

Historic Preservation Commission Meeting Agenda

Wednesday, October 22, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - [a.](#) 10/8/25 Meeting Minutes
4. **Voucher Approvals**
 - [a.](#) HPC Operating Vouchers
 - [b.](#) HPC Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
 - a. Revolving Loan Requests
 - Tim Berg - 1 Forest Ave. - Loan Forgiveness
 - Karin Parham and George Wood - 42 Lincoln - Loan Forgiveness
 - Lanny and Linda Shephard - 16 Park - Loan Forgiveness
 - Brian and Renee Hogan - 34 Jackson - Subordination Request
6. **Old or General Business**
 - [a.](#) Permission to print 2026 Community History Calendar in conjunction with Deadwood History, Inc. at a cost to Historic Preservation of up to \$3,000.00 (Budgeted).
 - [b.](#) Permission to hire HGH Construction at a cost of \$94,920.73 for 85 Charles St. to replace siding and construct wrap around wood porch. (To be paid from budgeted HP Capital Assets line item).
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - [a.](#) PA 250200 - 270 Main St. - First Gold - Construct Cooler Enclosure
 - [b.](#) PA 250201 - 137 Charles St. - Tyler Peterson - Replace asphalt roof of restaurant with metal roof
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.)

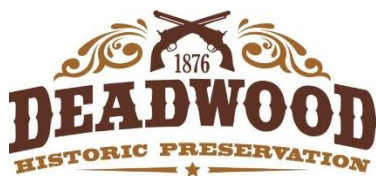
 - [a.](#) Fassbender Newsletter - Fall 2025

11. **Committee Reports**

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

12. **Adjournment**

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



Historic Preservation Commission Meeting Minutes

Wednesday, October 08, 2025, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**

2. **Roll Call**

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Molly Brown

HP Commission 2nd Vice Chair Anita Knipper

HP Commission Trevor Santochi

HP Commission Beverly Posey

HP Commission Diana Williams

ABSENT

HP Commissioner Jesse Allen

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

STAFF ABSENT

Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks

3. **Approval of Minutes**

a. HPC Meeting Minutes September 24th, 2025

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Meeting Minutes of September 24, 2025. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

4. **Voucher Approvals**

a. HPC Operating Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve Operating Vouchers in the amount of \$166,605.93. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Grant Vouchers in the amount of \$3,626.58. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve Revolving Vouchers in the amount of \$28,443.42. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

5. **HP Programs and Revolving Loan Program**

6. **Old or General Business**

- a. Accept 27 Deadwood Street (Pipe Dream Entertainment, LLC) into the Façade Easement Program

Mr. Kuchenbecker stated we received a Façade Easement Program application for Pipe Dream Entertainment, LLC to enter the Iron Horse at 27 Deadwood Street into the Historic Preservation Façade Easement Program. The applicant plans to replace the second and third floor windows with wood Pella windows. The proposed cost for the façade project is \$301,817.00. The applicants qualified façade cost at a maximum of \$3,000.00 per linear foot for the primary façade of the main building and \$1,000.00 for the secondary façade for a cost not to exceed \$200,000.00. Staff has determined the applicant meets the criteria for acceptance into the Façade Easement Program and will coordinate with the applicant to ensure the proposed work meets the criteria of the program.

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to enter 27 Deadwood Street (Pipe Dream Entertainment, LLC), into the Façade Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

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

- a. COA 250194 - 27 Deadwood St - Troy Gorans - Replace upper floor windows

Mr. Kuchenbecker stated this is the project we just entered into the Façade Program for the Iron Horse, built in 1896 and is a contributing structure. This is for the windows on the second and third floor to match and finish as close as possible to the original and paint the outside black. The applicant would like to start as soon as possible and finish in February or March. Window specifications are included in the information shown. Staff have met with the applicant and inspected the windows, and it appeared the windows were replaced at one time but uncertain of the date of the replacements. They look to be about 30's or 40's windows, from the craftsmanship of them. Based on this information, 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.

Chairman Diede asked what were the windows before? And they're not the original?

Mr. Kuchenbecker stated they were wood windows. They are not 1896 windows.

Chairman Diede asked are the openings the original openings?

Mr. Kuchenbecker stated yes, they are and put back into the original openings. You won't see any change from the exterior. The windows are similar to the Franklin or the Landmark. And have Transoms above it as well.

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

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

- a. PA 250195 - 96 Charles - Jim and Monica Waisanen - Add sauna to rear of resource

Mr. Kuchenbecker stated the applicant is here if there's any questions. The contributing structure is located in the Cleveland Planning Unit, circa 1895. The applicant is requesting permission to add a 36 square foot sauna to the rear, the northwest corner of the house. It will be attached to the house and a part of the deck. It's staff's opinion the proposed work and changes is at the rear of the house and is reversible in the future, should it be deemed necessary. It will read as an addition and it does not overpower the resource and therefore, as such, it does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Mr. Kuchenbecker stated we are working with the applicant, as on that side of Charles Street, is in the floodplain zone, so we are dealing with those issues as well. Let's work through the Historic Preservation and then work through the floodplain portion.

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

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

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

10. **Staff Report**

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

Mr. Kuchenbecker stated last week Charles, the Mayor and I, Sharon and Jessica, went to the Municipal League, in Pierre. We had some opportunities to have some meetings and go to the South Dakota State Historical Society. We also met with the Secretary of State regarding a planned 2026 conference and met with staff from the Office of Emergency Management.

Mr. Kuchenbecker stated Charles and he had a quick turn around and came back for the West River History Conference, hosted in Deadwood.

Mr. Kuchenbecker stated we also just got done with a Trails Meeting. We are starting to get signage on the trails. We will have some branded and blazed markers and diamond's branded that are on our trails. Once you get away from the trailhead and if you get lost, hopefully you'll see one of the diamonds and keep going in that direction.

Commissioner Santochi stated they are going to have QR codes on them, then you can pull out your phone and see where you're at.

Mr. Kuchenbecker stated he did a video with the Chamber, about the trails, yesterday.

Mr. Kuchenbecker stated Mike is busy with interviews for the oral histories working with Vicki Dar who is now doing our oral histories, and Mike is setting those up. He was just interviewed with the South Dakota State Historical Society for some videos they're doing on the Archive section.

Mrs. Anfinson stated Vicki and Charles received an award at the West River History Conference.

Mr. Kuchenbecker stated they did recognize Mike Rodman for his contributions to Deadwood and the history of the Black Hills.

Mr. Kuchenbecker stated we are still having biweekly Sesquicentennial meetings and getting lots of good things coming up.

Commissioner Eagleson stated Vicki and I had the pleasure, privilege and honor, of getting a tour of the Thistle house by Mr. Namminga. If you've never gone through that house, the Adam's house may have stiff competition. Mr. Namminga said he would gladly tell anyone about the house or give a tour. The address is 12 Lincoln.

11. **Committee Reports**

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

Vice Chair Brown stated the Wild West Songwriters weekend is coming up not this weekend but the weekend after.

Commissioner Santochi stated he would like to add to the trails, Eric Henneman is putting together a group looking at the potential of connecting these trails to Sturgis, Hill City, etc., and get a bigger outlook. They're going to have a meeting at City Hall on November 13th.

Chairman Diede stated the West River History Conference was great.

12. **Adjournment**

The HP Commission meeting adjourned at 4:14 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

10/22/2025 8:32 AM
 PACKET: 07243 11/03/25 HP OPERATING - C
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0776		ALBERTSON ENGINEERING, INC.				
I-INV09250115		34/35 JACKSON RW	1,257.40			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		34/35 JACKSON RW		215 4577-755	CAPITAL ASSETS RETAINING	1,257.40
I-INV09250130		114 MCGOVERN HILL RW	200.00			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		114 MCGOVERN HILL RW		215 4577-755	CAPITAL ASSETS RETAINING	200.00
I-INV09250131		57 VAN BUREN RW	200.00			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		57 VAN BUREN RW		215 4577-755	CAPITAL ASSETS RETAINING	200.00
I-INV09250132		MAIN ST. SIDEWALK VAULT ASSES	700.00			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		MAIN ST. SIDEWALK VAULT ASSESS		215 4641-422	PROFESSIONAL SERVICES	700.00
I-INV09250133		18 JEFFERSON RW	3,437.50			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		18 JEFFERSON RW		215 4577-755	CAPITAL ASSETS RETAINING	3,437.50
I-INV09250134		DEADWOOD WELCOME SIGN	350.00			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		DEADWOOD WELCOME SIGN		215 4641-422	PROFESSIONAL SERVICES	350.00
		=== VENDOR TOTALS ===	6,144.90			
=====						
01-4711		AMAZON CAPITAL SERVICES				
I-11YG-MQLX-M6TR		STREETS SHOP/OFFICE SUPPLIES	196.71			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		STREETS SHOP/OFFICE SUPPLIES		215 4641-426	SUPPLIES	196.71
I-1THP-6X7V-HLFF		LIBRARY TV/OFFICE SUPPLIES	1,907.36			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		LIBRARY TV/OFFICE SUPPLIES		215 4641-426	SUPPLIES	1,907.36
		=== VENDOR TOTALS ===	2,104.07			
=====						
01-3314		CENTURY BUSINESS PRODUCTS, INC				
I-817140		CONTRACT 9/9/25-10/8/25	260.28			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		CONTRACT 9/9/25-10/8/25		101 4310-426	SUPPLIES	37.19
		CONTRACT 9/9/25-10/8/25		602 4330-426	SUPPLIES	37.19
		CONTRACT 9/9/25-10/8/25		101 4520-426	SUPPLIES	37.18
		CONTRACT 9/9/25-10/8/25		101 4192-426	SUPPLIES	37.18
		CONTRACT 9/9/25-10/8/25		209 4510-426	SUPPLIES	37.18
		CONTRACT 9/9/25-10/8/25		101 4640-426	SUPPLIES	37.18
		CONTRACT 9/9/25-10/8/25		215 4641-428	UTILITIES	37.18
		=== VENDOR TOTALS ===	260.28			

10/22/2025 8:32 AM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 07243 11/03/25 HP OPERATING - C

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-1441		DAYS OF '76, INC.				
I-101725		HPC RODEO 2025 BUDGET	65,000.00			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		HPC RODEO 2025 BUDGET		215 4572-250	VISITOR MGMT DAYS 76 ROD	65,000.00
=== VENDOR TOTALS ===			65,000.00			
01-3699		FAMILY DOLLAR				
I-10984		BUDGET MEETING OCT 2025	30.30			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		BUDGET MEETING OCT 2025		215 4641-426	SUPPLIES	30.30
=== VENDOR TOTALS ===			30.30			
01-4777		GOODE, BONITA				
I-10341146652		HMCING PARADE/TRUNKORTREAT	107.36			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		HMCING PARADE/TRUNKORTREAT		215 4576-630	PROFES. SERV. NEIGHBORH.	107.36
I-11469484585324221		HOMECOMING PARADE SUPPLIES	42.45			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		HOMECOMING PARADE SUPPLIES		215 4576-630	PROFES. SERV. NEIGHBORH.	42.45
I-4473660463		BURNHAM CHRISTMAS WREATHS	239.99			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		BURNHAM CHRISTMAS WREATHS		215 4576-630	PROFES. SERV. NEIGHBORH.	239.99
I-81025-596		NEIGHBORHOOD COUNCIL BANNER	176.29			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		NEIGHBORHOOD COUNCIL BANNER		215 4576-630	PROFES. SERV. NEIGHBORH.	176.29
I-9525		COMM. PICNIC GIFT CERTS.	50.00			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		COMM. PICNIC GIFT CERTS.		215 4576-630	PROFES. SERV. NEIGHBORH.	50.00
=== VENDOR TOTALS ===			616.09			
01-4875		KNIPPER, ANITA				
I-738921030		TRUNKORTREAT	136.85			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		TRUNKORTREAT		215 4576-630	PROFES. SERV. NEIGHBORH.	136.85
=== VENDOR TOTALS ===			136.85			

10/22/2025 8:32 AM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 07243 11/03/25 HP OPERATING - C

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION	
01-0545	LYNN'S DAKOTA MART						
I-1968		2025 BOSS' DAY	197.25				
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N			
		2025 BOSS' DAY		101 4142-426	SUPPLIES	65.75	
		2025 BOSS' DAY		215 4641-426	SUPPLIES	65.75	
		2025 BOSS' DAY		602 4330-426	SUPPLIES	65.75	
		=== VENDOR TOTALS ===	197.25				
01-5161	PLANKINTON PRESERVATION SOCIET						
I-11425		SWEEP VAN DYKE HOTEL	10,000.00				
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N			
		SWEEP VAN DYKE HOTEL		215 4575-520	GRANT/LOAN PROJECTS OUTS	10,000.00	
		=== VENDOR TOTALS ===	10,000.00				
01-4277	SULLY COUNTY						
I-11425		SULLY COUNTY COURTHOUSE	5,000.00				
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N			
		SULLY COUNTY COURTHOUSE		215 4575-520	GRANT/LOAN PROJECTS OUTS	5,000.00	
		=== VENDOR TOTALS ===	5,000.00				
01-4739	WATERS HARDWARE-HP PAINT PROGR						
I-12336 /S		67 STEWART	63.99				
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N			
		67 STEWART		215 4575-525	GRANT/LOAN PAINT PROGRAM	63.99	
I-12385 /S		18 JEFFERSON	86.41				
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N			
		18 JEFFERSON		215 4575-525	GRANT/LOAN PAINT PROGRAM	86.41	
I-12455 /S		67 STEWART	59.99				
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N			
		67 STEWART		215 4575-525	GRANT/LOAN PAINT PROGRAM	59.99	
I-12545 /S		73 SHERMAN	10.98				
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N			
		73 SHERMAN		215 4575-525	GRANT/LOAN PAINT PROGRAM	10.98	
I-12547 /S		416 WILLIAMS	116.91				
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N			
		416 WILLIAMS		215 4575-525	GRANT/LOAN PAINT PROGRAM	116.91	

10/22/2025 8:32 AM
PACKET: 07243 11/03/25 HP OPERATING - C
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----		GROSS		P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4739		WATERS HARDWARE-HP PAINT PROGR(** CONTINUED **)				
=====						
I-12682 /S		67 STEWART	19.99			
11/03/2025	FNBAP	DUE: 11/03/2025 DISC: 11/03/2025		1099: N		
		67 STEWART		215 4575-525	GRANT/LOAN PAINT PROGRAM	19.99
=== VENDOR TOTALS ===			358.27			
=== PACKET TOTALS ===			89,848.01			

10/22/2025 8:32 AM
PACKET: 07243 11/03/25 HP OPERATING - C
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

** T O T A L S **

INVOICE TOTALS	89,848.01
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	89,848.01
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** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
2025		101-2020	ACCOUNTS PAYABLE	214.48-*						
		101-4142-426	SUPPLIES	65.75	9,000	5,942.95				
		101-4192-426	SUPPLIES	37.18	50,650	22,684.86				
		101-4310-426	SUPPLIES	37.19	190,000	109,415.34				
		101-4520-426	SUPPLIES	37.18	54,000	2,520.39				
		101-4640-426	SUPPLIES	37.18	3,000	2,388.11				
		209-2020	ACCOUNTS PAYABLE	37.18-*						
		209-4510-426	SUPPLIES	37.18	40,000	5,809.75				
		215-2020	ACCOUNTS PAYABLE	89,493.41-*						
		215-4572-250	VISITOR MGMT DAYS 76 ROD	65,000.00	65,000	2,931.25- Y		819,000	351,063.72	
		215-4575-520	GRANT/LOAN PROJECTS OUTS	15,000.00	100,000	44,945.00				
		215-4575-525	GRANT/LOAN PAINT PROGRAM	358.27	25,000	2,811.45				
		215-4576-630	PROFES. SERV. NEIGHBORH.	752.94	8,000	5,329.72				
		215-4577-755	CAPITAL ASSETS RETAINING	5,094.90	475,000	227,711.50				
		215-4641-422	PROFESSIONAL SERVICES	1,050.00	50,000	35,182.24				
		215-4641-426	SUPPLIES	2,200.12	15,000	6,074.63				
		215-4641-428	UTILITIES	37.18	12,500	9,192.21				
		602-2020	ACCOUNTS PAYABLE	102.94-*						
		602-4330-426	SUPPLIES	102.94	42,000	17,389.00				
		999-1301	DUE FROM FUND 101	214.48 *						
		999-1303	DUE FROM FUND 209	37.18 *						
		999-1306	DUE FROM FUND 215	89,493.41 *						
		999-1342	DUE FROM FUND 602	102.94 *						
		** 2025 YEAR TOTALS		89,848.01						

10/22/2025 8:32 AM
PACKET: 07243 11/03/25 HP OPERATING - C
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	11/2025	214.48
209	11/2025	37.18
215	11/2025	89,493.41
602	11/2025	102.94

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

APPROVED BY 
ON 10-22-2025

Historic Preservation Commission

Bill List - 2025

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 89,848.01

Approved by _____ on ____/____/____
HP Chairperson

HPC	10/22/25
Batch	11/03/25

10/22/2025 8:56am

HP REVOLVING LOAN FUND

Page 1 of 1

A/P Invoices Report

10/1/2025 - 10/31/2025

Batch = 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
10/2025								
Fairburn, Noel - VARIOUS FAIRBURN - 10/22/2025 - 1,667.23 - Batch: 2 - Header Memo: Materials-57 Forest-Fairburn								
Materials-57 Forest-Fairburn	100	1201				NOTES RECEIVABLE	1,667.23	
Materials-57 Forest-Fairburn	100	2000				ACCOUNTS PAYABLE		1,667.23
Total:							1,667.23	1,667.23
LAWRENCE COUNTY REGISTER OF DEEDS - REC MOD FAIRBURN - 10/22/2025 - 30.00 - Batch: 2 - Header Memo: Record Modification-57 Forest-Fairburn								
Record Modification-57 Forest-Fairburn	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Modification-57 Forest-Fairburn	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT SJOMELING - 10/22/2025 - 30.00 - Batch: 2 - Header Memo: Record Satisfaction-416 Williams-Sjomeling								
Record Satisfaction-416 Williams-Sjomeling	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Satisfaction-416 Williams-Sjomeling	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
Waters/TWIN CITY HARDWARE - VARIOUS 10725 FAIRBU - 10/22/2025 - 2,756.47 - Batch: 2 - Header Memo: Materials-57 Forest-Fairburn								
Materials-57 Forest-Fairburn	100	1201				NOTES RECEIVABLE	2,756.47	
Materials-57 Forest-Fairburn	100	2000				ACCOUNTS PAYABLE		2,756.47
Total:							2,756.47	2,756.47
Total:							4,483.70	4,483.70
Report Total:							4,483.70	4,483.70

Deadwood HP Total Loans 9/30/2025	
Accounting Balance (Fund EZ)	This Month
Loans per Balance Sheet - Acct 100-1201	\$2,210,719.88
TOTAL	\$ 2,210,719.88
Loan Base:	This Month
Investor Trial Balance Report	\$ 2,187,143.48
	\$1,920.00 Baucom
	\$ 4,100.00 Baucom
	\$ 4,480.00 Baucom
9/24/2025 Meeting Packet	\$ 13,076.40 McNary
TOTAL	\$ 2,210,719.88
Difference	\$ -

Deadwood HP Total Loans 9/30/2025	
Accounting Balance (Fund EZ)	
Loans per Balance Sheet	\$2,210,719.88
TOTAL	\$ 2,210,719.88
Loan Base:	
Pool Trial Balance Report	\$ 2,187,143.48
	\$1,920.00 Baucom
	\$ 4,100.00 Baucom
	\$ 4,480.00 Baucom
9/24/2025 Meeting Packet	\$ 13,076.40 McNary
TOTAL	\$ 2,210,719.88
Difference	\$ -

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HP REVOLVING LOAN FUND
Balance Sheet
As of Date: 9/30/2025

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	Current Year	Prior Year
Assets		
Current Assets		
CASH-SAVINGS	807,056.62	1,396,281.40
CASH-INVESTED	812,024.90	794,785.67
ACCRUED INTEREST RECEIVABLE	1,536.42	1,536.42
LATE FEES RECEIVABLE	3,986.87	3,986.87
Total Current Assets	1,624,604.81	2,196,590.36
Other Assets		
NOTES RECEIVABLE	2,210,719.88	2,245,956.43
Total Other Assets	2,210,719.88	2,245,956.43
Total Assets	3,835,324.69	4,442,546.79
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Allowance for Uncollected	(67,732.22)	(39,698.34)
ACCOUNTS PAYABLE	11,807.06	(1,449.34)
YE Accounts Payable	1,449.34	1,449.34
Total Current Liabilities	(54,475.82)	(39,698.34)
Total Liabilities	(54,475.82)	(39,698.34)
Net Assets		
NET ASSETS	4,608,323.95	4,608,323.95
Fund Balance	56,035.78	56,035.78
NET EARNINGS(LOSS)	(2,652,289.31)	(2,059,844.69)
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	3,889,800.51	4,482,245.13
Total Liabilities & Net Assets	3,835,324.69	4,442,546.79

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HP REVOLVING LOAN FUND
Statement of Revenue and Expense
Current Period: 9/1/2025 - 9/30/2025
Year-to-Date: 1/1/2025 - 9/30/2025

	Current Year Current Period	Current Year Year-to-Date	Prior Year Current Period	Prior Year Year-to-Date
Revenue				
PERM LOAN INTEREST	2,468.76	19,376.10	1,971.50	19,453.91
SAVINGS INTEREST	0.00	47,397.73	3,654.04	52,895.14
SERVICE FEES	165.00	1,550.00	190.00	1,959.30
LATE FEES	0.00	300.00	37.16	435.35
APPLICATION FEES	549.00	7,876.47	0.00	14,012.31
CLOSING COSTS	331.66	3,359.98	0.00	3,960.40
Total Revenue	3,514.42	79,860.28	5,852.70	92,716.41
Expenses				
PROF & ADMIN FEES	3,500.00	29,301.25	3,459.25	25,859.50
CLOSING COSTS DISBURSE	510.00	3,383.95	180.00	3,147.90
Foundation Grant Expense	10,000.00	34,229.60	0.00	19,690.00
Windows Grant Expense	6,690.22	13,009.22	0.00	31,944.67
Elderly Grant Expense	14,138.60	60,582.84	0.00	22,937.99
Siding Grant Expense	11,190.16	21,190.16	0.00	45,264.72
Facade Grant Expense	0.00	25,254.72	0.00	270,995.00
Total Expenses	46,028.98	186,951.74	3,639.25	419,839.78
Excess or (Deficiency) of Revenue Over Expenses	(42,514.56)	(107,091.46)	2,213.45	(327,123.37)

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TRIAL BALANCE: POOLS

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Range Of Investors
All Pools
Neighborhood Lending Services, LLC
Version: 3.1.28

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 #: C0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
LS	41-240027	Costopoulos, LI	2	0	10/01/25	11/01/25	09/29/25	0.0000	No	0.0000	Curr	0.0000	277.78	47499.98	0.00	0.00
HPRRWPSH	HPRRWPSHA	Shama,Larry	2	0	09/01/25	10/01/25	09/05/25	0.0000	No	0.0000	Curr	0.0000	400.00	16400.00	0.00	0.00
Group Totals:													677.78	63899.98	0.00	0.00
>>> INVESTOR #: HP POOL #: C5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
PSV	41-240022	Costopoulos, LI	2	0	10/01/25	11/01/25	09/29/25	5.0000	No	5.0000	Curr	0.0000	389.08	47516.81	0.00	0.00
HPCRLNUG	HPCRLNUGG	Nugget Saloon,	2	0	09/01/25	10/01/25	09/02/25	5.0000	No	5.0000	Curr	0.0000	1212.84	219985.60	0.00	0.00
Group Totals:													1601.92	267502.41	0.00	0.00
>>> INVESTOR #: HP POOL #: R0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
11-240003	11-240003	Dragon Belly, L	2	0	04/01/26	05/01/26	07/09/25	0.0000	No	0.0000	Curr	0.0000	46.78	1777.68	0.00	0.00
LS	11-240072	Schramm,Steven	2	0	09/01/25	10/01/25	09/12/25	0.0000	No	0.0000	Curr	0.0000	415.04	21167.32	0.00	0.00
LS	11-240081	Long,Jonathan	2	0	09/01/25	10/01/25	09/02/25	0.0000	No	0.0000	Curr	0.0000	208.33	23125.03	0.00	0.00
11-250001	11-250001	Bailey, Jr.,Rob	2	0	09/01/25	10/01/25	09/03/25	0.0000	No	0.0000	Curr	0.0000	208.33	24790.00	0.00	0.00
11-250002	11-250002	Laine-drummond,	2	0	09/01/25	10/01/25	09/03/25	0.0000	No	0.0000	Curr	0.0000	208.33	19000.00	0.00	0.00
LS	11-250008	Hamilton,Teresa	2	0	10/01/25	11/01/25	09/10/25	0.0000	No	0.0000	Curr	0.0000	166.67	9165.00	0.00	0.00
LS	11-250013	Byrne,Tiffany	2	0	08/01/25	09/01/25	09/15/25	0.0000	No	0.0000	Curr	0.0000	104.17	24895.83	0.00	0.00
HPR0SJOM	HPR0SJOM	Sjomeling,Danie	2	0	09/01/25	10/01/25	09/08/25	0.0000	No	0.0000	Curr	0.0000	136.43	10641.39	0.00	0.00
LSAFETY	HPRLSBOBO	The Fht Company	2	0	09/01/25	10/01/25	09/11/25	0.0000	No	0.0000	Curr	0.0000	191.32	7642.42	0.00	0.00
LIFE SFTY	HPRLSBRE	Breland,Philip	2	0	12/01/25	01/01/26	12/24/24	0.0000	No	0.0000	Curr	0.0000	416.67	9999.88	0.00	0.00
HPRLSCOUF	HPRLSCOUF	Paha Sapa Holdi	2	0	10/01/25	11/01/25	09/11/25	0.0000	No	0.0000	Curr	0.0000	138.89	21111.08	0.00	0.00
HPRLSEMAN	HPRLSEMAN	Emanuel,Karl	2	0	10/01/25	11/01/25	09/22/25	0.0000	No	0.0000	Curr	0.0000	208.33	17860.00	0.00	0.00
HPRLSFAS	HPRLSFAS	Fasnacht,Glenn	2	0	09/01/25	10/01/25	09/02/25	0.0000	No	0.0000	Curr	0.0000	160.55	12523.06	0.00	0.00
LIFE SFTY	HPRLSGREE	Greenlee,Benjam	2	0	09/01/25	10/01/25	09/08/25	0.0000	No	0.0000	Curr	0.0000	416.67	15416.59	0.00	0.00
HPRLSHERT	HPRLSHERT	HerdT,David	2	0	10/01/25	11/01/25	09/29/25	0.0000	No	0.0000	Curr	0.0000	208.33	12911.86	0.00	0.00
LIFE SAFTY	HPRLSJNWM	Johnson,Michael	2	0	09/01/25	10/01/25	09/02/25	0.0000	No	0.0000	Curr	0.0000	138.89	20416.63	0.00	0.00
Life Sfty	HPRLSJJOHN	Johnson,Joette	2	0	09/01/25	10/01/25	09/08/25	0.0000	No	0.0000	Curr	0.0000	138.89	42891.54	0.00	0.00
LIFE SAFTY	HPRLSPOTT	Cara Mia Llc,Ca	2	0	10/01/25	11/01/25	09/24/25	0.0000	No	0.0000	Curr	0.0000	208.33	19375.09	0.00	0.00
HPRLSSMIT	HPRLSSMIT	Smith,Gordon	2	0	02/01/27	03/01/27	09/15/25	0.0000	No	0.0000	Curr	0.0000	145.68	2328.08	0.00	0.00
LIFE SAFTY	HPRLSTHOM	Thompson Ii,Mar	2	0	10/01/25	11/01/25	09/12/25	0.0000	No	0.0000	Curr	0.0000	104.17	21706.64	0.00	0.00
HPRLSTREN	HPRLSTREN	Trentz,Sylvia	2	0	10/01/25	11/01/25	09/29/25	0.0000	No	0.0000	Curr	0.0000	96.47	19013.16	0.00	0.00
Life SFTY	HPRLSUNDE	Underhill,Ronal	2	0	09/01/25	10/01/25	09/12/25	0.0000	No	0.0000	Curr	0.0000	104.17	18439.41	0.00	0.00

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TRIAL BALANCE: POOLS

Range Of Investors
All Pools

Neighborhood Lending Services, LLC

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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
HPRLSWEB	HPRLSWEB	Weber,Todd	2	0	10/01/25	11/01/25	09/08/25	0.0000	No	0.0000	Curr	0.0000	66.43	13086.54	0.00	0.00
HPRRW0EMI	HPRRW0EMR	Emrick Real Est	2	0	10/01/25	11/01/25	09/22/25	0.0000	No	0.0000	Curr	0.0000	207.59	20525.84	0.00	0.00
Group Totals:													4445.46	409810.07	0.00	0.00
>>> INVESTOR #: HP POOL #: R3.0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
Psv	11-250005	Byrne,Tiffany	2	0	08/01/25	09/01/25	09/15/25	3.0000	No	3.0000	Curr	0.0000	102.98	18511.60	0.00	0.00
PRSV	HPRPRV7EM	The Fht Company	2	0	09/01/25	10/01/25	09/11/25	3.0000	No	3.0000	Curr	0.0000	244.21	14289.08	0.00	0.00
HPRRPVCOI	HPRRPVCOU	Paha Sapa Holdi	2	0	10/01/25	11/01/25	09/11/25	3.0000	No	3.0000	Curr	0.0000	111.88	14513.80	0.00	0.00
PRESERVAT	HPRPRVJOH	Johnson,Michael	2	0	09/01/25	10/01/25	09/02/25	3.0000	No	3.0000	Curr	0.0000	172.65	21215.85	0.00	0.00
Preservatn	HPRPRVPOT	Cara Mia Llc,Ca	2	0	10/01/25	11/01/25	09/24/25	3.0000	No	3.0000	Curr	0.0000	241.40	18659.66	0.00	0.00
HPRPSVHOI	HPRPSVHOH	Hohn,John	2	0	10/01/25	11/01/25	09/10/25	3.0000	No	3.0000	Curr	0.0000	126.97	5849.01	0.00	0.00
PRESV 3	HPRPVUND3	Underhill,Ronal	2	0	09/01/25	10/01/25	09/03/25	3.0000	No	3.0000	Curr	0.0000	138.65	21286.11	0.00	0.00
HPRREFALL	HPRREFALL	Allen,Jesse	2	0	10/01/25	11/01/25	09/02/25	3.0000	No	3.0000	Curr	0.0000	103.56	16005.46	0.00	0.00
HPRREFGAT	HPRREFGAT	Gathmann,Naomi	2	0	09/01/25	10/01/25	09/11/25	3.0000	No	3.0000	Curr	0.0000	139.02	9565.95	0.00	0.00
Group Totals:													1381.32	139896.52	0.00	0.00
>>> INVESTOR #: HP POOL #: R3.5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPRPRSCH	HPRPRSCH	Schramm,Steven	2	0	10/01/25	11/01/25	09/08/25	3.5000	No	3.5000	Curr	0.0000	60.83	2698.24	0.00	0.00
Prsv 1	HPRPRSUN1	Underhill,Ronal	2	0	09/01/25	10/01/25	09/12/25	3.5000	No	3.5000	Curr	0.0000	144.99	19816.97	0.00	0.00
HPRPRVSJO	HPRPRVSJO	Sjomeling,Danie	2	0	09/01/25	10/01/25	09/08/25	3.5000	No	3.5000	Curr	0.0000	131.85	19809.89	0.00	0.00
Presv 2	HPRPVUN2	Underhill,Ronal	2	0	09/01/25	10/01/25	09/12/25	3.5000	No	3.5000	Curr	0.0000	144.99	20274.79	0.00	0.00
Group Totals:													482.66	62599.89	0.00	0.00
>>> INVESTOR #: HP POOL #: R4 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
Refinance	11-240001	Lewis,Tracy	2	0	09/01/25	10/01/25	09/10/25	4.0000	No	4.0000	Curr	0.0000	364.25	21547.53	0.00	0.00
11-240002	11-240002	Coomes,Tim	2	0	08/01/25	09/01/25	08/12/25	4.0000	No	4.0000	Curr	0.0000	179.26	6934.38	0.00	0.00
PRESV	HPRPRLFJO	Johnson,Joette	2	0	09/01/25	10/01/25	09/08/25	4.0000	No	4.0000	Curr	0.0000	119.35	22948.00	0.00	0.00
HPRRLOLSN	HPRRLOLSN	Olson,Steven	2	0	09/01/25	10/01/25	09/08/25	4.0000	No	4.0000	Curr	0.0000	110.69	5919.65	0.00	0.00
HPRRLTHOM	HPRRLTHOM	Thompson,Lee	2	0	05/01/25	03/01/26	06/02/25	4.0000	No	4.0000	Curr	0.0000	268.84	16759.59	0.00	0.00
Group Totals:													1042.39	74109.15	0.00	0.00
>>> INVESTOR #: HP POOL #: R5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
11-250004	11-250004	Westendorf,Rand	2	0	09/01/25	10/01/25	09/01/25	5.0000	No	5.0000	Curr	0.0000	175.86	8176.46	0.00	0.00
11-250022	11-250022	Bailey, Jr.,Rob	2	0	09/01/25	10/01/25	09/03/25	5.0000	No	5.0000	Curr	0.0000	265.16	24764.17	0.00	0.00
PSV	11-250059	Massa,Pamela	2	0	09/18/25	11/01/25	09/22/25	5.0000	No	5.0000	Curr	0.0000	148.40	18766.04	0.00	0.00

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TRIAL BALANCE: POOLS

Range Of Investors
All Pools

Neighborhood Lending Services, LLC

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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
11-250106	11-250106	Weber,Todd	2	0	09/01/25	10/01/25	09/03/25	5.0000	No	5.0000	Curr	0.0000	148.42	10377.95	0.00	0.00
HPRLSCHMI	HPRLSCHMI	Schmidt,Mike	2	0	09/01/25	10/01/25	09/05/25	5.0000	No	5.0000	Curr	0.0000	506.82	14198.31	0.00	0.00
PRSV	HPRPSVGRE	Greenlee,Benjam	2	0	09/01/25	10/01/25	09/08/25	5.0000	No	5.0000	Curr	0.0000	353.35	18998.38	0.00	0.00
Group Totals:													1598.01	95281.31	0.00	0.00
>>> INVESTOR #: HP POOL #: RIP POOL INFORMATION NOT SET UP																
RW	00-250011	Hogan,Brian	11	1	03/19/25	04/01/26	09/17/25	0.0000	No	0.0000	Curr	0.0000	0.01	21488.99	0.00	0.00
Group Totals:													0.01	21488.99	0.00	0.00
>>> INVESTOR #: HP POOL #: RIP-R DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
PSV	00-240082	Owens,Tracy	11	1	08/22/24	08/01/26	08/22/24	0.0001	No	0.0001	Curr	0.0000	0.01	739.00	0.00	0.00
LS	00-240089	Owens,Tracy	11	1	08/22/24	08/01/26	09/18/24	0.0000	No	0.0000	Curr	0.0000	0.01	4983.66	0.00	0.00
Win/Doors	00-240099	Wilkinson,Lori	11	1	07/23/25	10/01/25	07/23/25	0.0000	No	0.0000	Curr	0.0000	0.01	20000.00	0.00	0.00
RW	00-240123	Cure,Gary	11	1	11/04/24	12/01/25	11/04/24	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
Siding	00-250052	Greenlee,Benjam	11	1	09/04/25	07/01/26	09/04/25	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
FND	00-250055	Wilkinson,Lori	11	1	07/23/25	05/01/26	07/23/25	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
Presv	00-250086	Lopez,Melondy	11	1	07/15/25	07/01/26	07/15/25	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
Siding	00-250116	Mcfarland,Danik	11	1	08/27/25	08/01/26	09/15/25	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
Win/Doors	00-250117	Mcfarland,Danik	11	1	08/27/25	08/01/26	09/15/25	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
RW	00-250131	Wolfe,Heath	11	1	02/11/25	02/01/26	09/17/25	0.0000	No	0.0000	Curr	0.0000	0.01	21418.64	0.00	0.00
LS	00-250134	Mcary,Thomas	11	1	09/26/25	09/01/26	09/26/25	0.0000	No	0.0000	Curr	0.0000	0.01	880.66	0.00	0.00
Siding	11-240119	Wilkinson,Lori	11	1	07/23/25	10/01/25	07/23/25	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
FOUNDATION	CHPFNDMCF	Mcfarland,Danik	11	1	07/10/23	11/01/25	07/10/23	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
FOUNDATION	CHPRFNDEM	Emrick Real Est	11	1	02/05/25	01/01/26	06/18/25	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
FND	CHPRFNDHE	Heckman,Kyle	11	1	08/28/23	02/01/26	08/29/23	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
LF SFTY	CHPRLSFAI	Fairbairn,Nancy	11	1	07/02/24	09/01/25	09/04/25	0.0000	No	0.0000	Curr	0.0000	0.01	25000.00	0.00	0.00
LIFE SFTY	CHPRLSHE	Heckman,Kyle	11	1	06/04/24	02/01/26	06/04/24	0.0000	No	0.0000	Curr	0.0000	0.01	8620.17	0.00	0.00
PRSV	CHPRPRVFA	Fairbairn,Nancy	11	1	08/23/23	12/01/25	09/04/25	0.0000	No	0.0000	Curr	0.0000	0.01	16741.68	0.00	0.00
PRSV	CHPRPRVHE	Heckman,Kyle	11	1	08/30/23	02/01/26	08/30/23	0.0000	No	0.0000	Curr	0.0000	0.01	2651.96	0.00	0.00
PRESV	CHPRPSVEM	Emrick Real Est	11	1	01/02/24	01/01/26	02/19/25	0.0000	No	0.0000	Curr	0.0000	0.01	25000.00	0.00	0.00
SIDING	CHPRSIDEM	Emrick Real Est	11	1	06/18/25	01/01/26	06/18/25	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
SIDING	CHPRSIDHE	Heckman,Kyle	11	1	08/28/23	02/01/26	08/29/23	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
WIN	CHPRWINEM	Emrick Real Est	11	1	01/07/25	01/01/26	01/07/25	0.0000	No	0.0000	Curr	0.0000	0.01	1000.00	0.00	0.00
LIFE SFTY	HPRLSEMR	Emrick Real Est	11	1	09/18/24	01/01/26	02/19/25	0.0000	No	0.0000	Curr	0.0000	0.01	25000.00	0.00	0.00

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Group Totals:													0.24	202035.77	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
RW- Pybl	31-240015	Fasnacht, Glenn	2	0	09/01/25	10/01/25	09/02/25	0.0000	No	0.0000	Curr	0.0000	89.50	20762.82	0.00	0.00
RW PAYABLE	HPRRW0OWE	Owens, Tracy	2	0	09/01/25	10/01/25	09/05/25	0.0000	No	0.0000	Curr	0.0000	118.98	24628.26	0.00	0.00
HPRRWPSTI	HPRRWPSTE	Sternhagen, Aaro	2	0	09/01/25	10/01/25	08/26/25	0.0000	No	0.0000	Curr	0.0000	167.48	5836.83	0.00	0.00
RW PAYABLE	HPRWPGASR	Gaspar III, Jose	2	0	09/01/25	10/01/25	09/02/25	0.0000	No	0.0000	Curr	0.0000	252.24	10048.21	0.00	0.00
Group Totals:													628.20	61276.12	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW4 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPRWSWAN	HPRWSWAN2	Swaney, David	2	0	09/01/25	10/01/25	09/11/25	4.0000	No	4.0000	Curr	0.0000	60.22	10724.30	0.00	0.00
Group Totals:													60.22	10724.30	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CLIENT RW	HPRWBOBOS	Bobolz, Lance	2	0	09/01/25	10/01/25	09/11/25	5.0000	No	5.0000	Curr	0.0000	116.04	12316.04	0.00	0.00
Group Totals:													116.04	12316.04	0.00	0.00
>>> INVESTOR #: HP POOL #: RSFND DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
FND	21-240015	Fairbairn, Nancy	2	0	12/17/24	12/01/34	12/26/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FND	21-240085	Long, Jonathan	2	0	12/19/24	12/01/34	12/19/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
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
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	HPFNDPOT	Cara Mia, Lic, C	2	0	10/24/22	10/01/32	10/27/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FND	HPRFND7EM	The Fht Company	2	0	05/09/23	05/01/33	05/10/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FOUNDATIONI	HPRFNDBOB	The Fht Company	2	0	11/30/32	12/01/32	12/02/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FOUNDATIONI	HPRFNDBRE	Breland, Philip	2	0	11/11/22	11/01/32	11/11/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPRFNDBYF	HPRFNDBYR	Byrne, Tiffany	2	0	01/25/24	01/01/34	01/29/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FND	HPRFNDGRE	Greenlee, Benjam	2	0	09/29/23	10/01/33	10/03/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPRFNDHOI	HPRFNDHOH	Hohn, John	2	0	10/23/22	11/01/32	10/24/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FOUNDATIONI	HPRFNDJOH	Johnson, Michael	2	0	11/18/22	11/01/32	11/18/22	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
HPRFNDSMI	HPRFNDSMI	Smith, Gordon	2	0	10/23/23	10/01/33	10/26/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
FOUNDATIONI	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

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Group Totals:													0.00	167500.72	0.00	0.00
>>> INVESTOR #: HP POOL #: RSPE DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPSNEBR	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
CHPSNEWO	CHPSNEWOO	Parham, Karin	11	1	02/06/14	10/01/25	04/01/14	0.0000	No	0.0000	Curr	0.0000	0.01	7155.88	0.00	0.00
CHPSPEJJO	CHPSPEJJO	Sjomeling, Rober	11	1	06/19/14	10/01/25	07/24/14	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
HP SNE	HPSNEWHTO	White, V. Carol	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	32847.30	0.00	0.00
>>> INVESTOR #: HP POOL #: RSSID DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
Siding	22-240014	Fairbairn, Nancy	2	0	12/17/24	12/01/34	12/26/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Siding	22-240088	Long, Jonathan	2	0	12/19/24	12/01/34	12/19/24	0.0000	No	0.0000	Curr	0.0000	0.00	5000.00	0.00	0.00
Siding	22-250012	Byrne, Tiffany	2	0	07/31/25	08/01/35	09/02/25	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
CHPSIDSHP	CHPSIDSHP	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
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
HPRSIDBRE	HPRSIDBRE	Breland, Philip	2	0	11/30/23	12/01/33	11/30/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
SIDING	HPRSIDCOU	Paha Sapa Holdi	2	0	03/07/23	04/01/33	03/21/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
SIDING	HPRSIDJOH	Johnson, Michael	2	0	11/18/22	11/01/32	11/18/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
SIDING	HPRSIDUND	Underhill, Ronal	2	0	10/17/22	11/01/32	10/24/22	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
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
HP SIDING	HPSIDWHTO	White, V. Carol	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:													0.01	125329.30	0.00	0.00
>>> INVESTOR #: HP POOL #: RSWIN DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
23-240073	23-240073	Greenlee, Benjam	2	0	07/07/25	07/01/35	07/07/25	0.0000	No	0.0000	Curr	0.0000	0.00	6188.59	0.00	0.00
WIN/DOOR	23-240086	Long, Jonathan	2	0	12/19/24	12/01/34	12/19/24	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
Win/Door	23-240112	Fairbairn, Nancy	2	0	09/15/24	09/01/34	09/19/24	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
Win/Doors	23-250011	Byrne, Tiffany	2	0	08/01/25	09/01/35	09/02/25	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
CHPWINJL2	CHPWINJL2	Julius, Dorrene	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
CHPWINLW0	CHPWINLW0	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
CHPWINSHF	CHPWINSHF	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
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

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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
HPRWIN770	HPRWIN770	Dragon Belly, L	2	0	01/16/24	01/01/34	01/16/24	0.0000	No	0.0000	Curr	0.0000	0.00	1507.96	0.00	0.00
HPRWIN772	HPRWIN772	Dragon Belly, L	2	0	01/16/24	01/01/34	01/16/24	0.0000	No	0.0000	Curr	0.0000	0.00	1769.70	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
HPRWINBRE	HPRWINBRE	Breland,Philip	2	0	01/03/24	01/01/34	01/03/24	0.0000	No	0.0000	Curr	0.0000	0.00	7000.00	0.00	0.00
HPRWINCOL	HPRWINCOU	Paha Sapa Holdi	2	0	04/01/32	05/01/33	05/05/23	0.0000	No	0.0000	Curr	0.0000	0.00	11400.00	0.00	0.00
HPRWINHOH	HPRWINHOH	Hohn,John	2	0	11/08/23	12/01/33	11/15/23	0.0000	No	0.0000	Curr	0.0000	0.00	9500.00	0.00	0.00
WINDOWS	HPRWINJOH	Johnson,Michael	2	0	11/18/22	11/01/32	11/18/22	0.0000	No	0.0000	Curr	0.0000	0.00	16800.00	0.00	0.00
Windows	HPRWINMUN	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
WINDOWS	HPRWINPOT	Cara Mia Llc,Ca	2	0	06/23/23	06/01/33	07/03/23	0.0000	No	0.0000	Curr	0.0000	0.00	7237.90	0.00	0.00
Windows	HPRWINUND	Underhill,Ronal	2	0	11/22/23	11/01/33	11/22/23	0.0000	No	0.0000	Curr	0.0000	0.00	2271.93	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	The Fhe Company	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
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	HPWINREA0	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,Larry	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
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:													0.02	300525.61	0.00	0.00
>>> INVESTOR #: HP POOL #: RVAC DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
25-240113	25-240113	Fairbairn,Nancy	2	0	09/15/24	09/01/34	09/19/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
25-250003	25-250003	Bailey, Jr.,Rob	2	0	07/24/25	07/01/35	07/29/25	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VAC HOME	HPRVACBO	The Fht Company	2	0	05/09/23	05/01/33	05/10/23	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPRVACBYR	HPRVACBYR	Byrne,Tiffany	2	0	01/25/24	01/01/34	01/29/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VAC HOME	HPRVACJOH	Johnson,Michael	2	0	11/18/22	11/01/32	11/18/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VAC HOME	HPRVACMCF	Mcfarland,Danik	2	0	12/31/23	12/01/33	01/08/24	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VACANT	HPRVACPOT	Cara Mia Llc,Ca	2	0	10/24/22	10/01/32	10/27/22	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VACANT	HPRVACTHO	Thompson li,Mar	2	0	02/13/23	02/01/33	02/13/23	0.0000	No	0.0000	Curr	0.0000	0.00	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
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
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
HPVANCMMJN	HPVANCMMJ0	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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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	HPVCNWH10	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:													0.00	140000.00	0.00	0.00
Investor Totals:													12034.31	2187143.48	0.00	0.00

>>> INVESTOR #: HPRW POOL #: PERM DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual Payrr

RW- Fgv	32-240016	Julius,Dorrene	2	0	08/07/24	07/01/29	08/07/24	0.0000	No	0.0000	Curr	0.0000	0.00	161485.00	0.00	0.00
RW-Forg	32-240017	Fasnacht,Glenn	2	0	12/05/24	12/01/29	12/05/24	0.0000	No	0.0000	Curr	0.0000	0.00	41237.00	0.00	0.00
CITY RW	CONRWBOB0	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
CONRWCOB	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
CONRWFEH	CONRWFEH0	Fenton,Kris	11	1	06/13/18	06/01/28	07/01/18	0.0000	No	0.0000	Curr	0.0000	0.01	17584.40	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
CONRWVWH	CONRWVWHI	White,V. Caroly	11	1	09/20/16	09/20/26	09/26/16	0.0000	No	0.0000	Curr	0.0000	0.01	90073.00	0.00	0.00
CRW GRANT	CONRWVWH2	White,V. Caroly	11	1	10/18/17	11/01/27	11/08/17	0.0000	No	0.0000	Curr	0.0000	0.01	8699.04	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
HPRRWCEM	HPRRWCEMR	Emrick Real Est	2	0	01/22/24	01/01/34	01/22/24	0.0000	No	0.0000	Curr	0.0000	0.00	45082.88	0.00	0.00
RW FORG	HPRRWOWE	Owens,Tracy	2	0	11/16/22	11/01/27	11/16/22	0.0000	No	0.0000	Curr	0.0000	0.00	103803.20	0.00	0.00
HPRRWFSH	HPRRWFSHA	Shama,Larry	2	0	01/17/24	01/01/29	01/18/24	0.0000	No	0.0000	Curr	0.0000	0.00	186448.00	0.00	0.00
HPRRWFE	HPRRWFE	Sternhagen,Aaro	2	0	08/02/23	08/01/33	08/02/23	0.0000	No	0.0000	Curr	0.0000	0.00	8670.00	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
RW FORG	HPRWFGASR	Gaspar III,Jose	2	0	12/20/21	01/01/27	12/20/21	0.0000	No	0.0000	Curr	0.0000	0.00	48928.95	0.00	0.00
RW Forgiv	HPRWFWEB	Weber,Todd	2	0	08/05/20	08/01/30	08/06/20	0.0000	No	0.0000	Curr	0.0000	0.00	82607.50	0.00	0.00
Group Totals:													0.06	1204053.39	0.00	0.00
Investor Totals:													0.06	1204053.39	0.00	0.00
Report Totals:													12034.37	3391196.87	0.00	0.00

**Deadwood Historic Preservation
Revolving Loan Fund**

Investor # HP = DHP Revolving Loan Fund

Loan # Code	Pool Code	Loan Type	Interest Rate	Program
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11	R 0	Residential	0.00%	Revolving Loan Fund
11	R 3.0	Residential	3.00%	Revolving Loan Fund
11	R 3.5	Residential	3.50%	Revolving Loan Fund
11	R 4	Residential	4.00%	Revolving Loan Fund
11	R 4.5	Residential	4.50%	Revolving Loan Fund
11	R 5.0	Residential	5.00%	Revolving Loan Fund

21	RSFND	Residential	0.00%	Foundation Program
22	RSSID	Residential	0.00%	Siding Program
23	RSWIN	Residential	0.00%	Window Program
24	RSPE	Residential	0.00%	Special Needs Elderly
25	RSVAC	Residential	0.00%	Vacant Home Program

31	RRW0	Residential	0.00%	Retaining Wall- Owner
31	RRW4	Residential	4.00%	Retaining Wall- Owner
31	RRW5	Residential	5.00%	Retaining Wall- Owner

OO	RIP-R	Residential	0.00%	RW Owner- In Construction
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Investor #HPRW = City of Deadwood Portion of Retaining Wall- Forgivable

32	Perm	Residential	0.00%	Retaining Wall- City Portion
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OO	CRW-Pe	Residential	0.00%	RW City- In Construction
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Loan # Code	Pool Code	Loan Type	Interest Rate	Program
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41	C0	Commercial	0.00%	Revolving Loan Fund
41	C1	Commercial	1.00%	Revolving Loan Fund
41	C2	Commercial	2.00%	Revolving Loan Fund
41	C3	Commercial	3.00%	Revolving Loan Fund
41	C4	Commercial	4.00%	Revolving Loan Fund
41	C5	Commercial	5.00%	Revolving Loan Fund
41	C6	Commercial	6.00%	Revolving Loan Fund
41	C7	Commercial	7.00%	Revolving Loan Fund
42	CFAC	Commercial	0.00%	Façade Easement Loan
43	CUFR	Commercial	0.00%	Upper Floor Revital Loan

OO	RIP-C	Commercial	0.00%	Const. Projects in Process
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TO: Rose Speirs
DATE: October 10, 2025
PROJECT: 2026 Calendar



Layout of 12 month calendar

TDG Agency will create the final art for the 2026 calendar utilizing the content provided by Deadwood History Inc. We will provide proofs for review until the final product is approved.

Art Design **\$500-\$800**

Printing

TDG Agency will facilitate the printing of the 2026 calendar. We will utilize the same specs as last year, but due to the project collaboration with the City of Deadwood the quantity will increase to 2,500. Delivery will be directly to Deadwood History prior to Thanksgiving.

Printing **\$4,528/ 2,500 qty**

ACCEPTANCE & AUTHORIZATION

IN WITNESS WHEREOF, the parties hereto each acting with proper authority have accepted this quote, under seal.

Full Name

Title

Signature

Date

Tera S Jones McGuire

Full Name

Project Manager

Title

Signature

Date

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



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

MEMORANDUM

Date: October 16, 2025
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Recommendation to hire Contractor for 85 Charles St. Restoration

The foundation has been completed and a contractor has been selected for the installation of the windows at 85 Charles Street. As part of this next phase of the restoration we have received quotes from HGH Construction for the removal and replacement of the siding and reconstruction of the porch. The cost for the removal and replacement of the siding with smooth smart siding will be \$59,349.14. The cost to reconstruct the porch is \$35,571.59. Total cost for these two projects will be \$94,920.73.

Staff Recommends hiring HGH Construction for the removal and replacement of the siding and the reconstruction of the porch to be paid out of the Capital Assets Budget.

Recommended Motion: *Move to recommend to the City Commission to hire HGH Construction for the removal and replacement of the siding with smooth smart siding and the reconstruction of the porch to be paid out of the Capital Assets Budget.*

85 Charles Street Remove and Replace Siding Revised 9-26-25



HGH Construction, llc

PO Box 1213

Spearfish, SD 57783

Contact: Quentin Geddes

Phone: 605-641-5808

Fax:

Quote To: City Of Deadwood

Job Name: 85 Charles Street

Phone:

Date of Plans:

Fax:

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	General Conditions	1.00	LS	12,149.54	12,149.54
2	Remove and Replace Siding	1.00	LS	47,199.60	47,199.60
GRAND TOTAL					\$59,349.14

NOTES:

Proposal is for

- Removal of existing siding
- Supply and install 6" Brushed Smooth LP Smart-Siding (All trims Included)
- Dumpsters for construction
- Temp Tolit

Excludes

- At this time quote excludes any exterior grading/landscaping/concrete sidewalk. City of deadwood to determine if retaining wall will be needed.(can Provide quote at later date)
- city to supply compaction test before concrete piers are poured. (during site visit it was determined that soil was not compacted around the house from foundation work)
- patching of foundation that needs completed (can provide quote at later date)
- Roofing (can provide quote at later date)
- Any work in the interior of building

Notes

- If any sheathing or framing is determined to have rot on the exterior once existing siding is removed it will be addressed with a change order to the City.
- 6- 8 week lead time on windows, doors and siding

85 Charles Street New covered Deck- Revised 9-26-25



HGH Construction, llc

PO Box 1213

Spearfish, SD 57783

Contact: Quentin Geddes

Phone: 605-641-5808

Fax:

Quote To: City Of Deadwood

Job Name: 85 Charles Street

Phone:

Date of Plans:

Fax:

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	General Conditions	1.00	LS	12,149.54	12,149.54
2	New covered deck	1.00	LS	23,422.05	23,422.05

GRAND TOTAL	\$35,571.59
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NOTES:

Proposal is for

- Supply and install material for new covered deck
- Dumpsters for construction
- Temp Tolt

Excludes

- At this time quote excludes any exterior grading/landscaping/concrete sidewalk. City of deadwood to determine if retaining wall will be needed.(can Provide quote at later date)
- city to supply compaction test before concrete piers are poured. (during site visit it was determined that soil was not compacted around the house from foundation work)
- patching of foundation that needs completed (can provide quote at later date)
- Roofing (can provide quote at later date)
- Any work in the interior of building

Notes

- If any sheathing or framing is determined to have rot on the exterior once existing siding is removed it will be addressed with a change order to the City.
- 6- 8 week lead time on windows, doors and siding

Date: October 16, 2025

Case No. 250200
Address: 270 Main St.

Staff Report

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

Applicant: First Gold
Owner: GUSTAFSON, APRIL GUSTAFSON, MICHAEL JR
Constructed: 1990

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct an enclosure to house new coolers. The new construction will match the style of the existing building.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

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



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

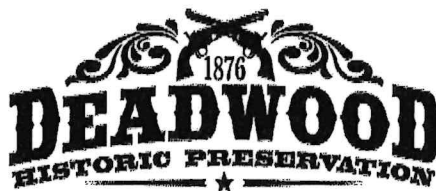
OR

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

OR

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

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



FOR OFFICE USE ONLY

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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 270 Main Street

Historic Name of Property (if known): First Gold

APPLICANT INFORMATION

Applicant Is: ☐ owner ☐ contractor ☒ architect ☐ consultant ☐ other _____

Owner's Name: Terri Ward, General Manager
 Address: 270 Main Street
 City: Deadwood State: SD Zip: 57732
 Telephone: _____ Fax: _____
 E-mail: Terriw@firstgold.com

Architect's Name: Chamberlin Architects
 Address: 725 St Joseph Street, Suite B1
 City: Rapid City State: SD Zip: 57701
 Telephone: 605-355-6804 Fax: _____
 E-mail: Bburns@chamberlinarchitects.com

Contractor's Name: A-1 Construction
 Address: 1897 E. Centre St.
 City: Rapid City State: SD Zip: 57703
 Telephone: 605-348-6148 Fax: _____
 E-mail: _____

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

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|--|--|
| ☐ Alteration (change to exterior) | ☐ New Building | ☒ Addition | ☐ Accessory Structure |
| ☒ New Construction | ☐ Re-Roofing | ☐ Wood Repair | ☐ Exterior Painting |
| ☐ General Maintenance | ☐ Siding | ☐ Windows | ☐ Porch/Deck |
| ☐ Other _____ | ☐ Awning | ☐ Sign | ☐ Fencing |

Updated October 9, 2019

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): _____		
☐ ALTERATION	☐ Front	☐ Side(s)	☐ Rear	
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear	
☒ NEW CONSTRUCTION	☐ Residential	☐ Other	<u>New Cooler Enclosure</u>	
☐ ROOF	☐ New	☐ Re-roofing	☐ Material	
	☐ Front	☐ Side(s)	☐ Rear	☐ Alteration to roof
☐ GARAGE	☐ New	☐ Rehabilitation		
	☐ Front	☐ Side(s)	☐ Rear	
☐ FENCE/GATE	☐ New	☐ Replacement		
	☐ Front	☐ Side(s)	☐ Rear	
Material _____ Style/type _____ Dimensions _____				
☐ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS	
	☐ Restoration	☐ Replacement	☐ New	
	☐ Front	☐ Side(s)	☐ Rear	
Material _____ Style/type _____				
☐ PORCH/DECK	☐ Restoration	☐ Replacement	☐ New	
	☐ Front	☐ Side(s)	☐ Rear	
Note: Please provide detailed plans/drawings				
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement	
Material _____ Style/type _____ Dimensions _____				
☐ OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

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

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

A new cooler enclosure to be built to match style of existing building. Please refer to attached drawings.

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

Terri A Ward *10/15/2025*
General manager

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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



FIRST GOLD COOLER ENCLOSURE
RENDERED STREET PERSPECTIVE

10/15/25

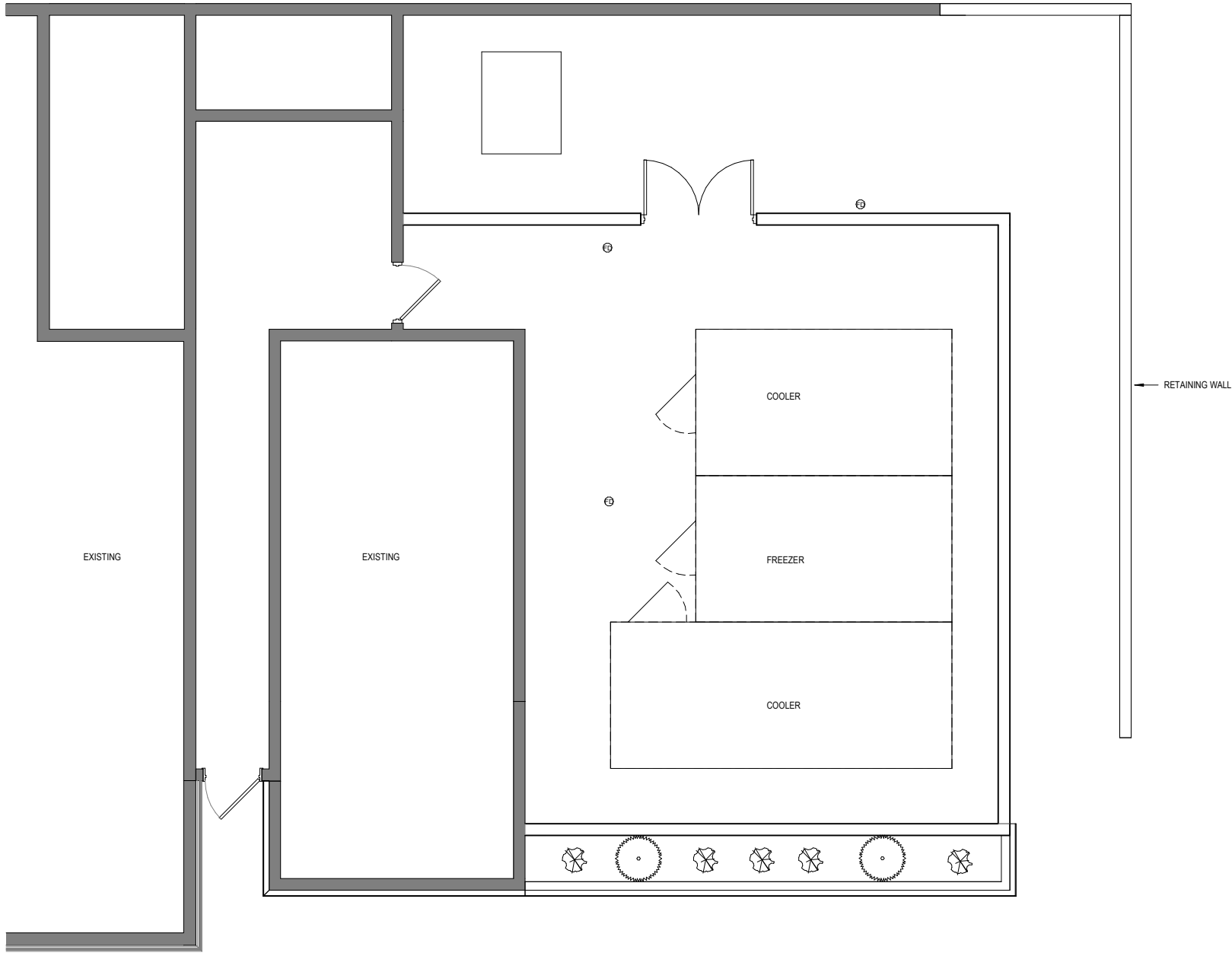
725 St. Joseph Street, Suite B1
Rapid City, SD 57701
605.355.6804

chamberlinarchitects.com



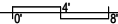
10/15/2025 2:01:42 PM

Architect: David R. First Gold Cooler Enclosure/2025 - First Gold Cooler Enclosure/2025



2
A101

FLOOR PLAN



LEGEND

	EXISTING WALL TO REMAIN
	EXISTING ITEM TO REMAIN
	NEW WALL
	NEW ITEM

Section 8 Item a.



chamberlin

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



FIRST GOLD
COOLER
ENCLOSURE

DEADWOOD, SOUTH DAKOTA

FLOOR PLAN

NO: ISSUED FOR: DATE:



PROJECT STATUS: PRELIM

DATE:

10/15/25

SHEET NO:

PROJECT NO:

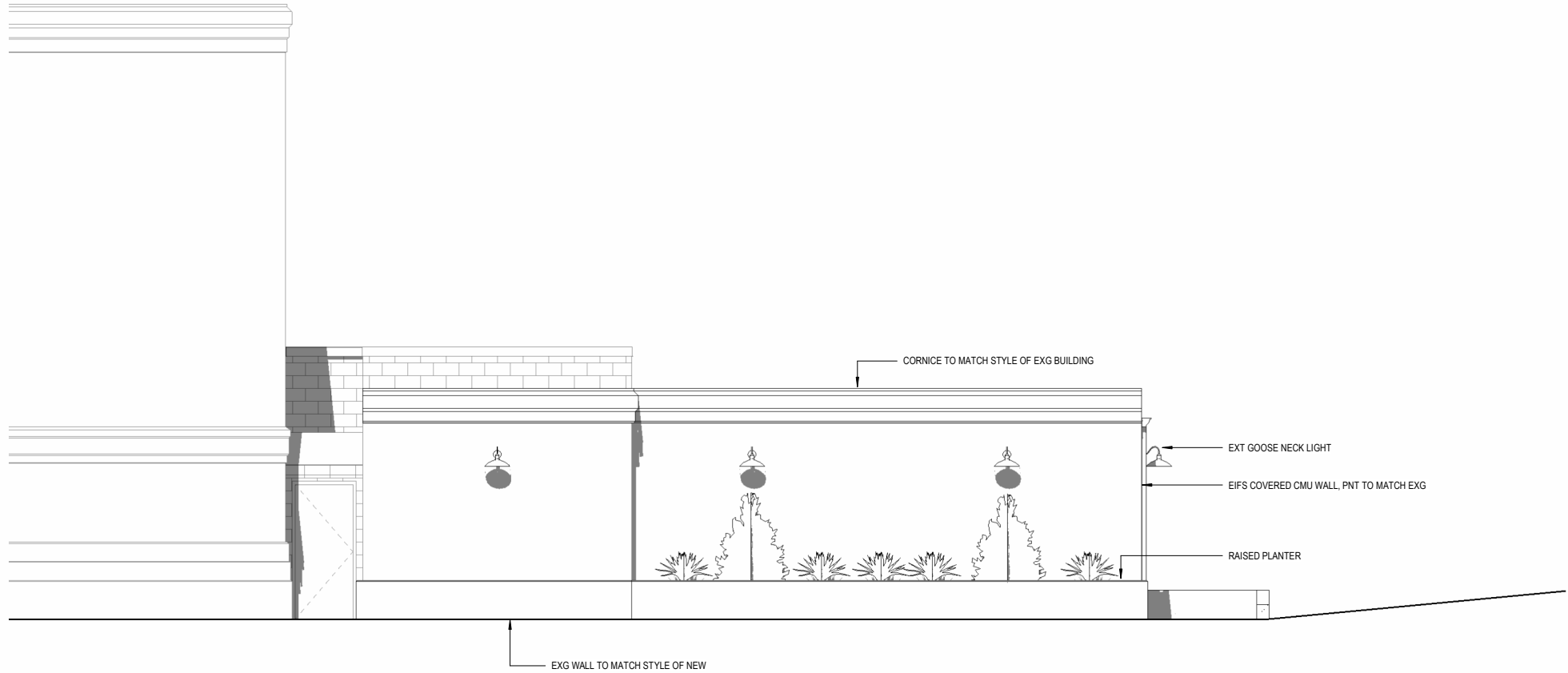
2527

A101

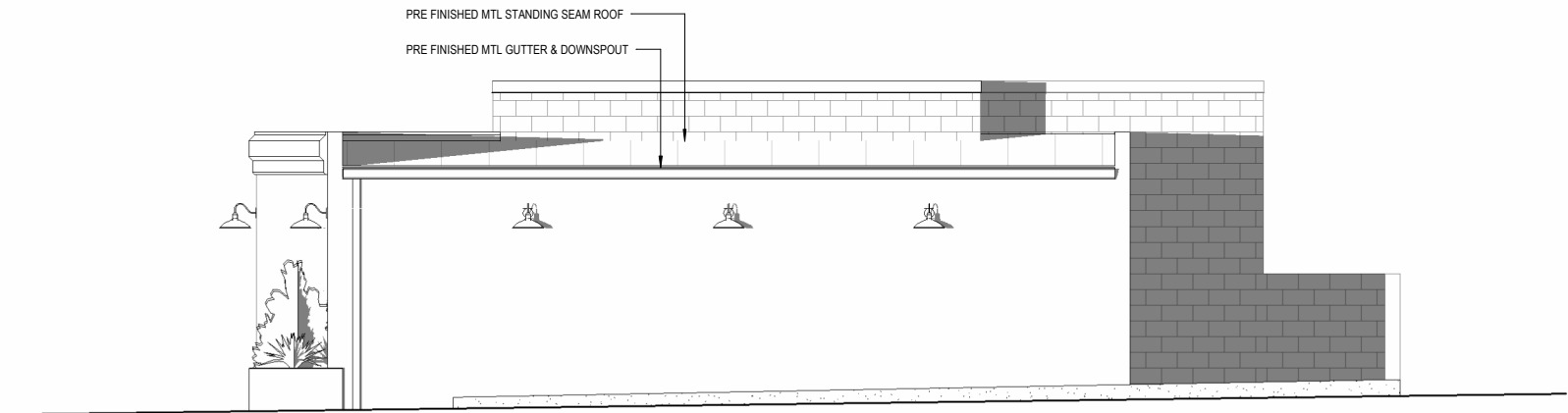
38

BEERIN ARCHITECTS

10/15/2025, 12:44:41 PM



FRONT ELEVATION



SIDE ELEVATION

Architect: David R. First Gold Cooler Enclosure/2025 - First Gold Cooler Enclosure/2025

Section 8 Item a.



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

NOT FOR CONSTRUCTION

FIRST GOLD COOLER ENCLOSURE

DEADWOOD, SOUTH DAKOTA

EXTERIOR ELEVATIONS

NO: ISSUED FOR: DATE:



PROJECT STATUS: PRELIM

DATE:

10/15/25

SHEET NO:

PROJECT NO:
2527

A201

Date: October 16, 2025

Case No. 250201
Address: 137 Charles

Staff Report

The applicant has submitted an application for Project Approval for work at 137 Charles Street, a Non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

Applicant: Tyler Peterson
Owner: FIB PROPERTIES LLC
Constructed: c 1990

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the asphalt shingles on the restaurant section of the hotel with standing seam metal roofing. The color will be granite or copper. The hotel shingles will be replaced with asphalt shingles.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

Any change to the type of material of a roof needs to be reviewed by the Historic Preservation Commission. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



Case No. 250401
☒ Project Approval
☐ Certificate of Appropriateness
 Date Received 10/15/25
 Date of Hearing 10/22/25

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

137 PROPERTY INFORMATION
Property Address: <u>137 Charles St Deadwood SD</u>
Historic Name of Property (if known):

APPLICANT INFORMATION
Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: <u>[Redacted]</u>
Address: <u>1530 N Regg Ct</u>
City: <u>RC</u> State: <u>SD</u> Zip: <u>57701</u>
Telephone: <u>605-731-0512</u> Fax: <u>[Redacted]</u>
E-mail: <u>ljamespeter@hotmail.com</u>

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

Contractor's Name: <u>Build 605 LLC</u>
Address: <u>P.O. Box 322</u>
City: <u>RC</u> State: <u>SD</u> Zip: _____
Telephone: <u>57709</u> Fax: _____
E-mail: <u>build605llc@gmail.com</u>

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

TYPE OF IMPROVEMENT			
☐ Alteration (change to exterior)	☐ New Building	☐ Addition	☐ Accessory Structure
☐ New Construction	☒ Re-Roofing	☐ Wood Repair	☐ Exterior Painting
☐ General Maintenance	☐ Siding	☐ Windows	☐ Porch/Deck
☐ Other _____	☐ Awning	☐ Sign	☐ Fencing

Updated October 9, 2019

FOR OFFICE USE ONLY

Case No. _____

11/15/25		ACTIVITY: (CHECK AS APPLICABLE)	
Project Start Date: 10/28/25		Project Completion Date (anticipated): _____	
☐ ALTERATION	☐ Front	☐ Side(s)	☐ Rear
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear
☐ NEW CONSTRUCTION	☐ Residential ☐ Other _____		
☐ ROOF	☐ New	☒ Re-roofing	☐ Material
	☐ Front	☐ Side(s)	☐ Rear ☐ Alteration to roof
☐ GARAGE	☐ New	☐ Rehabilitation	
	☐ Front	☐ Side(s)	☐ Rear
☐ FENCE/GATE	☐ New	☐ Replacement	
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____ Dimensions _____			
☐ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS
	☐ Restoration	☐ Replacement	☐ New
	☐ Front	☐ Side(s)	☐ Rear
Material _____ Style/type _____			
☐ PORCH/DECK	☐ Restoration	☐ Replacement	☐ New
	☐ Front	☐ Side(s)	☐ Rear
Note: Please provide detailed plans/drawings			
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement
Material _____ Style/type _____ Dimensions _____			
☐ OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

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

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

Remove & replace ~~asphalt~~ asphalt shingles on Hotel. -
 Remove asphalt shingles and Kitchen exhaust system ^{flashing}
 and replace with standing seam metal on
 Restaurant.

FOR OFFICE USE ONLY

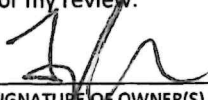
Case No. _____

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.

 10/1/25
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.

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

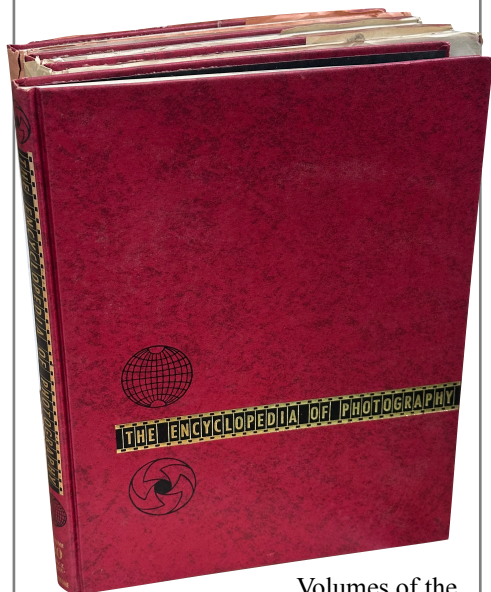
NEW CONSTRUCTION:

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

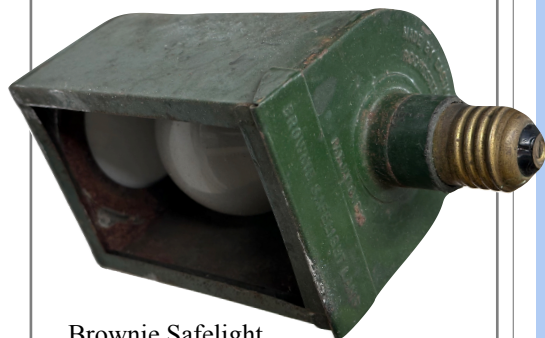
HISTORIC BLACK HILLS STUDIOS

HOME OF THE FASSBENDER PHOTOGRAPHIC COLLECTION

Recent Artifacts



Volumes of the
Encyclopedia of Photography
1964 from Greystone Press/New York



Brownie Safelight
Patented 1918 by Eastman Kodak



Photography buyers guides, from the
1960s, and 1970s

West River History Conference



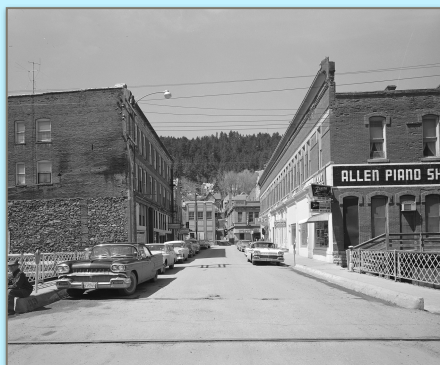
More than a hundred people registered for the 2025 West River History Conference held at the Muley Hill Lodge near Deadwood. The conference, themed “We Write History - Historic 1876 Deadwood” featured more than twenty presenters and panelists. The venue was a historic 1911 dairy barn renovated to host events.

The event also included tours of the surface workings of the Clover Leaf Mine and Historic Green Door Club in Deadwood. An opening social featured Randy Bender performing “Stories and Songs from Old Ft. Meade.” An open mic poetry slam and live music rounded out the event.

Below: A panel discussion entitled “Legally Speaking: Why the Black Hills are not For Sale.”



Recently Digitized



Scenes from 1960s Deadwood

Conferences/Volunteering

October 19-21, 2025

Association of South Dakota
Museums (ASDM) Conference in
Aberdeen, SD

Theme: "Engage the Past, Inspire the
Future"

(southdakotamuseums.wildapricot.org)

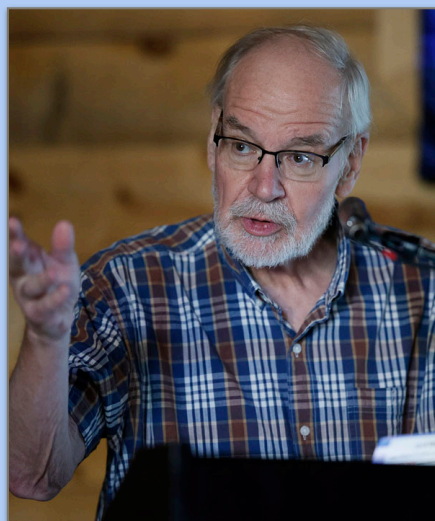
Volunteers have restarted working at
Grace Balloch Memorial Library in
Spearfish, Thursdays from 9-11am.

Contact:
fassbendercollection@gmail.com for
details.

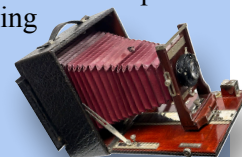
West River History Conference (cont.)



Above: Among the Bobbi Sago Conservation Merit Awardees were, from left, Linda Taylor, Vicki Dar, Charles Eagleson and David Gwinn. Taylor has volunteered more than 1,000 hours for the Fassbender Photographic Collection. Dar is currently a board member with the collection.



Left: Dr. David Wolff speaks on the opening day of the conference.



Volunteers back to work in Spearfish



Volunteers working at the Grace Balloch Memorial Library in Spearfish Thursdays from 9-11am.