Register Criteria for Evaluation. Determination of a retaining wall's threat to a historic or contributing building or property will be done by the Deadwood Building Inspector in accordance with the Building Codes adopted by the City of Deadwood.
 - iii. The physical condition of a retaining wall must threaten individual life safety. The City of Deadwood Building Inspector will determine a retaining wall's threat to individual life safety based upon applicable definitions under the Building Codes adopted by the City of Deadwood.

The City of Deadwood's Historic Preservation Officer determines a project's eligibility. All eligible applications are subject to the review by the Deadwood Historic Preservation Commission. [Loans for projects must be in place before project can start. Pre-approval of Siding materials and windows/doors specifications must be reviewed and approved by the Historic Preservation Officer before ordering.](#)

45. Program Requirements:

- a. The funds are to be used for the repair of historic structures, when possible; the replacement of original materials, when necessary; or the removal and replacement of inappropriate materials. Examples of acceptable expenses are: house wrap under siding, scraping existing painted surfaces, disposal of inappropriate siding, etc. Residential structures with exterior masonry construction can use the program for repairs for repointing stone/brick/masonry, concrete reinforcement, curbing, sill plates, positive drainage and other associated approved work.
- b. Owner self-funding of construction can be permitted for reimbursement of material and contractor costs at the end of the project. Also, progressive payments may be made subject to payment withholding to ensure project completion is accomplished. However, reimbursement to owner for materials is approved when materials are on site.
- c. All final or progressive payments are to be for materials and/or contractor's costs only supported by verifiable invoices. Owner's time is not reimbursable. No prepayments for materials are permitted.

Construction and Permanent Loans:

- i. Persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.

- ii. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
 - iii. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
- d. All projects will be performed pursuant to the Secretary of the Interior’s Standards for the Treatment of Historic Properties and the Secretary of the Interior’s Guidelines for the Rehabilitation of Historic Buildings. Specifications for materials are available from Deadwood Historic Preservation Office or can be found on City of Deadwood Website.
- e. Windows and door requirements are as follows:

Wood Windows – New and/or replacement windows must be all wood framed windows including exterior materials in style appropriate to the original character of the resource and window opening(s) as determined by the Deadwood Historic Preservation Commission to meet the program requirements.

- i. The program provides a forgivable loan or grant of \$800 per window for the restoration of an existing wood window or \$800 per window for the removal of an inappropriate window alteration and installation of a window appropriate in material and style of operation for a particular house.
- ii. The program provides a forgivable loan or grant of \$800 per window opening for the purchase and installation of new wood windows if restoration of the existing windows is not an option or is not possible.

Wood Storm Windows – New and/or replacement storm windows must be all wood framed including exterior materials in style appropriate to the original character of the resource and window opening(s) as determined by the Deadwood Historic Preservation Commission to meet the program requirements.

- i. The program provides a forgivable loan or grant of \$350 per window opening for the restoration of existing wooden storms and screens or for the purchase and installation of approved wooden storms and screens, if restoration is not an option or is not possible.

Wood Primary Door – Door originally intended as the primary access to the resource and must be made of wood appropriate to the original character of the resource and opening as determined by the Deadwood Historic Preservation Commission to meet the program requirements.

- i. The program provides a forgivable loan or grant of \$600 for the restoration of the primary wood door, OR a forgivable loan or grant of \$600 for the removal of an inappropriate primary door and installation of a new wood door appropriate in material and style for a particular resource.

Additional Exterior Wood Door(s) – Additional exterior door(s) originally intended as an access to the resource and must be made of wood appropriate to the original character of the resource and opening as determined by the Deadwood Historic Preservation Commission to meet the program requirements.

- i. The program provides a forgivable loan or grant in the amount of \$300 to repair the other exterior wood door(s), OR a forgivable loan or grant of \$300 for the removal of other inappropriate door(s) and installation of a new wood door appropriate in material and style for a particular resource, if restoration is not an option or is not possible.

Wood Storm Doors – New and/or replacement storm doors must be all wood framed including exterior materials in style appropriate to the original character of the resource as determined by the Deadwood Historic Preservation Commission to meet the program requirements.

- i. The program provides a forgivable loan or grant of \$600 per storm door for the restoration of existing storm door~~door~~ for the purchase and installation of approved wooden storm doors, if restoration is not an option or is ~~not possible~~.

f. Elderly Resident Requirements:

Life Safety Project – Projects which are intended to protect people based on a facility’s construction, protection, and occupancy features that minimize the effects of health, fire and related hazards.

- i. All projects will be performed pursuant to the requirements of the codes adopted by the City of Deadwood under Chapter 15.01.010.
- ii. All projects will be performed pursuant to the Secretary of the Interior’s Standards for the Treatment of Historic Properties and the Secretary of the Interior’s Guidelines for the Rehabilitation of Historic Buildings.
- iii. The property must meet ~~Minimum~~ Property ~~Standards~~ Maintenance Code as adopted by the City of Deadwood; therefore, the City Historic Preservation Office Building Inspector ~~will inspect~~ may inspect the property every two years ~~to insure for~~ compliance ~~by a qualified individual~~. Multiple qualified projects are allowed up to \$10,000 maximum. Once the maximum is met the applicant may apply for funding ten (10) years after the last project completion date.

Examples of Life Safety Projects (must be pre-approved by Historic Preservation)

- Upgrade substandard electrical systems
- Substandard plumbing repairs or upgrades
- Install access ramps, and doors
- Grading to protect structures from water damage
- Repair building foundation
- Remove tree hazards to historic structures
- Structural deficiencies
- Replace substandard heating system
- Asbestos removal
- Mold removal
- Repair/replace damaged sidewalks, steps, railing
- Repair / replace retaining walls
- Repair damaged roofing

hg. Vacant Home Definition and Requirements:

Historic Preservation Project Definition – Projects which are intended to preserve or protect historic properties or properties eligible for historic status.

Examples of Historic Preservation Projects (must be pre-approved by Historic Preservation)

- Repair building foundation
- Repair / replace retaining walls
- Repair / replace building siding
- Repair damaged roofing
- Remove tree hazards to historic structures
- Repair / replace doors and windows
- Grading protect structures from water damage

Life Safety Project Definition – Projects which are intended to protect people based on a facility’s construction, protection, and occupancy features that minimize the effects of health, fire and related hazards.

Examples of Life Safety Projects (must be pre-approved by Historic Preservation)

- Upgrade substandard electrical systems
- Lead based paint abatement
- Install access ramps and doors
- Installation of building insulation / weather proofing
- Replace substandard heating system
- Asbestos removal
- Mold removal
- Repair / replace damaged sidewalks / steps / handrails

Vacant Home Program Requirements:

- i. All properties must meet the Revolving Loan Fund’s eligibility requirements.
- ii. All persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
- iii. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
- iv. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
- v. All projects will be performed pursuant to the requirements of the codes adopted by the City of Deadwood under Chapter 15.01.010.
- vi. All projects will be performed pursuant to the Secretary of the Interior’s Standards for the Treatment of Historic Properties and the Secretary of the Interior’s Guidelines for the Rehabilitation of Historic Buildings.
- vii. The property must meet ~~Minimum~~ Property Standards ~~Standards~~ Maintenance Code as adopted by the City of Deadwood; therefore, the City Historic Preservation Office Building Inspector ~~will~~ may inspect the property every two years ~~to insure for~~ compliance. If the property is not within compliance, the City Building Inspector will notify the homeowner of the deficiency and will provide a reasonable time frame to correct the deficiency. If the deficiency has not been corrected after three notifications the loan will be considered to be in default and the Deadwood Historic Preservation Commission will take legal action.

i-h. Residential Revolving Loan Fund

Historic Preservation Project Definition – Projects which are intended to preserve or protect historic properties or properties eligible for historic status.

Examples of Historic Preservation Projects

- Repair building foundation
- Repair / replace retaining walls
- Repair / replace building siding
- Repair damaged roofing
- Remove trees that are hazards to historic structures
- Repair / replace doors and windows
- Grading protect structures from water damage

Life Safety Project Definition – Projects which are intended to protect people based on a facility’s construction, protection, and occupancy features that minimize the effects of health, fire and related hazards.

Examples of Life Safety Projects

- Upgrade substandard electrical systems
- Repair fencing
- Install access ramps, and doors
- Installation of building insulation / weather proofing
- Replace substandard heating system
- Asbestos removal
- Mold removal
- Repair / replace damaged sidewalks / steps / handrails

Revolving Loan Priority Schedule:

Due to the limited availability of funds and the extensive need for quality craftsmanship a priority schedule will be referred to in processing applications for revolving loan funds. These priorities may be amended to reflect the availability of funding and completion of projects currently considered “high priority.”

- i. **Life Safety** - First priority projects are those required by the City of Deadwood's Building Inspector and necessary to comply with the applicable Life Safety Codes.
- ii. **Historic Preservation (Listed Properties)** - Second priority projects are those affecting the preservation and protection of properties listed on the city's 1993 Historic Sites Inventory as historic, or contributing, in the Deadwood National Historic Landmark District.
- iii. **Historic Preservation (Value Adding Properties)** - Third priority projects are those affecting structures which in the opinions of the Deadwood Historic Preservation Commission, add to the historical integrity of the City of Deadwood as defined in Chapter 24:52:00:01 (4) of the administrative rules of the South Dakota State Office of History.

Revolving Loan Program Requirements:

- i. All properties must meet the Revolving Loan Fund's eligibility requirements.
- ii. All persons receiving financing must conform to applicable federal and local regulations governing the use of specific loan funds.
- iii. All loan applicants must present evidence of their ability to repay the loan and provide adequate collateral.
- iv. Loan approval is contingent upon approval of the project by the Deadwood Historic Preservation Commission.
- v. All projects will be performed pursuant to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Secretary of the Interior's Guidelines for the Rehabilitation of Historic Buildings.
- vi. The property must meet ~~Minimum Property Standards~~ Maintenance Code adopted by the City of Deadwood; therefore, the City Historic Preservation Office Building Inspector ~~will~~ may inspect the property every two years ~~for to insure~~ compliance. If the property is not within compliance, the City Building Inspector will notify the homeowner of the deficiency and will provide a reasonable time frame to correct the deficiency. If the deficiency has not been corrected after three notifications the loan will be considered to be in default and the Deadwood Historic Preservation Commission will take legal action.
- vii. If the owner/applicant desires to sell the property before the end of the loan term, the remaining unforgiven portion of the loan will be due in full.
- viii. The owner/applicant must have addressed any additional preservation issues beyond the original work, meet Deadwood Minimum Maintenance Standards, and satisfy all loan conditions before loan can be transferred or forgiven.

ii. Retaining Wall Considerations and Conditions:

Additional loan considerations:

- i. If the Owner desires to sell the property before the end of the loan term, the amount remaining on the loan must be paid in full.
- ii. The Owner must have addressed any additional preservation issues beyond the original work, meet Deadwood Minimum Maintenance Standards, and satisfy all loan conditions before loan can be satisfied.

- iii. The Owner, through acts or omissions, may jeopardize the value of the property and bring the amount of the loan due and payable in full, if the Owner does not remain in compliance with the terms of the mortgage:
 - i. in regards to the payment of property taxes and assessments against the mortgaged property,
 - ii. in regards to maintenance of property insurance coverage on the mortgage property;

Retaining Wall Conditions:

- i. The City of Deadwood's Historic Preservation Officer and Building Inspector will monitor all project construction work to ensure compliance with the requirements of the Building Codes adopted by the City of Deadwood.
- ii. Reconstructed retaining walls greater than four (4) feet high must be engineered, as required by the Building Codes adopted by the City of Deadwood. The Historic Preservation Commission will obtain engineering and pay for the cost of engineering services.
- iii. All retaining wall projects will be put out to public bid. The bid process will follow the City of Deadwood's procurement procedures per South Dakota Codified Laws.
- iv. The Historic Preservation Officer must approve all retaining wall designs to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Failure to meet this requirement will terminate the program commitment.
- v. The Historic Preservation Commission will disburse all program funds directly to the project's contractors and/or suppliers of materials based on the City of Deadwood's administrative procedures.
- vi. A project must be completed, or under construction, within one (1) year of the Historic Preservation Commission's allocation of funds. Failure to meet this requirement may terminate the program commitment.

Retaining Wall Selection Process Based on Priorities:

Due to the limited availability of program funds and quality craftsmanship, a priority schedule will be referred to in processing applications for the Retaining Wall Program. These priorities may be amended to reflect the availability of funding and completion of "high priority" projects. The Deadwood Historic Preservation Commission will evaluate each application received and will take into consideration the needs and priorities. Priorities are set as follows:

- i. First priority - Projects determined by the City of Deadwood's Building Inspector affecting applicable Life Safety Codes.
- ii. Second priority - projects affecting the preservation and protection of properties listed on the City of Deadwood's 1993 Historic Sites Inventory as contributing to the Deadwood National Historic Landmark District.
- iii. Third priority - projects affecting structures, which in the sole opinion of the Deadwood Historic Preservation Office, contribute to the historical integrity of the City of Deadwood as defined in Chapter 24:52:00:01 (4) of the administrative rules of the South Dakota State Office of History.

Retaining Wall Owner's Financial Obligations:

- i. Project costs are divided into two (2) portions: the **Owner's portion** and the **forgivable portion**.
- ii. The **Owner's portion** is the sum of the following:
 - 10% of the project costs (excluding the cost of engineering), plus

- 10% of the property value based on the most recent real estate assessment shown on the Lawrence County Equalization records for both land and structures plus,
 - Any loan fees relating to Owner’s portion loan, if applicable.
- iii. The **forgivable portion** is written as a loan to the owner. This loan is a zero interest, no payment loan but any loan fees associated with the forgivable portion of the loan are the responsibility of the owner.
 - iv. The Owner may finance the Owner’s portion of the project costs themselves. In this case, the Owner pays the City of Deadwood in advance and the City will process all payments to contractor(s).
 - v. The Owner may choose to finance the Owner’s portion of the project costs through the Historic Preservation Revolving Loan Fund if they demonstrate the ability to repay both principle and interest. Terms will be adjusted with a balloon payment determined. The Owner may be eligible for refinancing the balloon payment at the end of loan period but the new loan will be subject to new loan conditions and at market rates.
 - vi. Failure to maintain property up to City of Deadwood’s Minimum Maintenance Standards may cause loan(s) to be payable in full.

Retaining Wall Inspections and Changes of Ownership

- i. A satisfactory inspection by the City Building Inspector at completion of project is required.
- ii. The property owner must meet minimum maintenance requirements. A satisfactory inspection by the City Building Inspector at the maturity of the loan is required. This inspection must be passed prior to any of the forgivable portion loan to be forgiven.
- iii. In the event of a title transfer such as the sale of the home or cash out refinance, occur prior to the maturity of the loans, including the forgivable portion loan, the balance of the loans will be due and payable in full.

56. Grant Conservation Easement and Loan Conditions:

Qualified Owner Occupied (Grant):

GRANT AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
<p>\$10,000 Maximum Foundation Siding Multiple Projects \$10,000 Elderly every 10 years Up to \$20,000 Maximum Wood Windows/Doors</p>	Not applicable	Not applicable	<u>Grant Conservation Easement</u>	<u>Grant Agreement Conservation Easement Recorded with County</u>

Owner Occupied status is verified with the Lawrence County Equalization Office and by additional verification obtained through other means available to the City. A Grant Agreement with the City of Deadwood must be signed by all parties.

Qualified Non-Owner Occupied Property (Forgivable Loan)

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
<p>\$10,000 Maximum Foundation Siding Vacant Up to \$20,000 Maximum</p>	0%	Up to 10 years	10% of Loan amount will be forgiven each calendar year	<u>Loan Agreement Note & Mortgage</u>

Wood Windows/Doors				
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Qualified Revolving Loan

Life Safety

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
Up to \$25,000 maximum	0%	5 years	Monthly payments due. Possible balloon payment due at end of term	Loan Agreement Note & Mortgage

Historic Preservation

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
Varies by Project	Market Rate	7 years	Monthly payments due. Possible balloon payment due at end of term	Loan Agreement Note & Mortgage

Qualified Retaining Wall Program

Owner's Portion (Life Safety) Loans

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
10% of project <u>plus</u> 10% of assessed value	Borrower Loan 0%	5 years	Monthly payments due. Possible balloon payment due at end of term	Note & Mortgage

Owner's Portion (non-Life Safety) Loans

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
10% of project <u>plus</u> 10% of assessed value	Borrower Loan Market Rate ¹	7 years	Monthly payments due. Possible balloon payment due at end of term	Note & Mortgage

Forgivable Portion Loans

LOAN AMOUNT	INTEREST RATE	TERM	PAYMENT AMOUNT	SECURITY
Project costs less Owner's Portion	Borrower Loan 0%	5 years Owner Occupied 10 years for all others	No payments	Note & Mortgage

All Deadwood Historic Preservation loan programs will include the following fees: Credit Report, Recording Fee, 1% Loan Origination Fee, Settlement Fee and a Title Report Fee. These fees are collected from applicant/owner at loan closing. All loan fees will be disclosed on a **Good-Faith Loan Estimate** by NeighborWorks in accordance with the Real Estate Settlement and Procedures Act.

Failure to complete work as approved in a timely fashion and/or failure to maintain property up to City of Deadwood's Minimum Maintenance Standards may cause loan to be payable in full at that time and not forgiven.

Market Rate will be periodically determined by the Historic Preservation Commission from recommendations of the Loan Committee. The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan payment or to change or modify this program for any reason.

Owners applying for construction loans must provide proof of ability to repay loan. Various documents will be requested by NeighborWorks to complete a loan application.

The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan payment or to change or modify this program for any reason.

Additional Forgivable Loan considerations:

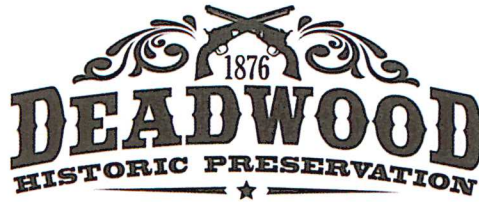
- a. At the end of each full calendar year, 10% of the loan amount will be forgiven.
- b. If the owner/applicant desires to sell the property before the end of the loan term, the remaining unforgiven portion of the loan will be due in full.
- c. The owner/applicant must have addressed any additional preservation issues beyond the original work, meet Deadwood Minimum Maintenance Standards, and satisfy all loan conditions before loan can be transferred or forgiven.

§7. Forms and Technical Assistance:

- a. **Loans** - Loan application forms and loan technical assistance are available at the NeighborWorks Office, 795 Upper Main Street in Deadwood. Telephone: (605) 578-1401.
- b. **Project Approval or Certificate of Appropriateness** – The applications are available at the Historic Preservation Office located at Deadwood City Hall, 108 Sherman Street in Deadwood. (605) 578-2082. This form is also available online at: <http://www.cityofdeadwood.com>, under **Permits, Licenses & Forms** tab, then under Historic Preservation heading.

This form must be completed and given to the Historic Preservation Officer who will present it to the Historic Preservation Commission for consideration. *[No work can start until Historic Preservation Commission approval and the owner/applicant has an approved City of Deadwood Building Permit.]*

City of Deadwood Building Permit – A City of Deadwood (Residential or Commercial) Building Permit must be acquired from the City of Deadwood Building Inspector located at 108 Sherman Street, in Deadwood. Telephone: (605) 578-2082. This permit application form is also available online at: <http://www.cityofdeadwood.com>, under **Permits, Licenses & Forms** tab, then under Building Inspector heading.



Administrative Procedures

Historic Preservation Programs

1. Application

- The Applicant/Property Owner/Owner's Representative (Owner) obtains from Historic Preservation Office, NeighborWorks or City of Deadwood Website:
 - [Check Availability of program funding and priorities](#)
 - [Historic Preservation Program Application form](#)
 - [Application for Project Approval or Certificate of Appropriateness form](#)
- The Owner submits completed copies of the above forms with signatures to Historic Preservation Office [along with supporting documents](#).
- A discussion between the Owner and the Historic Preservation Officer is recommended to clarify requirements and expectations of this program. This can greatly streamline the process.

2. Determination of Eligibility

- The Historic Preservation Officer conducts an on-site inspection of property to determine eligibility.
- Photographs are taken for documentation.
- An assessment will be done by the Historic Preservation Officer.
- The Historic Preservation Officer will prepare a written HP Staff Report for use by the Historic Preservation Committee (HPC). If a loan is involved, the Historic Preservation Officer communicates with NeighborWorks about the conclusions drawn in the Historic Preservation Staff Report.

3. Application Approval

For Owner Occupied Properties:

- Historic Preservation Officer verifies the ownership and occupancy status (owner occupied vs. non-owner occupied) with the Lawrence County equalization office and by additional verification obtained through other means available to the City.
- If Owner desires to self-fund the project:
 - The Owner arranges for their own funding for materials and construction. Owner must be aware reimbursements by the City of Deadwood may require several weeks before payments are made due to the City's approval process.
- If Owner desires a construction loan:
 - Owner makes an application for a construction loan (see Construction Loan box below). Elderly Resident Program does not qualify for construction loan.
- Historic Preservation Officer meets with the Historic Preservation Loan Committee for recommendations for [Grant-conservation easement](#) approval or denial.
- The Historic Preservation Loan Committee recommendation is then presented to the entire Historic Preservation Commission for [Grant-conservation easement](#) approval or denial.

For a Non-Owner Occupied Properties:

- Owner makes an application for a construction loan (see Construction Loan box below).

- Historic Preservation Officer meets with the Historic Preservation Loan Committee for recommendations for Loan approval or denial.
- The Historic Preservation Loan Committee recommendation is then presented to the entire Historic Preservation Commission for Loan approval or denial.

Construction Loans

Construction Loans are for:

- Owner Occupied Properties where Owner desires construction funding.
 - A construction loan is to be closed at the end of construction.
 - Owner is responsible for any costs exceeding the grant amount or any costs not permitted under the Program.
 - Owner is responsible to pay for all closing costs.
- All Non-Owner Occupied Properties.
 - A construction loan is closed at the end of construction and rolled into the 10 year loan.
 - Owner is responsible for any costs exceeding the grant amount or any costs not permitted under the Program.
 - Owner is responsible to pay for all closing costs.

How to get a Construction Loan:

- The Owner makes an appointment with NeighborWorks to determine the Owner's financial eligibility.
- NeighborWorks prepares Construction Loan documents for which the Owner must provide:
 - Cost Estimate / quote for entire project.
 - Information to verify Owner's financial ability to repay.
- NeighborWorks provides Owner with:
 - Worksheet showing Owner's financial responsibility.
 - Letter of Understanding stating Owner's share of costs. Owner must sign this document.
 - Closing Documents (i.e. mortgages and settlement statements)
 - Promissory note (i.e. assignments on contract for deed, personal guarantees, etc.) Owner must sign this document.
- Homeowners insurance is required on all loans as a condition of approval and Historic Preservation will be listed as an additional insured.
- NeighborWorks presents loan request to Historic Preservation Loan Committee for recommendation to approve or deny loan.
- Historic Preservation Loan Committee presents loan request to Historic Preservation Commission to approve or deny.

4. Historic Preservation Commission Project Approval

- Based on HP Staff Report, the Historic Preservation Commission (HPC) approves or denies the Application for Project Approval or Certificate of Appropriateness.

- Based on recommendations from the HP Loan Committee, HPC approves or denies the application for grant conservation easement/grant or loan.
- If grant conservation easement/grant or loan is approved, the agreement conservation easement must be signed before project may begin. Exhibit C of the easement will be prepared and attached upon completion on the project. All and any other necessary documents are recorded.
- Project completion date is one year from owner's date of signature on the conservation easement/grant and/or loan documents.
- A "Notice to Proceed" is issued to the Owner and/or Contractor and the City of Deadwood, by:
 - Historic Preservation Officer, in the case of a grant conservation easement/grant to an Owner who does not need a construction loan.
 - NeighborWorks, in the case where a Construction Loan is involved.

5. Project Beginning and Ending

- The Owner is encouraged to enter into a contract with a City of Deadwood licensed Contractor for the project.
- The Owner or Contractor obtains a City of Deadwood Building Permit. A "Notice to Proceed" from either the Historic Preservation Officer or NeighborWorks must be obtained before applying for a City of Deadwood Building Permit.
- Where Progressive Payments are involved:
 - The Owner is responsible for making arrangements for delayed payments or progress payments to the Contractor /Material Supplier. Owner must be aware payments from the City of Deadwood may require up to 30 days or more before payments are made due to the City's approval process.
 - Where an Owner is Self-funding, progressive payments can be permitted for reimbursement of materials and contractor costs.
 - Progressive payments are made subject to payment withholding to ensure project completion is accomplished.
 - All final or progressive payments are for materials and/or contractor's costs only, supported by verifiable invoices. Owner's time is not reimbursable. No prepayments for materials are permitted per state statute.
- The Historic Preservation Officer and/or Building Inspector inspect the work in progress.
- The Historic Preservation Officer and Building Inspector conduct a final inspection after the completion of the entire project.

6. Expenditure Disbursement

- After the Building Inspector has reviewed the work and/or materials and has consulted with the Historic Preservation Officer, the Building Inspector authorizes Historic Preservation Office or NeighborWorks (if a Construction Loan is involved) to approve invoiced amount (less any withholding).
- Historic Preservation Officer or NeighborWorks (if a Construction Loan is involved) initially approves invoices.
- At a Historic Preservation Commission meeting, the Historic Preservation Commission approves the disbursement which is added to the City of Deadwood Commission's bill list for City (final) approval.
- Upon City approval, the City Finance Office issues checks for the disbursement to the Historic Preservation Office.
- Owner or Contractor pick-up disbursement check from the Historic Preservation office/Neighborworks and, if Contractor is involved, the Contractor must sign lien waivers before **final** payment is made.

7. Selection Process

The application will be reviewed by Historic Preservation Staff to confirm all required documentation for the application has been submitted.

The application will be reviewed by the Historic Preservation Loan Committee for recommendation to the Historic Preservation Commission.

The Historic Preservation Commission will approve or deny the application request.

7.8. Continued Administration of Loans

- NeighborWorks reviews all loan accounts once a month.
- Building Inspector notifies property owner if property does not meet Minimum Maintenance Standards, and if these issues are not resolved, the Building Inspector advises the HP Loan Committee. The HP Loan Committee provides recommendation to HPC either to work with owner, or make loan immediately payable.
- Where a Grant conservation easement/grant is not involved, the Construction Loan will be rolled into a 10 year loan and the documents will be recorded. Any costs associated with recording of documents must be paid by Owner. A conservation easement will be required for preservation loans as well.

10.9. Satisfaction of a ~~10 year~~ Forgivable Loan

- The Deadwood Historic Preservation Commission reserves the right to modify, amend, or forgive the loan or to change or modify this program for any reason.
- In order to request that the loan balance be forgiven and the lien released, a property maintenance inspection shall be completed by the City Building Inspector. This inspection will be completed on the entire exterior of the property in accordance with the City of Deadwood's Minimum Maintenance Standards.
- A copy of this inspection will be provided to the property owner. The owner must complete any and all necessary repairs related to the maintenance items listed in the inspection report, in order to bring the property in compliance with the City of Deadwood's Minimum Maintenance Standards. Furthermore, the owner must satisfy all loan conditions before loan can be forgiven.
- Failure to complete the work as approved in a timely fashion and/or failure to maintain property up to City of Deadwood's Minimum Maintenance Standards may cause loan to be due and payable in full at that time and not forgiven.
- Additional forgivable loan considerations:
- If the owner desires to sell the property prior to the end of the loan term, the following conditions apply:
- The loan balance may be prorated as follows:
 - 10% of the loan amount may be forgiven at the end of each full calendar year, beginning when the loan is rolled from a construction loan to a permanent loan
 - The remaining unforgiven loan balance will be due and payable in full
 - The owner must have addressed any additional preservation issues beyond the original work
 - The property must meet the Property Maintenance Code
 - And the owner must satisfy all loan conditions before loan can be forgiven
- After terms and conditions of the loan are completed, NeighborWorks prepares a satisfaction of mortgage for the loan funds.
- HPC signs the satisfaction of mortgage.
- NeighborWorks collects from the Owner the recording fees for the satisfaction of mortgage documents.
- NeighborWorks delivers the satisfaction of mortgage to the Register of Deeds.
- NeighborWorks closes the Owner's loan account.
- NeighborWorks forwards the loan documents to the HP Office.

- The HP Office retains the loan documents for at least seven (7) years.

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



Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

Date: September 8, 2021
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Printing of 2022 Block Club Calendar

The Historic Preservation Office, in conjunction with the Neighborhood Blocks Clubs, has printed a community calendar for the residents of Deadwood since 2018. They are once again requesting permission to hire M.S. Mail to print and mail the 2022 calendar. The calendars are very popular with Deadwood residents.

With the help of Mike Runge and the Neighborhood Block Clubs historic photos are selected for the calendar and staff designs and plans the layout of the calendar for printing. The calendars are printed and mailed directly to the residents of Deadwood. The cost to print and mail the 1,500 calendars is \$3,160. Historic Preservation will pay for the printing which is \$2,700 from the Public Education budget line item and the postage and mailing cost of \$460 will be come out of the Neighborhood Block Club budget. A copy of the quote is attached for your review.

The Historic Preservation Staff is requesting permission to print the 2022 calendar and hire M.S. Mail to print and mail the calendar to Deadwood residents in the amount not to exceed \$3,160 with \$2,700 to come out of the Public Education line item and \$460 to come out of the Professional Services Neighborhood Block Club line item.

Recommended Motion: *Move to recommend to City Commission to hire M.S. Mail to print and mail the 2022 Calendar in the amount not to exceed \$3,160 with \$2,700 to come out of the Public Education line item and \$460 to come out of the Professional Services Neighborhood Block Club line item.*

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



Mike Runge
Archivist
Telephone (605) 578-2082

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

MEMORANDUM

Date: September 17, 2021
To: Historic Preservation Commission
From: Mike Runge, City Archivist
Re: Permission to hire Fall Intern, Samantha Hamann

The City of Deadwood Archives is requesting permission to hire Samantha Hamann as a fall/winter intern beginning on September 22, 2021. The City Archives internship program is an eight week program that provides high school and college students a "hands on" experience working in an archives and collections repository.

RECOMMENDATION

Move to recommend to the City Commission to hire Samantha Hamann as the Archives fall/winter intern at \$12.88 to begin on September 22, 2021.

Date: September 17, 2021

Case No. 210178
Address: 51 Sherman Street

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 51, 53 and 55 Sherman Street a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood.

Applicant: Keating Resources
Owner: Same
Constructed: 1894/95/1897/1898-99/1903/1909/1916/1933

CRITERIA FOR THE ISSUANCE OF A CERTIFICATE OF APPROPRIATENESS

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

General Factors:

- 1. Historic significance of the resource:** It is impossible to talk about this block one building at a time. The entire complex was the handiwork of W.E. Adams, mentioned previously with respect to his grocery store on Main Street. In 1894, Adams built the middle 25 feet of what is now the four-story building on this site. It started as a two-story building which housed Adams' grocery store, with its grand opening January 21, 1895. In 1897, Adams decided to build again, and constructed another 25-foot-wide building to the right of his store, three stories tall. At the same time, he added a third story to his first building. Griffith's Red Anvil Hardware Store was the first-floor tenant in the new building. DeMouth's Ark occupied that storefront. In 1909, the fourth floors were added to the other two buildings, and they assumed their current appearance.

Adams turned exclusively to wholesale trade in 1901, and his storefront was occupied by Arnold Brother's Grocery Store. Adams continued to do business from the back rooms of his buildings but required a more visible presence for his offices. In 1903 he built a tall one-story office building to the right of his three four-story buildings. That building has since been remodeled into what appears to be a two-story building. Notice the iron column on the 1903 building. Although it closely resembles the columns on the adjacent building, the flower is turned upside down. This column was manufactured in Deadwood by the Black Hills Foundry to match the other columns, which were manufactured out of state. The turned flower may have been done intentionally to differentiate the work, or to avoid potential problems. A one-story brick building was built to the right in 1916 to house Adams' delivery trucks. The final portion of the building was an extension of the garage built in 1933. The bricks used in those buildings are actually street pavers. How Adams obtained street paving brick is a mystery, but he may have purchased them when the streets were paved in 1907, while he was the city's mayor.

In 1941, Adams' company was purchased by Paxton-Gallagher of Omaha, and in 1949 the company announced that they were withdrawing from business in Deadwood and moving their base of operations to Rapid City. These buildings were sold to the Black Hills Mercantile Co. which had been operating out of the

09/17/21

4:55 PM

Cudahy Packing Co. Building since 1919 (#82). They constructed the loading dock entrance on the left side of the building in 1951. The upper stories have been occupied as professional offices and residential apartments.

- 2. Architectural design of the resource and proposed alterations:** The applicant requests permission to replace all double hung window sashes and glass in the building windows. All of the original historical frames and trim will remain and be repaired where necessary. New wood single hung Pella windows will be installed within the existing frames. Supplemental information has been provided from Chamberlin Architects and Pella Windows.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: The applicant submitted a Certificate of Appropriateness for the August 11, 2021, meeting which was denied by the Historic District Commission. The applicant has resubmitted an application to replace the windows with better explanation as to what they would like to do to the windows. A site visit is scheduled to be performed on September 20, 2021, with staff and the Historic Preservation Commission to review a temporary window that has been installed as an example of what the applicant wishes to do to all the windows.

Staff will reserve an opinion on the project based on the evidence submitted and the rules, regulations and guidelines adopted by the Historic Preservation Commission until after the site visit on Monday, September 20, 2021.



Motions available for commission action:

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

OR

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

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



FOR OFFICIAL USE	Section 7 Item a.
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: 51, 53, 55 SHERMAN STREET
Historic Name of Property (if known): ADAMS BLOCK BUILDING

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>KEATING RESOURCES</u>
Address: <u>2121 N. PEARL ST, STE. 300</u>
City: <u>DALLAS</u> State: <u>TX</u> Zip: <u>75201</u>
Telephone: <u>402-925-5113</u> Fax: _____
E-mail: <u>gerard@keatingresources.com</u>

Architect's Name: <u>CHAMBERLIN ARCHITECTS</u>
Address: <u>725 ST. JOSEPH ST, STE. B1</u>
City: <u>RAPID CITY</u> State: <u>SD</u> Zip: <u>57701</u>
Telephone: <u>605-355-6804</u> Fax: _____
E-mail: <u>bburns@chamberlinarchitects.com</u>

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

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

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

FOR OFFICE USE ONLY
Case No. _____

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

All double-hung window sashes and glass in the building will be removed.

All of the original historical frames and trim will remain and be repaired where necessary.

New wood single hung Pella windows will be installed within the existing frames.

See attached supplemental information from Chamberlin Architects and

Submittal from Pella for product information and details.



September 14, 2021

Supplement to Certificate of Appropriateness
Adams Block Window Replacement

Dear Kevin Kuchenbecker and Historic Preservation Commission,

Keating Resources is resubmitting their Application for Certificate of Appropriateness to replace the windows with painted Pella double-hung windows to improve efficiency and ensure that glass remains in place for public safety. We understand that there was not enough information provided in the original application for the Commission to act in favor of the project. However, after we first expressed the Owner's interest in replacing the windows, it was our understanding per the email from Ted Spencer (below), that the State found this approach acceptable.

"Kevin,

Talked to Chris and Heather on this. They both think that from a COA and 11.1 perspective, it should be fine. However, if they are interested in the federal tax credit (Heather has not heard anything recently so she is guessing they're not) or even the State Property Tax Moratorium, we would need more justification for replacement over repair.

Ted

*TED M. SPENCER
State Historic Preservation Officer - State of South Dakota
Director – Historic Preservation Office
900 Governors Drive
Pierre SD 57501-2217
(605) 773-6296 (office)
(605) 773-6041 (fax)
Ted.Spencer@state.sd.us"*

The intent of this application is to provide additional information and adequately convey the method of replacement and the appearance of the windows upon completion.

The goal of the DOI Standard for window replacement, and our goal, is to not change elements that define the overall character of the building. The character of the building is primarily defined by people's view of the building from the sidewalk, and the visual character of the windows is four pieces of wood that frame a pane of glass. There are no special details, grilles or other characteristics of the windows that define the building's character. Also, as an example, the visible glass in the original large sashes is 59.4" wide by 41.4" tall. The visible glass of the new windows is 58.7" by 39.1". We believe that the minor differences between the original and new are not distinguishable, especially from 18-feet below. As a test, the owner has temporarily installed a replacement window for HPC to review. We hope that the Commission can stop by and look at the window prior to the hearing on September 22nd.

The method of replacement is to remove the two original sashes and glazing. All of the existing frames, weights and trim will remain in place, or if deteriorated, they will be replaced in kind. The new window will fit within the original window frame.

Attached, please find details from Pella for the new windows.

Also, attached, please see colored details prepared by Chamberlin Architects, which overlay the original window details with the proposed window details, so you can see the minor differences.

Thank you for your consideration and for your efforts to protect the history of Deadwood.

Sincerely,



Bradley P. Burns, AIA
Chamberlin Architects



2704 Plant Street
 Rapid City, SD 57702
 Phone: (605) 341-2045
 Fax: (605) 341-1689

September 15, 2021

Keating Resources,

In our discussion of the window series selected for approval, I truly feel this is the most historically accurate route we could have taken to both replicate the current aesthetics and meet the window performance / energy ratings the owner required.

Our Pella office has made numerous onsite visits to the project and have worked closely with Pella Corporation on the installation method being in line with the performance ratings of these windows. The intent of this installation design was to preserve the historic frames both inside and out, not to replicate or replace. The existing window frames and exterior window trim will remain intact and will be restored to their original appearance. We are only removing the sashes and installing a new window (sashes and frame) inside the clear opening of the existing window.

The intention is to have the majority of the new window frame hidden behind the exterior stops, to minimize the contrast from original to replacement. The existing visible glass and new visible glass will be comparable in size, especially when “viewed from the street”. Several of the rear windows have arched top glass in square sashes. All measurements were taken so the new arched glass will match the existing radius of the original top sashes.

From the beginning the intention was to preserve the existing window frames and incorporate the new windows into the original appearance. Countless photos and conversations have been exchanged with our office and Pella Corporation in confirming this installation design. Additionally Keating Resources has had Pella Architectural Support Services perform a Design Analysis and supply Installation Shop Drawings. The Design Analysis is to ensure the proposed install will allow the windows to perform to their lab test performance ratings. The Install Shop Drawings ensure the windows are safely and accurately installed to support those ratings.

I wanted to highlight the details Pella Corporation integrated into the Pella Reserve Single Hung window series. Below I have pulled some excerpts from an article discussing this design and process that Pella Corporation took when creating this series of window. A link to the original article will be at the bottom.

Architect Series Reserve products: Historically Authentic Design

“From our research, architects continued to say: ‘Attention to detail is a hallmark of an exceptionally designed home or building,’” added Matt Kiernan, director of innovation for Pella. “With the addition of Architect Series Reserve to the collection, architects now have the historical details they crave while also having the performance and convenience their end-customer expect.”

“During our research process, we met with the [National Park Service](#) and many regional historic preservation groups to gain their insights and feedback on the details we designed into the Reserve line,” added Kiernan.



2704 Plant Street
 Rapid City, SD 57702
 Phone: (605) 341-2045
 Fax: (605) 341-1689

Pella [Architect Series Reserve](#) windows and patio doors intertwine historical authenticity with modern-day convenience. The line has design elements from historic buildings, including:

- Putty Glaze profile grilles and sashes are reflective of how windows used to be made
 - Historic elements Putty profile. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. These products offer the industry's deepest sash dimension.
- Archival butt joinery that reflects historical window designs
 - Through-stile construction. Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.
- Engineered vertical through-stile construction
- Thick sash and grille profiles with authentic sightlines

(Link to original article):

<https://pressroom.pella.com/research-and-inspiration-lead-pella-corporation-to-refine-products/>

If there are any questions I can help answer moving forward please feel free to reach me on my cell or by email.

Thank you,

Brad Hoag

Commercial Sales - South Dakota
 Pella Windows and Doors
 Showroom Office 605-341-2045
 Cell 605-209-0878
Bradhoag@heartlandpella.com



C O M M E R C I A L
 D I V I S I O N



Windows & Doors

Submittal Package

-51 Sherman St –

Deadwood, South Dakota

Pella Corporation
 102 Main Street
 Pella, Iowa 50219
 Toll Free (800) 54-PELLA
 Phone (641) 621-1000
 Website www.pella.com

Product Guide Specification

SECTION 08 52 10

WOOD MONUMENTAL SINGLE-HUNG WINDOWS

PRODUCTS

2.1 MANUFACTURER

- A. Pella Corporation, 102 Main Street, Pella, Iowa 50219. Toll Free (800) 54-PELLA. Phone (641) 621-1000. Website www.pella.com.

2.2 WOOD MONUMENTAL [SINGLE-HUNG] WINDOWS

- A. [Factory-Primed] Wood Monumental [Single-Hung] Windows: Architect Series factory-assembled wood monumental windows with sash [in unit] [out of unit] **** Due to size, some units will have sashes shipped separately. ****
- B. Frame:
1. Select wood, water-repellent, preservative-treated with EnduraGuard® in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the frame.
 2. Exposed Surfaces: [Pine] with no visible fastener holes.
 3. Exterior Finish: [Factory-Primed]
 4. Overall Frame Depth: 5-7/8" (149 mm).
- C. Sash:
1. Select wood, water water-repellent, preservative-treated with EnduraGuard in accordance with WDMA I.S.-4. EnduraGuard includes water-repellency, three active fungicides and an insecticide applied to the sash.
 2. Exposed Surfaces: [Pine] with no visible fastener holes.
 3. Exterior Finish: [Factory-Primed]
 4. Corners: Mortised and tenoned, glued and secured with metal fasteners.
 5. Sash Thickness: 2-1/4" (57 mm).
- D. Weather Stripping:
1. Santoprene-wrapped foam at head and sill.
 2. Full length glass filled polypropylene interlocker with integrated slip-coated thermoplastic elastomer leaf.
 3. Secondary nylon bristle rain strip on bottom sash at sill.
 4. Vinyl-wrapped foam with secondary nylon bristle rain strip inserted into jamb liner to seal against sides of sash.

2.3 GLAZING

- A. Glazing:
1. Float Glass: ASTM C 1036, Quality 1.
 - a. Tempered Glass: ASTM C 1048.

2.4 OPTIONS

- A. Insect Screens: **NO SCREENS**
1. Compliance: ASTM D 3656 and SMA 1201.
 2. Screen Cloth: Vinyl-coated fiberglass, 18/16 mesh.
 3. Set in aluminum frame fitted to outside of window.
 4. Complete with necessary hardware.
 5. Screen Frame Finish: Baked enamel.

2.5 HARDWARE

- A. Balances:
1. Galvanized block-and-tackle balances combined with a Class 5 hybrid balance].
 2. Connected to self-locking balance shoes attached to the sashes using zinc die cast terminals.
 3. Balances concealed within frame.
 4. All balances comply with AAMA 902 specification.
- B. Locking System:
1. Surface-mounted sash lock factory-installed.
 2. [Standard lock (cam-action)] [Spoon-shaped lock] [Air-conditioner lock] [Simulated lock]
 3. One installed on sash 37 inches and smaller in frame width, 2 locks installed on sash over 37 inches in frame width.
- C. Sash Lift:
1. Sash Lift furnished for field installation.
 2. One furnished on sash 37 inches and smaller in frame width, 2 lift sashes furnished on sash over 37 inches in frame width.
- D. Lock and Lift Sash Finish: [Baked enamel, [Champagne] [White] [Brown] [Matte Black]] **CONFIRM**
- E. Limited Opening Device: Factory applied device. Nominal 3-3/4" opening concealed from view.

PLEASE CONFIRM THAT THIS IS NOT "BY PASSABLE"

****NOTE****

If Bypassable WOCD (ASTM F2090) is needed each window this is required in will need to be requested (roughly \$20 add per window.)

2.6 TOLERANCES

- A. Windows shall accommodate the following opening tolerances:
1. Vertical Dimensions Between High and Low Points: Plus 1/4 inch, minus 0 inch.
 2. Width Dimensions: Plus 1/4 inch, minus 0 inch.
 3. Building Columns or Masonry Openings: Plus or minus 1/4 inch from plumb.

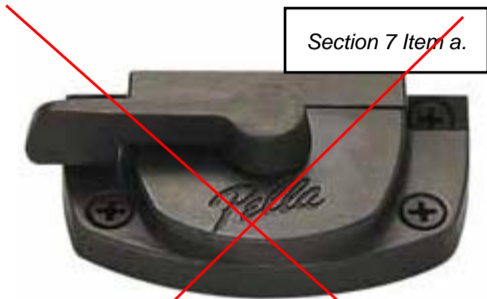
2.7 FINISH

- A. Interior Finish: **Factory-primed with 1 coat acrylic latex**

END OF SECTION

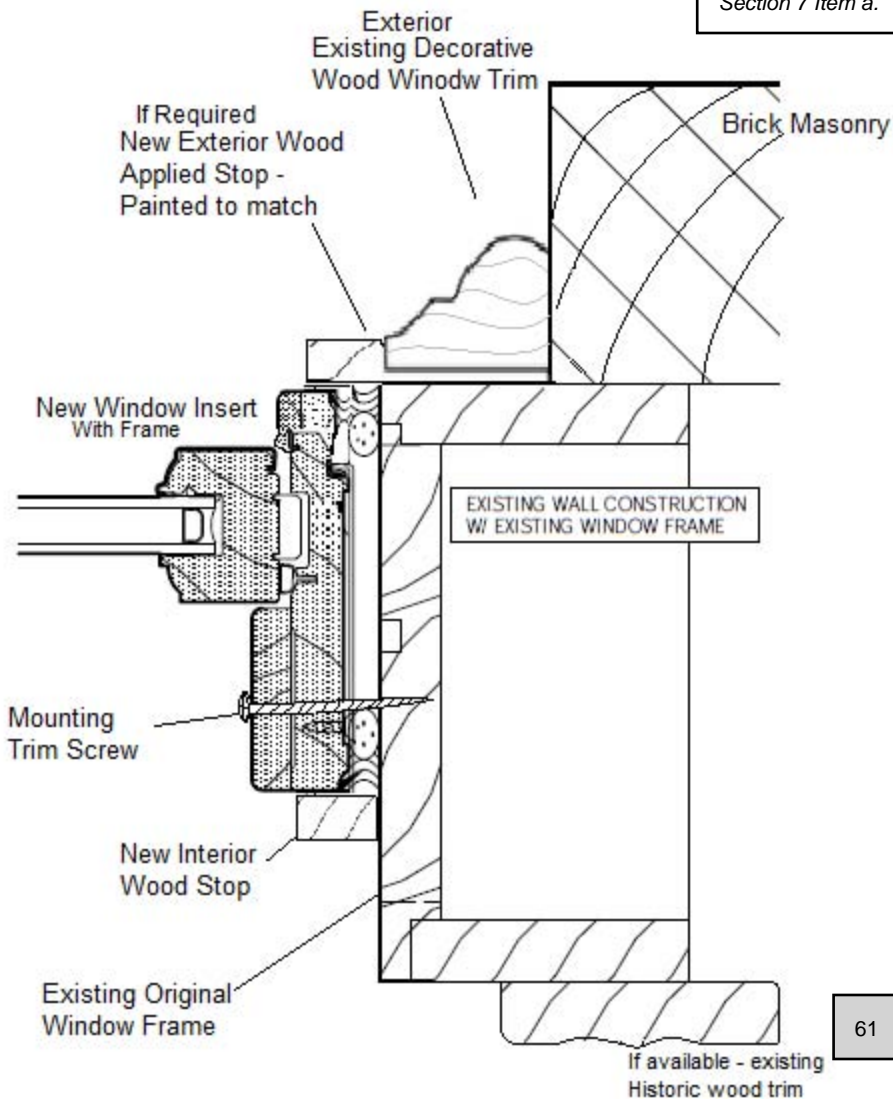


Historic Spoon Lock



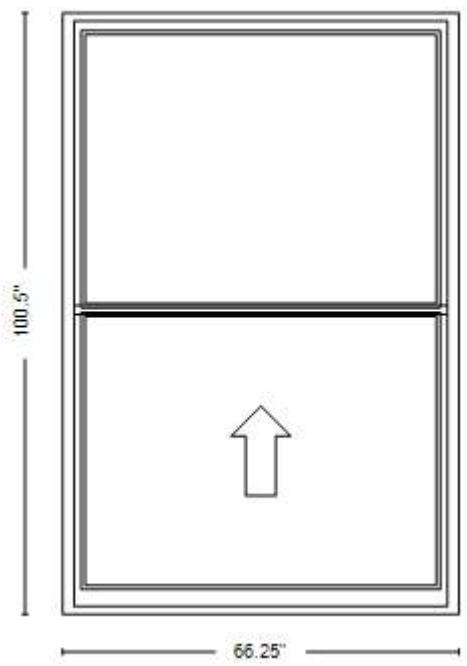
Section 7 Item a.

Standard Cam Action Lock



Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 14215973

Line Number: 11

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella® Reserve, Traditional, Monumental Hung, Single Hung, 66.25 X 100.5

Rough Opening: 67" X 101.25"

Performance Information: U-Factor 0.28, SHGC 0.25, VLT 0.48, CPD PEL-N-236-00637-00001, Performance Class LC, PG 25, Calculated Positive DP Rating 25, Calculated Negative DP Rating 25, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.

** building owner, architect, contractor, installer and/or consumer



Quote Name: 51 Sherman St - Deadwood Vent Project Name: Keating Resources - 51 St

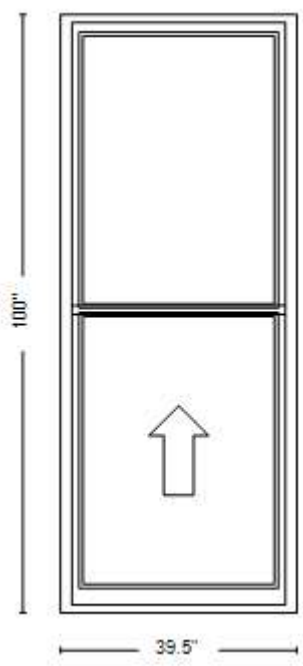
Jobsite Location: Typical Window

Room Location: Front and Left

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Viewed from the Exterior

Quote Number: 14215973

Line Number: 20

Quote Qty: 5

Scaling: 1/2" = 1'

Description: Pella® Reserve, Traditional, Monumental Hung, Single Hung, 39.5 X 100

Rough Opening: 40.25" X 100.75"

Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.48, CPD PEL-N-236-00621-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
** building owner, architect, contractor, installer and/or consumer



Quote Name: 51 Sherman St - Deadwood Vent Project Name: Keating Resources - 51 St

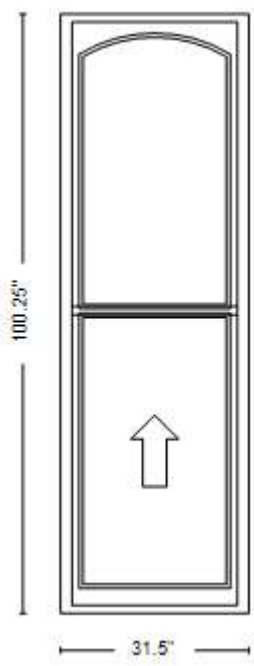
Jobsite Location: Typical Window Front

Room Location:

Sales Branch Location: 23300 Heartland Pella

Customer Approval Form:

Signature: _____ Date: _____



Arched top sash is only present on left 2/3 of rear. square top sash is present on right 1/3 of rear

Viewed from the Exterior

Quote Number: 14215973

Line Number: 90

Quote Qty: 2

Scaling: 1/2" = 1'

Description: Pella® Reserve, Traditional, Monumental Hung, Single Hung, 31.5 X 100.25

Rough Opening: 32.25" X 101"

Performance Information: U-Factor 0.28, SHGC 0.26, VLT 0.48, CPD PEL-N-236-00621-00001, Performance Class CW, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Egress Does not meet typical United States egress, but may comply with local code requirements

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
** building owner, architect, contractor, installer and/or consumer



Quote Name: 51 Sherman St - Deadwood Vent Project Name: Keating Resources - 51 St

Jobsite Location: Typical Window

Room Location: Rear and Right

Sales Branch Location: 23300 Heartland Pella



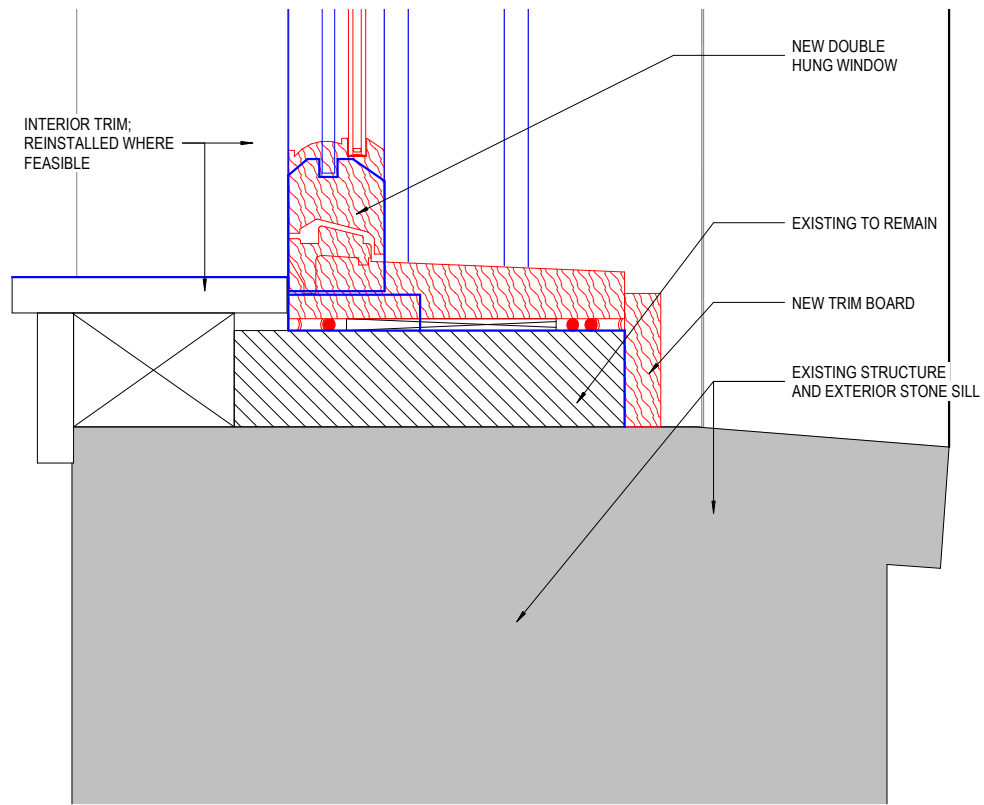
FRONT



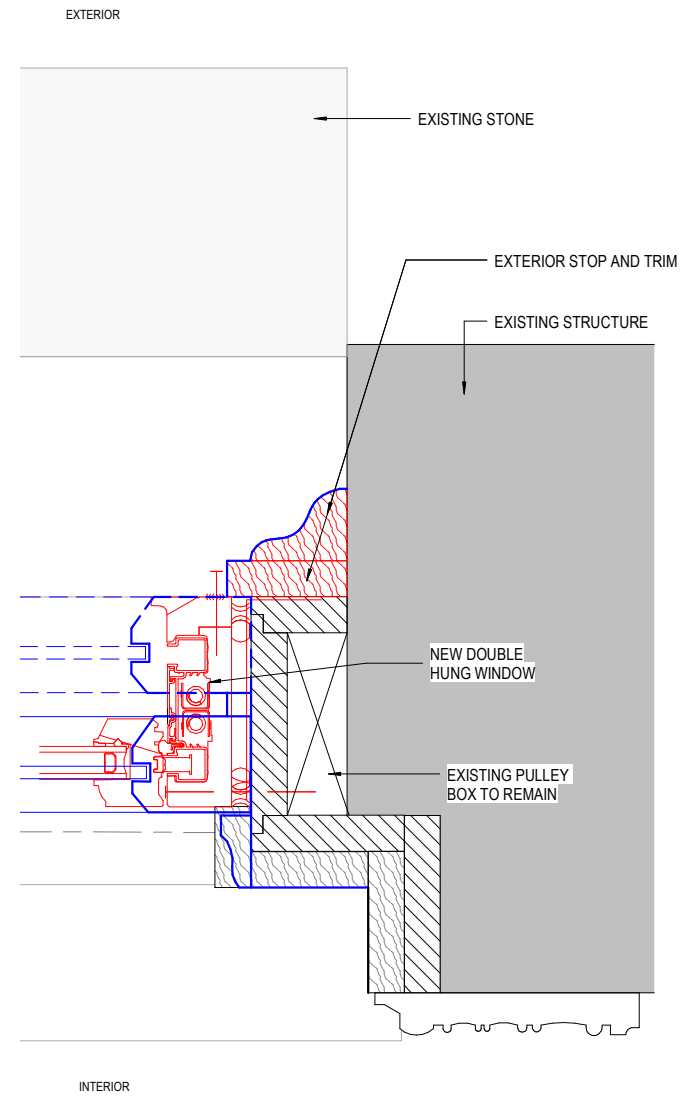
LEFT



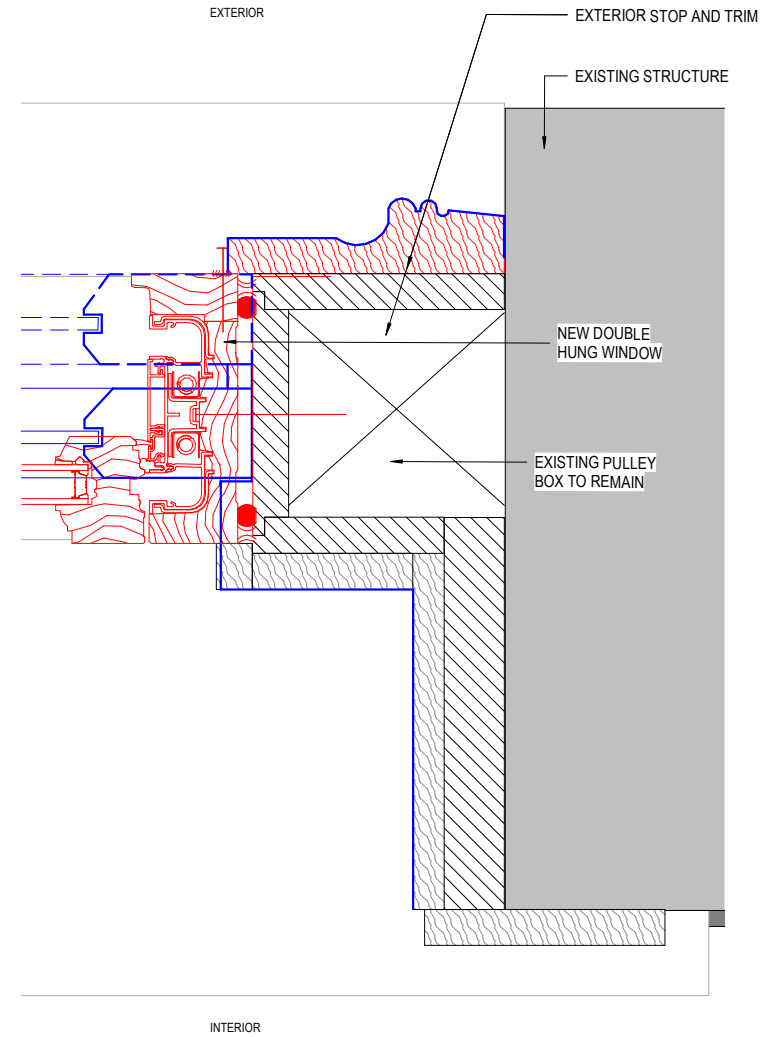
REAR



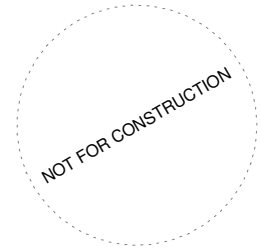
③ SILL DETAIL - CENTRAL BUILDING
6" = 1'-0"



② JAMB/HEAD DETAIL - CENTER BUILDING
6" = 1'-0"



① JAMB/HEAD DETAIL - NORTH BUILDING
6" = 1'-0"

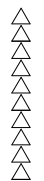


**ADAMS BLOCK
BUILDING
RENOVATION**

55 SHERMAN STREET
DEADWOOD, SOUTH DAKOTA

**WINDOW TYPES,
WINDOW DETAILS**

NO: ISSUED FOR: DATE:



PROJECT STATUS: 100% SD

DATE:
6/1/2021 SHEET NO:

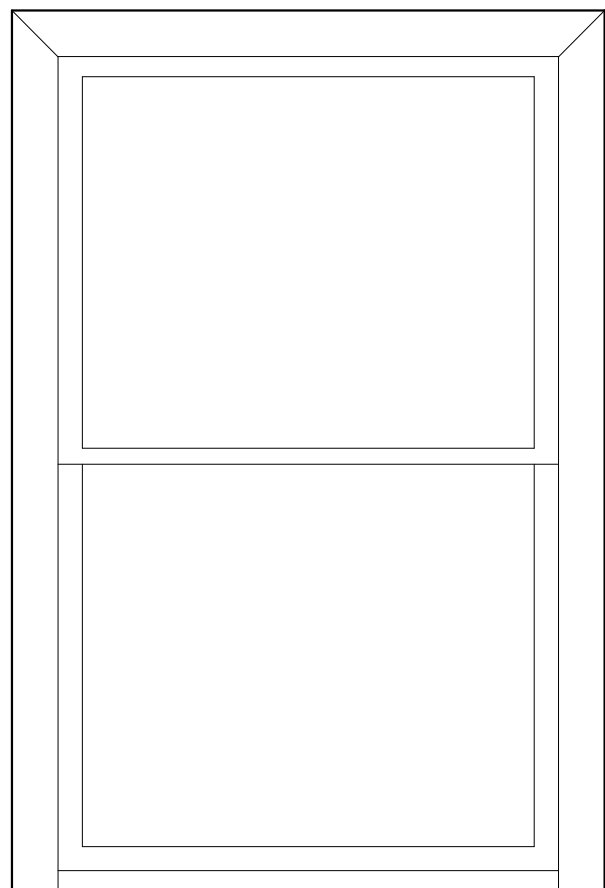
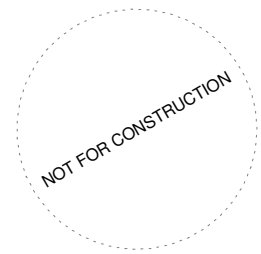
PROJECT NO:
20106

A721

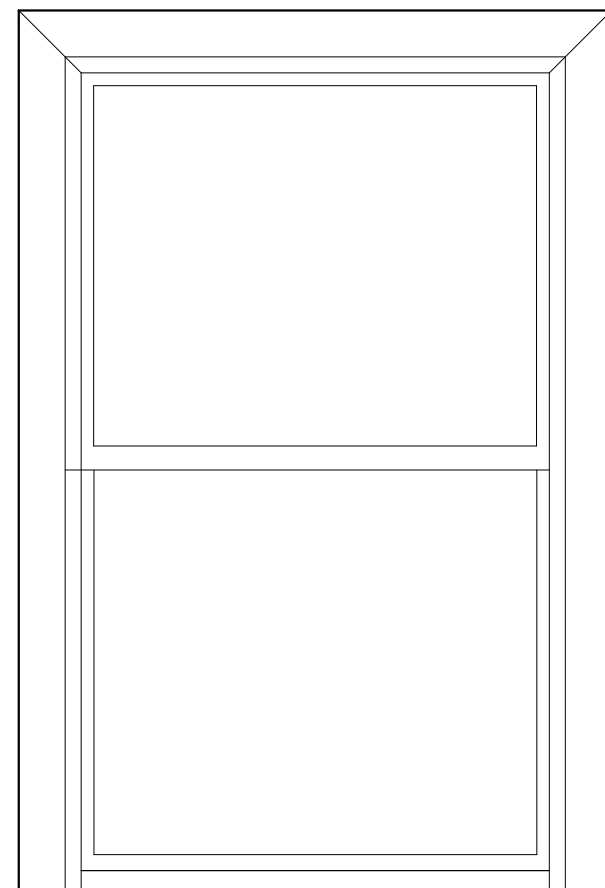


chamberlin

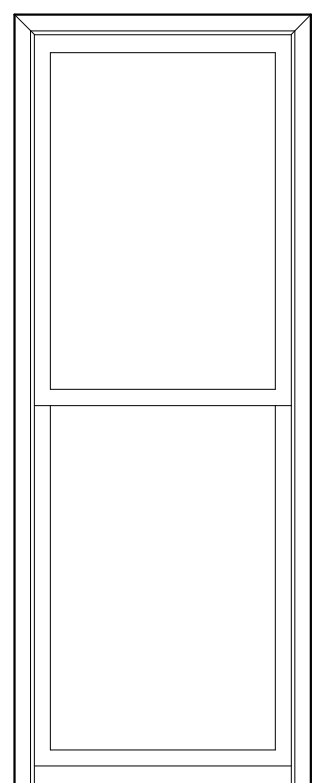
725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.6804
chamberlinarchitects.com



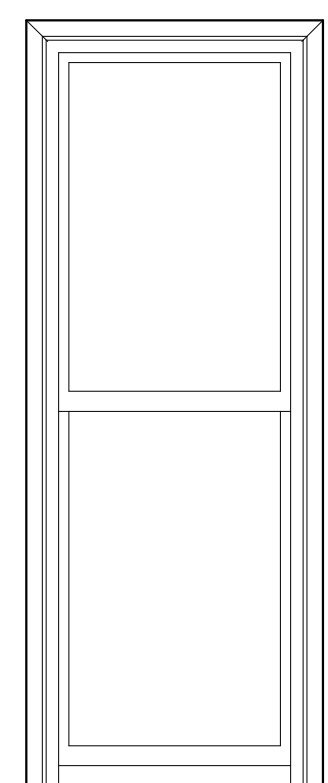
A - EXISTING LARGE WINDOW, TYP.



A - REPLACEMENT LARGE WINDOW, TYP.



B - EXISTING SMALL WINDOW, TYP.



B - REPLACEMENT SMALL WINDOW, TYP.

① WINDOW TYPES
1" = 1'-0"

**ADAMS BLOCK
BUILDING
RENOVATION**

55 SHERMAN STREET
DEADWOOD, SOUTH DAKOTA

**WINDOW
ELEVATIONS**

NO: ISSUED FOR: DATE:



PROJECT STATUS: 100% SD

DATE:
6/1/2021

SHEET NO:

PROJECT NO:
20106

A729

Date: September 13, 2021

Case No. 210176
Address: 849 Main St.

Staff Report

The applicant has submitted an application for Project Approval for work at 849 Main St., a contributing structure located in the Deadwood Upper Main Planning Unit in the City of Deadwood.

Applicant: Iver & Monica Gibbs
Owner: Gold Rush Properties
Constructed: 1923

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 early twentieth-century economic activity in the town of Deadwood. In general, this was a period of economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town. Of the houses which were constructed, however, nearly all displayed elements of the Craftsman architectural style. This mirrored national architectural trends of the period.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the front door, add a wood storm door and remove the front porch and replace with a deck.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

The applicant received a project approval on May 12, 2021, to remove the shed roof on the front stoop and replace with a gable that will be tied into the hip of the existing roof and match the roof pitch. Also included was the removal of the picture window on the left side of the structure and replace it with two wood double hung windows. The application stated if siding cannot be repaired plans are to replace the siding.

During the construction process the applicant did additional work to the structure that was not part of the original Project Approval submitted to the Historic Preservation Commission. The front door was replaced with a new door and the front stoop was removed and replaced with a wood deck and stairs. The siding was previously approved, but it was not replaced with siding that did not match the original reveal. Furthermore, the applicant did not apply for a building permit which is required and stated in the application process and approval letter.

The applicant is now requesting permission for the replacement of the front door, add a wood storm door and replace the front porch with a wood deck along with the replacement of the siding.

It is staff's opinion, based on the evidence submitted and the rules, regulations and guidelines adopted by the Historic Preservation Commission, the completed work of the siding, roof and door does not encroach upon, damage or destroy a historic resource albeit the siding reveal does not match the

original proportions. Furthermore, it is my opinion, based on the evidence submitted and the rules, regulations and guidelines adopted by the Historic Preservation Commission, the deck and stairs constructed on the front of the resource does encroach upon the historic resource and has an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



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

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

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

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE	Section 8 Item a.
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>849 Main Street</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>Irer and Monica Gibbs</u>
Address: <u>850 Main Street</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>502 767 3914</u> Fax: _____
E-mail: <u>lincjett@gmail.com</u>

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

Contractor's Name: <u>self</u>
Address: <u>850 Main</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>(502) 767-3914</u> Fax: _____
E-mail: <u>Lincjett@gmail.com</u>

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

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

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: 6/2021 Project Completion Date (anticipated): 10/2021

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 **x stairs**

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).

Please see attached document
and two photos for reference

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.

Monica Guss 10/6/2021
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

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

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

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

To: Historic Preservation

We recently had a project approved through Historic Preservation for a home we purchased at 849 Main Street. After the approval, we immediately started working on this home by ourselves, a family member, and a friend. My husband had a 10 week training regimen that would take us away from Deadwood until October. We wanted to complete this before the snow started falling.

We had done extensive restoration and renovations (including an added garage structure) on our home at 850 Main Street in which much of the restoration was financially covered by Historic Preservation, to which we are beyond thankful, and it was completed by licensed contractors. 850 Main Street seemed like a huge project in our eyes with a lot of historic intricate detail and it was helpful having HP guidance. Since we were completing the renovations ourselves at 849 Main Street, both physically and financially, and weren't adding any structures, we did not realize we had to have ALL details approved after the project approval. This didn't seem a historic intricate home with historic features in which we would need that type of guidance and did not realize it was required.

The approval letter was inadvertently sent to the wrong address and was returned to the HP office. I received a phone call that our project was approved. I never did receive the project approval letter detailing what the steps were after approval. I never thought another thing about it.

Although new siding was approved, it was brought to our attention that the siding wasn't correct, the steps weren't correct, and the door needed to be approved.

I was on an extremely tight budget with this project, and unfortunately, we discovered that the original siding was beyond repair, much of it broken and pitted over the years. We replaced it with siding that I painted.

The front stairs were built into the window from the previous owner (see attached photos, 2). It was an awkward step and extremely small. This wasn't an immaculately built historic home, but I wanted to make it as cute and functional as possible, all while not changing the structural integrity. We made the choice to take the stairs to the outer side of the window and make the top platform wide enough for 2 chairs. This home is 640 square feet, very-very small. My mother is going to live here, therefore we were thinking it added a little more living space and it has a beautiful mountain view to watch the deer and turkeys across the street.

The door that was on the home had a broken window and several cracks. When it was windy and rainy, there was water inside by the door as well as a lot of cold air in the winter. We replaced this with an energy efficient door that has a bungalow style. If the look doesn't seem appropriate, we will be more than happy to place a wood Copa glass/screen door that you will observe from the street.

As I mentioned, I had/have a very limited budget for this project. Wood was at it's highest price when we replaced the stairs. We don't feel we have compromised the integrity of the home as we didn't make any additions, change the look of any windows, even the door is very similar to the one we replaced. The stairs seem to be a definite improvement from the stairs that were there previously.

I just want to add that we had to have two (2) twenty yard dumpsters (and one 10 yard) that was almost completely filled with garbage and yard waste from a yard that was overrun and full of trash, including a water heater that sat in front of the home for two (2) years. Our resident neighbors constantly comment to us on how nice the house looks and what a difference just

cleaning the property has made. We also plan on beautiful landscaping next summer as well as replacing the 5 garage doors that are in extremely bad shape. (We will most definitely get that approved beforehand)

This home is right on Main Street in a beautiful town of 1200 plus people. We certainly didn't think that we trying to get away with something. We love Deadwood and all of it's amazing improvements along Main Street, both commercially and residentially, and believed we were adding to the beauty within the guidelines of our approved project.

I wrote this out in letter format so I could explain our process. I wanted to be there in person, but at the point of writing this, I wasn't sure that I could make it.

Please see the two attached photos for reference.

Thank you for your time, and sincerely...

Monica Gibbs
850 Main Street
Deadwood

This is the before and after. As you can see, the stairs do not look too obtrusive. It was either have a little stairway with very little space or take it to the other side of the window.



I apologize for not checking with you first. I honestly didn't realize. This house is right on Main Street so I didn't do it with the intention of trying to get away with something.



**This was the
stairway rail which
was built into the
window**

**This window was
broken and the
door has cracks
that let rain into
the house with
strong winds**

Bonny Anfinson

From: Iver Gibbs <lincjett@gmail.com>
Sent: Monday, September 13, 2021 9:42 AM
To: Bonny Anfinson
Subject: Re: Initial request

I know that it is not a wood door. I used the exact door that our neighbors used down the street and it is painted black. I can also place a wood Copa door in front of this door as we did our door at 850 Main Street.

Sent from my iPad

> On Sep 13, 2021, at 8:43 AM, Bonny Anfinson <Bonny@cityofdeadwood.com> wrote:

>

> Can you tell me if the front door that was replaced is a wooden door?

>

> -----Original Message-----

> From: Monica Gibbs <lincjett@gmail.com>

> Sent: Wednesday, September 8, 2021 8:42 AM

> To: Bonny Anfinson <Bonny@cityofdeadwood.com>

> Subject: Re: Initial request

>

> Thank you Bonny,

>

> I am not exactly sure what type of siding that is, however, I will find out and get back to you. When I read the approval letter yesterday, it did not reference the stairs, but I wanted to make sure that the commission did see that I had mentioned the stairs in the initial approval request so I may add one more reference to the initial paperwork I sent to you yesterday if you wouldn't mind adding that when I get it to you.

>

> Thank you!

>

> Monica Gibbs

>

> Sent from my iPhone

>

>> On Sep 8, 2021, at 10:14 AM, Bonny Anfinson <Bonny@cityofdeadwood.com> wrote:

>>

>> Here is your application and I have also attached Kevin's staff report. Also, can you tell me what material the front is made of.

>>

>> -----Original Message-----

>> From: Monica Gibbs <lincjett@gmail.com>

>> Sent: Wednesday, September 8, 2021 6:17 AM

>> To: Bonny Anfinson <Bonny@cityofdeadwood.com>

>> Subject: Initial request

>>

>> Hello Bonny,

>>

>> You wouldn't happen to have my initial written request for the property approval for 849 Main Street, would you? I usually place copies in a file on my phone but I must not have this time.

>>

>> Thank you,

>>

>> Monica Gibbs

>>

>> Sent from my iPhone

>> <PA 210065 Application.pdf>

>> <PA 210065 849 Main Staff Report kk.pdf>

>

Bonny Anfinson

From: Iver Gibbs <lincjett@gmail.com>
Sent: Monday, September 13, 2021 9:44 AM
To: Bonny Anfinson
Subject: Re: Initial request

I would also like to add that the Copa door would match the stairs.

Sent from my iPad

> On Sep 13, 2021, at 8:43 AM, Bonny Anfinson <Bonny@cityofdeadwood.com> wrote:

>

> Can you tell me if the front door that was replaced is a wooden door?

>

> -----Original Message-----

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> Sent: Wednesday, September 8, 2021 8:42 AM

> To: Bonny Anfinson <Bonny@cityofdeadwood.com>

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>> To: Bonny Anfinson <Bonny@cityofdeadwood.com>

>> Subject: Initial request

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>>

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>>

>> Thank you,
>>
>> Monica Gibbs
>>
>> Sent from my iPhone
>> <PA 210065 Application.pdf>
>> <PA 210065 849 Main Staff Report kk.pdf>
>

July and August Archives Monthly Report

These are the items I worked on during the months of July and August 2021. I worked remotely from Wisconsin from August 9 to August 23.

RESEARCH REQUESTS

I received and answered eleven (11) research requests in July and thirteen (13) in August. These requests took the form of emails, city employee and department head requests, and researchers.

COLLECTIONS MANAGEMENT

- **Collection 2016.05 Marlene Todd Collection:** In July, my summer intern Alli Baloun and I cataloged, scanned and entered 315 postcards from the Marlene Todd Collection (2016.05) into PastPerfect. The postcards were from John Bohl who lived at 33 Centennial Avenue from 1914 to 1926. The postcards record Bohl's travels while working for the Western Telegraph Company. A portion of these postcards were included in the PastPerfect online search engine. Finally, Alli created a small exhibit for the "Cabinet of Curiosities" in the Historic Preservation lobby.
- **Collection 2020.10 Deadwood Dicks Antiques:** In July, Alli and I worked on this collection. This consisted of sorting the collection in the ramp area, organizing the archival materials into specific subjects, arranging the contents into chronological order by date, and entering these items into PastPerfect. To date, sixty-five items have been entered and uploaded onto the PastPerfect online search engine. We still have two cubic feet of archival materials that need to be reviewed before being permanently shelved in the central storage facility.
- **Donation 2021.09a Rob Mattox:** In July longtime Deadwood resident Rob Mattox donated a small collection of stationary cards that contained the artwork of Rose Mary Goodson, member of the Company of Fine Arts. These cards contained line drawings of several Deadwood businesses. Interesting to note, Goodson also illustrated several Deadwood history books including Mount Moriah: Kill a Man, Start a Cemetery and Tales of the Black Hills written by Helen Rezzatto.
- **Donation 2021.10 Robert Nelson, Jr.:** In August, Public Works Director Robert Nelson Jr. donated several photographs of the February 15, 1982, Ranger Bar Fire. A donation form was filled out and the photographs were then cataloged. Upon its completion, the photographs were featured on the Deadwood Volunteer Fire Department's Facebook page.
- **Donation 2021.11 Chris Houlette Research Library:** In August Chris Houlette of Pierre, SD donated 25 books on Deadwood and northern Black Hills history. Kevin

Kuchenbecker picked these books up in Pierre on September 10, 2021. The books that cannot be used will be given to the Deadwood Public Library upon receiving the donation form from Houlette.

- **Donation 2021.12 Linda and Tom Blair Collection:** In August Deadwood resident Linda Blair dropped off a box of archival materials pertaining to Tom Blair's involvement in Deadwood politics and the Deadwood You Bet Committee. As time permitted, one of my volunteers and I began to process this collection.
- **Loan #2021.03 Bob Bozell / Faunal Collection:** On July 17, 2021, I delivered ten (10) boxes of bone to Bob Bozell, a bone specialist from Omaha, Nebraska. In 2006, Mr. Bozell was hired by the SD-ARC to analyze the bone from Feature 28 unearthed during the 2002 Deadwood Chinatown archaeological investigation. Unfortunately, this report was never completed. In January of 2021, I contacted Mr. Bozell and he agreed to finish the report by December of this year.
- **Deadwood Chinatown / Archaeology Collections:** During July and August, I continued to help Barb Fosheim with reviewing and assigning box and shelf locations to the Chinatown archaeological collection. While this was going on, I began to re-organize the City's collection of archaeological site reports located in the two filing cabinets in the Archaeology Lab. There are 121 recorded archaeological sites within the Deadwood city limits. As part of this project, I verified that each file contained an inventory form, artifact catalog, final report, and associated paperwork pertaining to the site. I then contacted the South Dakota State Archaeological Center (SD-ARC) in Rapid City and requested copies of the reports that were missing in this assemblage. Finally, I repackaged one of the boxes containing freshwater and marine shells. Following a contact provided by Bob Bozell, I located an individual who can identify and write a report on these shells for us. This would be a fall/winter project.
- **2021 Lawrence County Tax Records:** In August independent contractor Don Toms completed transcribing tax ledger 24 (1901). As of August 6, 2021, there are 101,350 tax records in this Microsoft Access database. As time permitted, I updated and corrected the ledger spreadsheet and provided Don a copy for his files.

PROJECTS

- **New Outdoor Interpretive Signs Project:** In July and August, I began working on researching and developing ten (10) new outdoor interpretive panels for the Deadwood Rodeo grounds and Whitewood Creek extension trail. The goal is to have three signs ready by December. The topics for these panels include Deadwood's Industrial First Ward, Geology of Lower Deadwood, creation of the Slag Pile, and Days of 76 celebration and rodeo grounds.
- **2020 Oral History Project:** In August, I contacted several individuals as part of the 2021 oral history project. After talking with them via telephone, I sat down and drafted a

series of questions based on the pre-interview conversation. The individuals to be interviewed in September include Bill Auer, Mary Schmidt, John Arleth, Stan Angle and Ron Ruso. On a side note, on August 25, 2021, I visited Bill Auer at his home before he committed to participating in the oral history.

- **Mount Moriah Cemetery Traveling Exhibit:** While working remotely, I continued to write and develop the six-part traveling exhibit on the history of Mount Moriah Cemetery. This included working with TDG Communications to develop the masthead, reviewing and writing the text for the panels and locating and securing permissions for the images. My goal is to have the narrative and photographs ready by the end of September.
- **New Exhibit, City Hall Basement:** As time permitted, I began working on a new exhibit in the basement of city hall. This exhibit is titled “What’s for Dinner in the Mining Camps” and will include items from both the archives and archaeological collections.

MISCELLANEOUS ITEMS

- **Tours of Archives and Archaeology Lab:** On July 14, July 30 and August 8 I gave five tours of the Archives and Archaeology lab to visitors.
- **Online Workshop:** On July 27, 2021, summer intern Alli Baloun and I participated in a one-hour objects photography workshop sponsored by the Texas Historical Commission.
- **Randi Cottington Abstract:** In July Deadwood resident Randi Cottington of 21 Guy Street gave me permission to scan a copy of her land abstract. Upon completion, this document was filed in Collection 2007.01.
- **SD-ARC archaeological Collections:** On August 8, 2021, representatives from SD-ARC dropped off two archaeological collections (2004.02 Sherman Street and 2019.01 Outlaw Square). I then gave them a tour of our facility.
- **Fire Calls:** In August, I went to four fire calls on August 25 and August 27, 2021, during regular work hours.
- **Baseball in the Mining Camps Traveling Exhibit:** At the end of August, Watertown Regional Library returned the six-part traveling exhibit. When it arrived, I checked in the exhibit and lightly cleaned the panels.

If you have questions or would like to see what I have been working on, feel free to call or email me at your convenience.

Mike Runge, City Archivist