



# Historic Preservation Commission Meeting Agenda

Tuesday, November 23, 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 November 10, 2021 Minutes
4. **Voucher Approvals**
  - a. HP Operating Vouchers
  - b. HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
  - a. Revolving Loan Program Requests
    - Daniel & Shauna Sjomeling - 405 Williams - 2 Loan Extension Requests/Life Safety/Preservation
    - Joseph Gasper & Sherree Rich - 40 Jefferson - 2 Loan Extension Requests/Retaining Wall
  - b. Historic Preservation Grant Program Applications
    - Pamela & Michael Messa - 15 Washington St. - Wood Windows & Doors Program
    - Aaron Sternhagen - 318 Williams St. - Foundation Program
    - Michael Trucano - 908 Main St. - Elderly Resident Program
6. **Old or General Business**
  - a. Request to purchase new copier from Century Business in the amount of \$10,150.00 to be paid from the 2022 HP machinery/equipment line item.
  - b. Permission to conduct 2022 Architectural Survey for the Deadwood National Historic Landmark District at a cost not to exceed \$25,000.00 with half of the funding from the State Historic Preservation Office.
7. **New Matters Before the Deadwood Historic District Commission**
  - a. COA 210230 - David Barth - 628 Main St. - Replace back wall
8. **New Matters Before the Deadwood Historic Preservation Commission**
  - a. PA 210223 - Pamela & Michael Massa -15 Washington - Replace Porch Windows
  - b. PA 210224 - Michael Trucano - 908 Main St. - Repair Concrete Stairs
  - c. PA 210228 - Sean and Tiffany Byrne - 20 Denver - Repair gutters/foundation/siding, restore/replace windows, enlarge stoop

[d.](#) PA 210229 - Aaron Sternhagen - 318 Williams - Repair Foundation

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.](#) City Archives Monthly Report

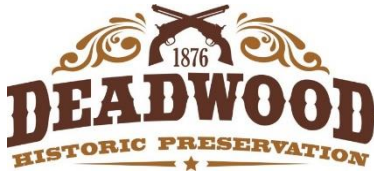
11. **Committee Reports**

(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, November 10, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

## 1. Call Meeting to Order

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order on November 10, 2021 at 5:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Dale Berg

HP Commission Vice Chair Bev Posey

HP Commission 2nd Vice Chair Robin Carmody

HP Commissioner Leo Diede

HP Commissioner Trevor Santochi

HP Commissioner Jill Weber

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Mike Walker, NieghborWorks Director

## 3. Approval of Minutes

- a. Approval of 10/27/21 Meeting Minutes

***It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the HPC Minutes of October 27, 2021. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

## 4. Voucher Approvals

- a. HP Operating Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the HP Operating Vouchers in the amount of \$10,682.83. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. HP Revolving Vouchers

***It was moved by Commissioner Santochi and seconded by Commissioner Posey to approve the HP Revolving Vouchers in the amount of \$87,708.65. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

## 5. HP Programs and Revolving Loan Program

### a. HP Revolving Loan Requests

John & Jamie Hohn - 402 Williams St. - Loan Requests

Glenn Fasnacht - 74 Van Buren - Extension Request

***It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the loan requests for John and Jamie Hohn, 402 Williams St., and the extension request for Glenn Fasnacht, 74 Van Buren. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

### b. Applications to be accepted into the retaining wall programs

30 Jefferson - Robert Weber

Mr. Kuchenbecker stated Robert Weber is the apartment complex at 30 Jefferson and it is to repair the stone wall. He does have the resource for sale. If it is sold before the wall is done, the new owners would have to reapply. The wall qualifies as a historic wall and it is not life threatening. Since it's for sale, I think he wanted it in the program and to make sure it qualified so if it is questioned he can say it it qualifies and if you apply you could get it too. ***It was moved by Commissioner Diede and seconded by Commissioner Posey to accept Robert Weber, 30 Jefferson into the retaining wall program. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

872 Main - George and Lynn Milos

Mr. Kuchenbecker stated this is at the rear of their property and is listing quite a bit. At this point we did not determine it to be life safety but it is a historic wall and qualifies for the program. Staff recommends acceptance. ***It was moved by Commissioner Posey and seconded by Commissioner Weber to accept George and Lynn Milos, 872 Main into the retaining wall program. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

### c. Applications to be accepted into the Historic Preservation Programs

Linda Bryant - 74 Cliff St - Elderly Resident Program

Mr. Kuchenbecker stated she does qualify for the program due to her age and the project qualifies as well. Staff recommends approval. ***It was moved by Commissioner Posey and seconded by Commissioner Weber to accept Linda Bryant, 74 Cliff St. into the elderly resident program. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

Doug and Misty Asermely - 830 Main St. - Foundation Program

Mr. Kuchenbecker stated this has quite a bit of supporting documentation. They started their project which went through project approval for their addition on the back. Once they opened the walls, the foundation, which is almost a retaining wall on parts of it but is still part of the foundation, needs repair as part of it is to build upon the top of it. It qualifies. In this packet there are quite a few photographs as well. Staff recommends acceptance. ***It was moved by Commissioner Santochi and seconded by Commissioner Posey to accept Doug and Misty***

***Asermely, 830 Main St. into the foundation program. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

**6. Old or General Business**

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

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

- a. PA 210216 - John and Jamie Hohn - 402 Williams - Repair Foundation

Mr. Kuchenbecker stated this is one of the earliest structures in Deadwood dating back to circa 1876. This is a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to repair the foundation. The foundation has slipped about 5 inches. Plans are to hand dig under the current foundation in order to place a temporary beam. The old compromised foundation will be replaced with a new footing eight inch block wall and new treated bottom plate. The goal is to level the wood floors. New concrete will be placed back in its original place. The applicant is also applying for the foundation program for this project. Staff conducted a site visit to review the scope of the project. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Posey and seconded by Commissioner Carmody 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: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. PA 210217 - Doug and Misty Asermely - 830 Main - Repair Foundation

Mr. Kuchenbecker stated this is a contributing resource located in the Upper Main Planning Unit constructed in 1905. The applicant is requesting permission to repair a portion of the foundation on the backside of the structure. During construction of an addition, issues were discovered. In September, the applicant applied for and received a project approval to construct an addition onto the rear left (south) side of the structure to remodel the kitchen and bathroom. During the construction an issue with the foundation was discovered and the applicant is requesting permission to make this repair. They are also applying for the foundation grant program. Staff has conducted a site visit to fully understand the issues of the foundation. 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 Posey 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: Berg, Posey, Carmody, Diede, Santochi, Weber, 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 reported he has been in correspondence with the State Historic Preservation Office. In 1993, we did the architectural survey that we use quite often for the contributing and non-contributing. In 2008, we did an update. In discussion with them about doing an updated inventory of our resources so we can see some of the projects we've participated in and now they could be contributing. More details to come. They are willing to split the cost which is estimated about \$25,000.00 which is much cheaper than we did in 2008. I think it would be good to do it. Plus then you have a complete photographic record of all of the resources and any other details we need to add from that survey. What's different is in 2008 we didn't provide the information to the parks service. It was more for our resources and recordation. This would be put in with the parks service so as they go through property tax moratoriums they'd have an updated list of contributing and non-contributing resources.

We are close to getting a lease with the BLM for the gun range.

We did a site visit today with the architect and engineers at the Masonic Temple. It's being rehabbed for the tenants which is the Tobacco Company. We should see a project approval or certificate of appropriateness in a couple of weeks. One of the challenges is with the change of use from assembly to a tobacco bar is the egress. We are trying to work through some solutions there. Of course the building front did change. It used to be storefronts across the front. Right now it has narrow 2 1/2 inch double leaf doors in the 5 foot opening. Trying to figure out the best way to get access in there for ADA compliance. We could see a door like at Jacobs. The building was stabilized last fall.

We had a Design Committee meeting yesterday. There is a lot of different tentacles of projects we are working on. The meeting went fairly well. There is so much it is almost overwhelming with all the projects we have going on.

The 2022 Community Calendar gets mailed out Tuesday of next week. I'd like to personally thank Cindy, Mike and the Block Clubs for all their hard work on it. They did an excellent job. Look for it in your mailbox.

## **11. Committee Reports**

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

Ms. Posey reported there are a couple of opportunities if people are interested in decorating either the Adams House or the Days of '76. Contact is Tera at 578-3724. The other opportunity is at Outlaw Square starting at 11:00 a.m. on November 29th through December 1st they will be decorating the square. Bobby Rock would be the contact.

Mr. Diede said he went to the Main Street reconfiguration meeting. He, Trevor and Tony talked about it and had some thoughts. They wanted to know the wideness of the flex lane or how far from the sidewalk would they push out. After much discussion, it was

determined that Option 3 of the MSMP is the preferred option of the Historic Preservation Commission.

Ms. Weber mentioned the Block Clubs providing American flags to the residents for the 100th Anniversary of the Days of '76. She's started a Facebook page for MSI Promotions Committee to get the word out about events. The Big Whiskey has sold more tickets already this year than last year and is almost sold out. Have 59 businesses participating in the Ho Ho Horseshoes with 107 prizes available this year compared to 60-70 prizes last year.

## **12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 5:44 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	
<b>HP Operating Account Total:</b>	<b>\$ 163,250.76</b>

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

HPC	11/23/21
Batch	12/07/21



PACKET: 05561 12/7/21 - 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
=====						
01-4711		AMAZON CAPITAL SERVICES				
I-16G6-NPC6-CMYG		IPAD TRIPOD STAND - ARCHIVES	36.99			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		IPAD TRIPOD STAND - ARCHIVES		215 4573-335	HIST. INTERP. ARCHIVE DE	36.99
I-1HY7-FH4M-7419		OFFICE SUPPLIES/CAMERA CR - H	658.87			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		OFFICE SUPPLIES/CAMERA CR - HP		215 4641-426	SUPPLIES	658.87
I-1RHY-HT79-HF9Q		QTY 2 - COLUMBIAN COFFEE - PB	133.94			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		COLUMBIAN COFFEE - PB		101 4192-426	SUPPLIES	133.94
I-1RWL-ND4J-3DTQ		WOOD SLICES - FOT PLANNER - J	55.94			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		WOOD SLICES - FOT		215 4641-429	OTHER	35.98
		PLANNER - JM		101 4142-426	SUPPLIES	19.96
I-1VWV-39L3-C64F		IPAD MIC & LAPEL CLIP MIC-AR	88.30			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		IPAD MIC & LAPEL CLIP MIC-ARCH		215 4573-335	HIST. INTERP. ARCHIVE DE	88.30
		=== VENDOR TOTALS ===	974.04			
=====						
01-2997		BLACK HILLS PLAYHOUSE				
I-112321		2021 OUTSIDE DWD GRANT	10,000.00			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		2021 OUTSIDE DWD GRANT		215 4575-520	GRANT/LOAN PROJECTS OUTS	10,000.00
		=== VENDOR TOTALS ===	10,000.00			
=====						
01-3314		CENTURY BUSINESS PRODUCTS, INC				
I-593252		HP/PZ CONTRACT 10/9/21-11/8/2	347.90			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		HP/PZ CONTRACT 10/9/21-11/8/21		215 4641-428	UTILITIES	115.96
		HP/PZ CONTRACT 10/9/21-11/8/21		101 4640-428	UTILITIES	115.97
		HP/PZ CONTRACT 10/9/21-11/8/21		101 4310-426	SUPPLIES	57.98
		HP/PZ CONTRACT 10/9/21-11/8/21		602 4330-426	SUPPLIES	57.99
I-593253		HP/PZ PLOTTER 8/9/21-11/8/21	66.78			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		HP/PZ PLOTTER 8/9/21-11/8/21		215 4641-428	UTILITIES	33.39
		HP/PZ PLOTTER 8/9/21-11/8/21		101 4640-428	UTILITIES	33.39
		=== VENDOR TOTALS ===	414.68			

PACKET: 05561 12/7/21 - 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
=====						
01-2994	CHAMBERLIN ARCHITECTS					
I-1-2021		DAYS GRANDSTAND CONCESSIONS/R	4,800.00			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		DAYS GRANDSTAND CONCESSIONS/RR		215 4577-735	CAPITAL ASSETS RODEO GRO	4,800.00
		=== VENDOR TOTALS ===	4,800.00			
=====						
01-0475	DEADWOOD CHAMBER & VISITORS BU					
I-111521HP-1		BILL LIST FOR NOVEMBER 22 - H	25,269.61			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		BILL LIST FOR NOVEMBER 22 - HP		215 4572-210	VISITOR MGMT MARKETING	25,269.61
I-111521HP-2		BILL LIST NOVEMBER 22, 2021	101,410.63			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		H&IC 4TH QUARTER		215 4572-215	VISITOR MGMT HISTORY/INF	17,500.00
		HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING	83,910.63
I-5479		2021 SD VISITOR GUIDE COOP MM	856.40			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		2021 SD VISITOR GUIDE COOP MM		607 4580-422	PROFESSIONAL SERVICES	856.40
		=== VENDOR TOTALS ===	127,536.64			
=====						
01-4091	J. PATTERSON PARK & MUSEUM					
I-W02020.008		CONSERV WOOD FLUME & WVN MAT	2,145.00			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		CONSERV WOOD FLUME & WVN MAT		215 4573-320	HIST. INTERP. ARCHEOLOGY	2,145.00
		=== VENDOR TOTALS ===	2,145.00			
=====						
01-2764	LAMB PAINTING LLC					
I-21217		REPAIR WATER DAMAGE ADAMS HSE	1,020.41			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		REPAIR WATER DAMAGE ADAMS HSE		215 4577-725	CAPITAL ASSETS ADAMS HOU	1,020.41
		=== VENDOR TOTALS ===	1,020.41			
=====						
01-0551	MENARD'S					
I-17696		ADAMS HOUSE FENCE	1,515.76			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		ADAMS HOUSE FENCE		215 4577-725	CAPITAL ASSETS ADAMS HOU	1,515.76
		=== VENDOR TOTALS ===	1,515.76			

PACKET: 05561 12/7/21 - 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
=====						
01-1827		MS MAIL & MARKETING				
I-12696		2022 CALENDARS	3,183.82			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: Y		
		2022 CALENDARS		215 4572-235	VISITOR MGMT ADVOCATE	2,712.50
		2022 CALENDARS		215 4576-630	PROFES. SERV. NEIGHBORH.	471.32
=====						
I-12704		BUSINESS CARDS - MAYOR RUTH	40.00			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: Y		
		BUSINESS CARDS - MAYOR RUTH		101 4111-426	SUPPLIES	40.00
		=== VENDOR TOTALS ===	3,223.82			
=====						
01-0742		OFFICE DEPOT				
I-209154368001		SLTD Caramel Creamer - PB	35.96			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		SLTD Caramel Creamer - PB		101 4192-426	SUPPLIES	35.96
		=== VENDOR TOTALS ===	35.96			
=====						
01-2585		PASTPERFECT SOFTWARE				
I-2021-37392-1		AN SUP/OL HST12/15/21-12/15/2	812.00			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		ANNUAL SUP 12/15/21-12/15/22		215 4573-335	HIST. INTERP. ARCHIVE DE	432.00
		ONLINE HOST 12/15/21-12/15/22		215 4573-335	HIST. INTERP. ARCHIVE DE	380.00
		=== VENDOR TOTALS ===	812.00			
=====						
01-0563		RCS CONSTRUCTION				
I-#3F		40 JEFFERSON RETAINING WALL	1,728.85			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: Y		
		40 JEFFERSON RETAINING WALL		215 4575-515	GRANT/LOAN RETAINING WAL	1,728.85
		=== VENDOR TOTALS ===	1,728.85			
=====						
01-2014		TOMS, DON				
I-LEDGER PROJECT1123		1902 TAX RECORDS BOOK 1	600.00			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: Y		
		1902 TAX RECORDS BOOK 1		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
		=== VENDOR TOTALS ===	600.00			

PACKET: 05561 12/7/21 - 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
=====						
01-2298		TWIN CITY CONSTRUCTION				
I-2021		DBN ROOF REPAIR 824 MAIN - HP	8,000.00			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		DBN ROOF REPAIR 824 MAIN - HP		215 4575-505-02	824 MAIN ST DEMO NEGLECT	8,000.00
		=== VENDOR TOTALS ===	8,000.00			
=====						
01-0578		TWIN CITY HARDWARE & LUMBER				
I-2111-164944		ADAMS HOUSE FENCE	94.55			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		ADAMS HOUSE FENCE		215 4577-725	CAPITAL ASSETS ADAMS HOU	94.55
I-2111-165655		ADAMS HOUSE FENCE	44.39			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		ADAMS HOUSE FENCE		215 4577-725	CAPITAL ASSETS ADAMS HOU	44.39
		=== VENDOR TOTALS ===	138.94			
=====						
01-3838		VAST BROADBAND				
I-111621MM-GS		MT MORIAH GS 11/20/21-12/19/2	138.19			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		MT MORIAH GS 11/20/21-12/19/21		607 4580-428	UTILITIES	138.19
I-111621MM-SA		MT MORIAH SA 11/20/21-12/19/2	40.87			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		MT MORIAH SA 11/20/21-12/19/21		607 4580-428	UTILITIES	40.87
I-111621MM-TB		MT MORIAH TB 11/20/21-12/19/2	125.60			
12/07/2021	FNBAP	DUE: 12/07/2021 DISC: 12/07/2021		1099: N		
		MT MORIAH TB 11/20/21-12/19/21		607 4580-428	UTILITIES	125.60
		=== VENDOR TOTALS ===	304.66			
		=== PACKET TOTALS ===	163,250.76			

PACKET: 05561 12/7/21 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

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

INVOICE TOTALS	163,250.76
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	163,250.76
--------------	------------

\*\* 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	437.20-*				
		101-4111-426	SUPPLIES	40.00	5,000		3,095.72	
		101-4142-426	SUPPLIES	19.96	9,000		6,010.88	
		101-4192-426	SUPPLIES	169.90	68,000		24,268.62	
		101-4310-426	SUPPLIES	57.98	130,000		61,789.67- Y	
		101-4640-428	UTILITIES	149.36	3,000		1,632.93	
		215-2020	ACCOUNTS PAYABLE	161,594.51-*				
		215-4572-210	VISITOR MGMT MARKETING	109,180.24	400,000		79,413.68	730,000 212,465.84
		215-4572-215	VISITOR MGMT HISTORY/INF	17,500.00	70,000		0.00	730,000 304,146.08
		215-4572-235	VISITOR MGMT ADVOCATE	2,712.50	195,000		112,839.66	730,000 318,933.58
		215-4573-320	HIST. INTERP. ARCHEOLOGY	2,145.00	39,500		5,731.80	
		215-4573-335	HIST. INTERP. ARCHIVE DE	1,537.29	42,400		21,537.59	
		215-4575-505-02	824 MAIN ST DEMO NEGLECT	8,000.00	0		8,000.00- Y	
		215-4575-515	GRANT/LOAN RETAINING WAL	1,728.85	363,130		313,706.05	
		215-4575-520	GRANT/LOAN PROJECTS OUTS	10,000.00	100,000		65,113.81	
		215-4576-630	PROFES. SERV. NEIGHBORH.	471.32	8,000		5,538.10	
		215-4577-725	CAPITAL ASSETS ADAMS HOU	2,675.11	0		2,974.63- Y	
		215-4577-735	CAPITAL ASSETS RODEO GRO	4,800.00	1,235,000		1158,950.02	
		215-4641-426	SUPPLIES	658.87	15,000		9,270.71	
		215-4641-428	UTILITIES	149.35	12,500		7,015.00	
		215-4641-429	OTHER	35.98	0		35.38- Y	
		602-2020	ACCOUNTS PAYABLE	57.99-*				
		602-4330-426	SUPPLIES	57.99	14,500		20,169.77- Y	
		607-2020	ACCOUNTS PAYABLE	1,161.06-*				
		607-4580-422	PROFESSIONAL SERVICES	856.40	20,000		15,577.48- Y	
		607-4580-428	UTILITIES	304.66	1,700		319.49- Y	
		999-1301	DUE FROM FUND 101	437.20 *				
		999-1306	DUE FROM FUND 215	161,594.51 *				
		999-1342	DUE FROM FUND 602	57.99 *				
		999-1344	DUE FROM FUND 607	1,161.06 *				
			** 2021 YEAR TOTALS	163,250.76				

PACKET: 05561 12/7/21 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
101	12/2021	437.20
215	12/2021	161,594.51
602	12/2021	57.99
607	12/2021	1,161.06

NO ERRORS

NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

11/23/2021 10:33am

HP REVOLVING LOAN FUND  
A/P Invoices Report  
11/1/2021 - 11/30/2021  
Batch = 2

Page 1 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
11/2021								
Deadwood Main, LLC - VARIOUS - 11/23/2021 - 63,426.25 - Batch: 2 - Header Memo: Work Done-696 Main-Deadwood Main LLC (Almanza)								
Work Done-696 Main-Deadwood Main LLC (Almanza)	100	1201				NOTES RECEIVABLE	63,426.25	
Work Done-696 Main-Deadwood Main LLC (Almanza)	100	2000				ACCOUNTS PAYABLE		63,426.25
Total:							63,426.25	63,426.25
Heil Mechanical Inc. - DRAW-004 - 11/23/2021 - 18,750.15 - Batch: 2 - Header Memo: Work Done-696 Main-Deadwood Main LLC (Almanza)								
Work Done-696 Main-Deadwood Main LLC (Almanza)	100	1201				NOTES RECEIVABLE	18,750.15	
Work Done-696 Main-Deadwood Main LLC (Almanza)	100	2000				ACCOUNTS PAYABLE		18,750.15
Total:							18,750.15	18,750.15
Knecht Home Center - 6958289 6942614 - 11/23/2021 - 81.35 - Batch: 2 - Header Memo: Materials-74 Van Buren-Fasnacht								
Materials-74 Van Buren-Fasnacht	100	1201				NOTES RECEIVABLE	81.35	
Materials-74 Van Buren-Fasnacht	100	2000				ACCOUNTS PAYABLE		81.35
Total:							81.35	81.35
LAWRENCE COUNTY REGISTER OF DEEDS - REC HOHN - 11/23/2021 - 60.00 - Batch: 2 - Header Memo: Record Mortgages-402 Williams-Hohn								
Record Mortgages-402 Williams-Hohn	100	5200				CLOSING COSTS DISBURSED	60.00	
Record Mortgages-402 Williams-Hohn	100	2000				ACCOUNTS PAYABLE		60.00
Total:							60.00	60.00
LAWRENCE COUNTY REGISTER OF DEEDS - SAT RUSSO - 11/23/2021 - 60.00 - Batch: 2 - Header Memo: Satisfaction of Mortgages-Russo-Fairmont/OysterBay								
Satisfaction of Mortgages-Russo-Fairmont/OysterBay	100	5200				CLOSING COSTS DISBURSED	60.00	
Satisfaction of Mortgages-Russo-Fairmont/OysterBay	100	2000				ACCOUNTS PAYABLE		60.00

11/23/2021 10:33am

HP REVOLVING LOAN FUND  
A/P Invoices Report  
11/1/2021 - 11/30/2021  
Batch = 2

Page 2 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
11/2021 (cont'd from page 1)								
LAWRENCE COUNTY REGISTER OF DEEDS - SAT RUSSO - 11/23/2021 - 60.00 - Batch: 2 - Header Memo: Satisfaction of Mortgages-Russo-Fairmont/OysterBay (cont'd from page 1)								
Total:							60.00	60.00
OLD WEST HEATING, INC. - 3695 3692 - 11/23/2021 - 664.85 - Batch: 2 - Header Memo: Work Done-57 Lincoln-Trentz								
Work Done-57 Lincoln-Trentz	100	1201				NOTES RECEIVABLE	664.85	
Work Done-57 Lincoln-Trentz	100	2000				ACCOUNTS PAYABLE		664.85
Total:							664.85	664.85
Precision Mechanical - 16098-3 - 11/23/2021 - 13,092.75 - Batch: 2 - Header Memo: Work Done-696 Main-Deadwood Main LLC (Almanza)								
Work Done-696 Main-Deadwood Main LLC (Almanza)	100	1201				NOTES RECEIVABLE	13,092.75	
Work Done-696 Main-Deadwood Main LLC (Almanza)	100	2000				ACCOUNTS PAYABLE		13,092.75
Total:							13,092.75	13,092.75
RCS Construction - #3F - 11/23/2021 - 6,803.15 - Batch: 2 - Header Memo: Work Done-40 Jefferson-Rich/Gasper								
Work Done-40 Jefferson-Rich/Gasper	100	1201				NOTES RECEIVABLE	6,803.15	
Work Done-40 Jefferson-Rich/Gasper	100	2000				ACCOUNTS PAYABLE		6,803.15
Total:							6,803.15	6,803.15
Total:							102,938.50	102,938.50
Report Total:							102,938.50	102,938.50



Deadwood HP Total Loans 10/31/2021	
Accounting Balance (Fund EZ) Loans per Balance Sheet - Acct 100-1201	This Month \$1,838,258.16
<b>TOTAL</b>	<b>\$ 1,838,258.16</b>
Loan Base:	This Month
Investor Trial Balance Report	\$ 1,806,979.26
	\$1,920.00 Baucom
	\$ 4,100.00 Baucom
	\$ 4,480.00 Baucom
9/22/2021 Meeting Packet	\$ 11,500.00 Underhill
	\$7,605.35 Sjomelling
	\$ 690.55 Weber
	\$ 983.00 Trentz
<b>TOTAL</b>	<b>\$ 1,838,258.16</b>
	Difference \$ -

Deadwood HP Total Loans 10/31/2021	
Accounting Balance (Fund EZ) Loans per Balance Sheet	\$1,838,258.16
<b>TOTAL</b>	<b>\$ 1,838,258.16</b>
Loan Base:	
Pool Trial Balance Report	\$ 1,806,979.26
	\$1,920.00 Baucom
	\$ 4,100.00 Baucom
	\$ 4,480.00 Baucom
10/27/2021	\$ 11,500.00 Underhill
	\$ 7,605.35 Sjomelling
	\$ 690.55 Weber
	\$ 983.00 Trentz
<b>TOTAL</b>	<b>\$ 1,838,258.16</b>
	Difference \$ -

11/19/2021 8:12am

HP REVOLVING LOAN FUND  
Balance Sheet  
As of Date: 10/31/2021

Page 1 of 1

	Current Year	Prior Year
<b>Assets</b>		
<b>Current Assets</b>		
CASH-SAVINGS	(657,703.99)	(1,227,685.53)
CASH-INVESTED	769,246.19	756,731.51
ACCRUED INTEREST RECEIVABLE	1,536.42	1,536.42
LATE FEES RECEIVABLE	3,986.87	3,986.87
Accounts Receivable-Haverberg	1,417,924.56	1,479,115.29
<b>Total Current Assets</b>	<b>1,534,990.05</b>	<b>1,013,684.56</b>
<b>Other Assets</b>		
NOTES RECEIVABLE	1,838,258.16	1,985,705.98
<b>Total Other Assets</b>	<b>1,838,258.16</b>	<b>1,985,705.98</b>
<b>Total Assets</b>	<b>3,373,248.21</b>	<b>2,999,390.54</b>
<b>Liabilities &amp; Net Assets</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
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
<b>Total Current Liabilities</b>	<b>19,716.14</b>	<b>68,584.43</b>
<b>Total Liabilities</b>	<b>19,716.14</b>	<b>68,584.43</b>
<b>Net Assets</b>		
NET ASSETS	4,608,323.95	4,608,323.95
Fund Balance	56,035.78	56,035.78
NET EARNINGS(LOSS)	(3,188,557.75)	(3,611,283.71)
PRIOR YEAR EARNINGS (LOSS)	116,204.47	116,204.47
HP BUDGET	(13,474.38)	(13,474.38)
PRIOR YEAR HP BUDGET	1,775,000.00	1,775,000.00
<b>Total Net Assets</b>	<b>3,353,532.07</b>	<b>2,930,806.11</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>3,373,248.21</b>	<b>2,999,390.54</b>

11/19/2021 8:13am

HP REVOLVING LOAN FUND  
Statement of Revenue and Expense  
Current Period: 10/1/2021 - 10/31/2021  
Year-to-Date: 1/1/2021 - 10/31/2021

Page 1 of 1

	Current Year Current Period	Current Year Year-to-Date	Prior Year Current Period	Prior Year Year-to-Date
<b>Revenue</b>				
PERM LOAN INTEREST	830.57	8,974.79	664.73	11,624.72
SAVINGS INTEREST	321.11	16,107.92	443.81	7,402.40
SERVICE FEES	245.00	2,425.00	220.00	1,890.00
LATE FEES	0.00	484.01	7.16	736.14
APPLICATION FEES	0.00	10,131.47	349.00	7,638.01
CLOSING COSTS	0.00	2,429.60	250.12	4,218.50
Interest Income Settlement	4,743.73	48,206.79	4,947.02	50,209.58
<b>Total Revenue</b>	<b>6,140.41</b>	<b>88,759.58</b>	<b>6,881.84</b>	<b>83,719.35</b>
<b>Expenses</b>				
PROF & ADMIN FEES	6,977.04	37,158.29	2,350.00	38,791.25
CLOSING COSTS DISBURSE	600.00	2,876.72	600.36	4,731.32
Ghost Mural Grant Expense	924.35	15,942.82	0.00	13,314.58
Foundation Grant Expense	0.00	(753.49)	87.96	44,950.81
Windows Grant Expense	0.00	22,338.55	42,515.57	189,920.05
Elderly Grant Expense	0.00	778.88	0.00	94,092.65
Siding Grant Expense	(10,000.00)	0.00	10,885.88	103,986.50
Facade Grant Expense	0.00	94,919.00	7,226.87	320,763.23
<b>Total Expenses</b>	<b>(1,498.61)</b>	<b>173,260.77</b>	<b>63,666.64</b>	<b>810,550.39</b>
<b>Excess or (Deficiency) of Revenue Over Expenses</b>	<b><u>7,639.02</u></b>	<b><u>(84,501.19)</u></b>	<b><u>(56,784.80)</u></b>	<b><u>(726,831.04)</u></b>

Time: 10:19:42  
 Date: 10/31/2021

**TRIAL BALANCE: POOLS**  
 Range Of Investors  
 All Pools  
 NHS of Black Hills  
 Version: 3.0.10

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																
LIFE SAFTY	CHPLSFR05	Russo-fairmont	2	0	10/01/21	11/01/21	10/04/21	0.0000	No	0.0000	Curr	0.0000	250.00	34955.00	0.00	0.00
LIFE SAFTY	CHPLSOB05	Russo-oyster Ba	2	0	10/01/21	11/01/21	10/04/21	0.0000	No	0.0000	Curr	0.0000	83.33	11404.58	0.00	0.00
HPCODWDH	HPCODWDH	Deadwood Histor	2	0	10/01/21	11/01/21	10/04/21	0.0000	No	0.0000	Curr	0.0000	416.67	38060.00	0.00	0.00
HPCOUFNUG	HPCOUFNUG	Nugget Saloon,	2	0	11/01/21	12/01/21	09/28/21	0.0000	No	0.0000	Curr	0.0000	694.44	239642.84	0.00	0.00
HPLSBERG5	HPLSBERG5	Berg Jewelry An	2	0	10/01/21	11/01/21	10/05/21	0.0000	No	0.0000	Curr	0.0000	833.34	13288.04	0.00	0.00
LIFE SAFTY	HPLSNGT07	Nugget Saloon L	2	0	11/01/21	12/01/21	09/28/21	0.0000	No	0.0000	Curr	0.0000	165.72	32381.07	0.00	0.00
Group Totals:													2443.50	369731.53	0.00	0.00

>>> INVESTOR #: HP POOL #: R0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPLSALLEN	HPLSALLEN	Allen,Jesse	2	0	10/01/21	11/01/21	10/05/21	0.0000	No	0.0000	Curr	0.0000	100.76	18412.38	0.00	0.00
HPLSFOSSC	HPLSFOSSO	Fosso,Bonnie R	2	0	11/01/21	12/01/21	10/29/21	0.0000	No	0.0000	Curr	0.0000	69.45	22152.55	0.00	0.00
HPLSKIR	HPLSKIR	Kirkpatrick,Eli	2	0	11/01/21	12/01/21	10/11/21	0.0000	No	0.0000	Curr	0.0000	104.17	18680.00	0.00	0.00
HPLSRLPON	HPLSRLPON	Pontius,James	2	0	10/01/21	11/01/21	10/15/21	0.0000	No	0.0000	Curr	0.0000	113.04	4521.87	0.00	0.00
LIFE SAFTY	HPLSSCHD5	Schmidt,Mike	2	0	10/01/21	11/01/21	10/05/21	0.0000	No	0.0000	Curr	0.0000	423.74	32627.93	0.00	0.00
HPLSSULE5	HPLSSULE5	Sulentic,Margar	2	0	11/01/21	12/01/21	10/19/21	0.0000	No	0.0000	Curr	0.0000	166.67	4499.89	0.00	0.00
HPLSTHOM5	HPLSTHOM5	Thompson,Lee	2	0	10/01/21	11/01/21	10/12/21	0.0000	No	0.0000	Curr	0.0000	103.54	20623.84	0.00	0.00
HP RLF	HPRLFBOB5	Bobolz,Lance	2	0	10/01/21	11/01/21	10/11/21	0.0000	No	0.0000	Curr	0.0000	416.67	6249.85	0.00	0.00
HPRLFKN1	HPRLFKN1	Knipper,Anita	2	0	11/01/21	12/01/21	10/25/21	0.0000	No	0.0000	Curr	0.0000	208.33	21041.73	0.00	0.00
HPRLFSLK5	HPRLFSLK5	Knox,Shanna	2	0	10/01/21	11/01/21	10/14/21	0.0000	No	0.0000	Curr	0.0000	104.17	21666.56	0.00	0.00
HPRLFSHA5	HPRLFSHA5	Shama,Larry	2	0	10/01/21	11/01/21	10/04/21	0.0000	No	0.0000	Curr	0.0000	250.00	6250.00	0.00	0.00
HPRLLSWES	HPRLLSWES	Westendorf,Rand	2	0	10/01/21	11/01/21	10/01/21	0.0000	No	0.0000	Curr	0.0000	166.67	16295.00	0.00	0.00
LIFE SAFTY	HPRLSBLOO	Bloom,Kevin	2	0	10/01/21	11/01/21	10/28/21	0.0000	No	0.0000	Curr	0.0000	104.17	24687.49	0.00	0.00
HPRLSHERT	HPRLSHERT	Herd,David	2	0	10/01/21	11/01/21	10/01/21	0.0000	No	0.0000	Curr	0.0000	208.33	22916.70	0.00	0.00
Life Sily	HPRLSJOHN	Johnson,Joette	2	0	10/01/21	11/01/21	10/01/21	0.0000	No	0.0000	Curr	0.0000	138.89	48888.88	0.00	0.00
HPRLSRITZ	HPRLSRITZ	Ritz,Jody	2	0	10/01/21	11/01/21	09/28/21	0.0000	No	0.0000	Curr	0.0000	51.77	10169.55	0.00	0.00
Life SFTY	HPRLSUNDE	Underhill,Ronal	2	0	10/01/21	11/01/21	10/01/21	0.0000	No	0.0000	Curr	0.0000	104.17	24335.40	0.00	0.00
HPRLBUS	HPRLBUS	Busslere,Erica	2	0	11/01/21	12/01/21	10/25/21	0.0000	No	0.0000	Curr	0.0000	60.78	6685.72	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 Bely, 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 SAFEY	HPSLRJUNG	Runge,Michael	2	0	11/01/21	12/01/21	10/18/21	0.0000	No	0.0000	Curr	0.0000	208.33	19400.00	0.00	0.00
HPVANCMJA	HPVANCMJO	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

Time: 10:19:42  
Date: 10/31/2021

**TRIAL BALANCE: POOLS**

Page: 2  
Run By: SUSAN17

Range Of Investors  
All Pools

NHS of Black Hills

Version: 3.0.10

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	373437.14	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	06/01/22	08/20/20	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
WIN DOOR	CHPWINUN	Underhill,Ronal	11	1	08/19/20	06/01/22	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	10/19/21	0.0000	No	0.0000	Curr	0.0000	0.01	11740.00	0.00	0.00
Group Totals:													0.05	41427.15	0.00	0.00
>>> INVESTOR #: HP POOL #: R3.5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
Prsv 1	HPRPRSUN1	Underhill,Ronal	2	0	10/01/21	11/01/21	10/01/21	3.5000	No	3.5000	Curr	0.0000	144.99	24528.70	0.00	0.00
PRESERV	HPRPSBLOO	Bloom,Kevin	2	0	10/01/21	11/01/21	10/28/21	3.5000	No	3.5000	Curr	0.0000	28.44	4861.73	0.00	0.00
HPRREFARS	HPRREFARS	Arsaga,Bryan	2	0	11/01/21	12/01/21	10/05/21	3.5000	No	3.5000	Curr	0.0000	138.49	1860.89	0.00	0.00
Group Totals:													311.92	31251.32	0.00	0.00
>>> INVESTOR #: HP POOL #: R4 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPBAUDH47	HPBAUDH47	Baudhuin,Mary	2	1	10/14/21	11/01/21	10/14/21	4.0000	No	4.0000	Curr	0.0000	307.17	19916.01	0.00	0.00
HPLSFLOYD	HPLSFLOYD	Floyd,Dustin	2	1	10/15/21	11/01/21	10/15/21	4.0000	No	4.0000	Fixed \$	25.0000	93.46	6442.29	0.00	0.00
REFILS	HPLSLEWIS	Lewis,Tracy	2	0	10/01/21	11/01/21	10/15/21	4.0000	No	4.0000	Curr	0.0000	113.24	22004.89	0.00	0.00
HPRLFFS47	HPRLFFS47	Fosso,Bonnie R	2	0	11/01/21	12/01/21	10/29/21	4.0000	No	4.0000	Curr	0.0000	119.29	23407.64	0.00	0.00
HPRLFLWS4	HPRLFLWS4	Lewis,Tracy	2	0	10/01/21	11/01/21	10/15/21	4.0000	No	4.0000	Curr	0.0000	26.88	4933.03	0.00	0.00
PRESV	HPRPRLFJO	Johnson,Joelle	2	0	10/01/21	11/01/21	10/01/21	4.0000	No	4.0000	Curr	0.0000	119.35	24708.16	0.00	0.00
Group Totals:													779.39	101412.12	0.00	0.00
>>> INVESTOR #: HP POOL #: R4.5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPBAUND60	HPBAUND60	Baudhuin,Mary	2	0	10/01/21	11/01/21	10/14/21	4.5000	No	4.5000	Curr	0.0000	68.99	1666.27	0.00	0.00
HPLFMORSE	HPLFMORSE	Morse,Marsha	2	0	10/01/21	11/01/21	10/14/21	4.5000	No	4.5000	Curr	0.0000	71.54	2944.76	0.00	0.00
HPLSBLOO2	HPLSBLOO2	Bloom,Kevin	2	0	10/01/21	11/01/21	10/01/21	4.5000	No	4.5000	Curr	0.0000	175.09	8745.65	0.00	0.00
Group Totals:													315.62	13356.68	0.00	0.00
>>> INVESTOR #: HP POOL #: R5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPRFMORS	HPRFMORS5	Morse,Marsha E.	2	1	10/14/21	11/01/21	10/14/21	5.0000	No	5.0000	Curr	0.0000	33.04	1033.81	0.00	0.00
Group Totals:													33.04	1033.81	0.00	0.00

Time: 10:19:42  
Date: 10/31/2021

TRIAL BALANCE: POOLS

Page: 3  
Run By: SUSAN17

Range Of Investors  
All Pools

NHS of Black Hills

Version: 3.0.10

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 LN	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 fir	CHPCUPFLA	Deadwood Main,	11	1	04/27/21	04/01/22	05/04/21	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	10/19/21	0.0000	No	0.0000	Curr	0.0000	0.01	8559.50	0.00	0.00
PRESV LOAN	CHPRLSJO	Sjomeling,Danie	11	1	06/01/21	11/01/21	10/19/21	0.0000	No	0.0000	Curr	0.0000	0.01	22733.86	0.00	0.00
RIP- LS	CHPRLSPOT	Potter,Cara	11	1	09/09/21	10/01/22	09/27/21	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
LIFE SFTY	CHPRLSWEB	Weber,Todd	11	1	02/24/21	03/01/22	10/19/21	0.0000	No	0.0000	Curr	0.0000	0.01	15052.11	0.00	0.00
RIP- Presv	CHPRPSVP	Potter,Cara	11	1	09/28/21	10/01/22	09/28/21	0.0000	No	0.0000	Curr	0.0000	0.01	1039.56	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
Group Totals:													0.09	152849.97	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPRRWOMIK	HPRRWOMIK	Mika,Christine	2	0	11/01/21	12/01/21	10/28/21	0.0000	No	0.0000	Curr	0.0000	164.59	37894.17	0.00	0.00
RW LOAN	HPRW3GORZ	Gorzalka,Amy	2	0	10/01/21	11/01/21	10/11/21	0.0000	No	0.0000	Curr	0.0000	555.03	6046.85	0.00	0.00
HPRWCOOM	HPRWCOOM0	Coomes,Tim	2	0	11/01/21	12/01/21	10/20/21	0.0000	No	0.0000	Curr	0.0000	146.44	12886.34	0.00	0.00
RW LOAN	HPRWMART5	Martinisko,John	2	0	10/01/21	11/01/21	10/01/21	0.0000	No	0.0000	Curr	0.0000	167.60	2626.19	0.00	0.00
HPRWOLSN	HPRWOLSN5	Olson,Steven	2	0	10/01/21	11/01/21	10/15/21	0.0000	No	0.0000	Curr	0.0000	41.37	8249.68	0.00	0.00
RW Payable	HPRWOREAU	Reausav,Bernie	2	0	12/01/21	01/01/22	10/05/21	0.0000	No	0.0000	Curr	0.0000	740.68	34071.45	0.00	0.00
RW PAYABLE	HPRWPPWEB	Weber,Todd	2	0	10/01/21	11/01/21	10/05/21	0.0000	No	0.0000	Curr	0.0000	161.59	17127.79	0.00	0.00
Group Totals:													1997.29	118902.47	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW0C DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
RW Payable	CHPRWPGAS	Gaspar 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	10/01/21	11/01/21	10/01/21	4.5000	No	4.5000	Curr	0.0000	179.05	9055.02	0.00	0.00
Group Totals:													179.05	9055.02	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW4C DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPRWSWAN	HPRWSWAN2	Swaney,David	2	0	10/01/21	11/01/21	10/11/21	4.0000	No	4.0000	Curr	0.0000	60.22	11787.29	0.00	0.00
Group Totals:													60.22	11787.29	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																

Time: 10:19:42  
Date: 10/31/2021

**TRIAL BALANCE: POOLS**  
Range Of Investors  
All Pools  
NHS of Black Hills  
Version: 3.0.10

Page: 4  
Run By: SUSAN17

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
CLIENT RW	HPRWBOB05	Bobolz,Lance	2	0	10/01/21	11/01/21	10/14/21	5.0000	No	5.0000	Curr	0.0000	116.04	15469.91	0.00	0.00
HPRWGATHI	HPRWGATHM	Galthmann,Naomi	2	1	10/08/21	11/01/21	10/09/21	5.0000	No	5.0000	Curr	0.0000	172.45	14220.99	0.00	0.00
HPRWMOR5	HPRWMOR57	Morgan,Richard	2	1	10/01/21	11/01/21	10/01/21	0.0000	No	0.0000	Curr	0.0000	120.09	19012.61	0.00	0.00
Group Totals:													408.58	48703.51	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	Busstere,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	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
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	10/01/21	11/01/21	10/05/21	0.0000	No	0.0000	Curr	0.0000	416.67	7083.19	0.00	0.00
HP RLF	HPRLFORS5	Sorenson,Donald	2	0	11/01/21	12/01/21	10/28/21	0.0000	No	0.0000	Curr	0.0000	250.00	3500.00	0.00	0.00
HPRLFWESC	HPRLFWES0	West,Pauline	2	0	11/01/21	12/01/21	10/11/21	0.0000	No	0.0000	Curr	0.0000	198.11	5938.31	0.00	0.00
HPSNEHAR	HPSNEHAR	Harris,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	73091.86	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
Presv 2	HPRPVUN2	Underhill,Ronal	2	0	10/01/21	11/01/21	10/01/21	3.5000	No	3.5000	Curr	0.0000	144.99	24927.93	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
HPVCNTBLN	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

Time: 10:19:42  
Date: 10/31/2021

TRIAL BALANCE: POOLS

Page: 5  
Run By: SUSAN17

Range Of Investors  
All Pools

NHS of Black Hills

Version: 3.0.10

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
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:													144.99	94898.45	0.00	0.00
>>> INVESTOR #: HP POOL #: RSPVC DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPVBLOOM	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
CHPRWINW	CHPRWINWE	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
CHPWINFL1	CHPWINFL1	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
CHPWINFL2	CHPWINFL2	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
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
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
HPWIN72	HPWIN72	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



Time: 10:19:42  
Date: 10/31/2021

TRIAL BALANCE: POOLS

Page: 6  
Run By: SUSAN17

Range Of Investors  
All Pools  
NHS of Black Hills  
Version: 3.0.10

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
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
HPWINSMT0	HPWINSMT0	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
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
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																
CHPWIMMR	CHPWIMMRS	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
CHPWINSHF	CHPWINSHP	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:													10642.36	1806979.26	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	06/01/23	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	8699.04	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

Time: 10:19:42  
Date: 10/31/2021

**TRIAL BALANCE: POOLS**  
Range Of Investors  
All Pools  
NHS of Black Hills  
Version: 3.0.10

Page: 7  
Run By: SUSAN17

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 #: HPRW POOL #: PERM DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual Payr																
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
CONRWFEN	CONRWFEN0	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	518463.82	0.00	0.00
>>> INVESTOR #: HPRW POOL #: RIP DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual Paymer																
RW City	CHPRWFGAS	Gaspar Iii,Jose	11	1	10/19/21	12/01/21	10/19/21	0.0000	No	0.0000	Curr	0.0000	0.01	35800.00	0.00	0.00
Group Totals:													0.01	35800.00	0.00	0.00
>>> INVESTOR #: HPRW POOL #: RRW0 POOL INFORMATION NOT SET UP																
CONRWWWI	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	798246.72	0.00	0.00
Report Totals:													10642.46	2605225.98	0.00	0.00

**DEADWOOD HISTORIC PRESERVATION****TRIAL BALANCE POOL CODES**

<b>COMMERCIAL</b>		
<b>POOL CODE</b>	<b>INTEREST RATE</b>	<b>PROGRAM</b>
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
CSI	0.00%	COMMERCIAL SIDING

<b>RESIDENTIAL</b>		
<b>POOL CODE</b>	<b>INTEREST RATE</b>	<b>PROGRAM</b>
R0	0%	0% LOAN
ROC	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
RRWOC	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



## ***MEMORANDUM***

---

**Date:** November 23<sup>rd</sup>, 2021  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Walker, NeighborWorks, DHR  
**Re:** Historic Preservation Loan Request(s) (1 page)

---

The following Historic Preservation Loan Requests were reviewed by NeighborWorks and the Historic Preservation Loan Committee. The Loan Committee's recommendations follow each of the loan requests. For further information please review the individual loan requests.

- Daniel & Shaunna Sjomeling – 405 Williams – 2 Loan Extension Requests

*The borrowers are requesting approval of 6-month extensions on 2 loans*

*This loan request was reviewed by Loan Committee: favorable comments were received.*

- Joseph Gasper & Sherree Rich – 40 Jefferson – 2 Loan Extension Requests

*The borrowers are requesting approval of 3-month extensions on 2 loans*

*This loan request was reviewed by Loan Committee: favorable comments were received.*

To be submitted to Historic Preservation Commission 11/23/2021

## 3 Month Loan Extension Requests CHPRWPGAS & CHPRWFGAS

DATE: 11/16/2021

APPLICANT: Sherree Rich & Joe Gaspar

PROPERTY ADDRESS: 40 Jefferson

LOAN AMOUNT: Up to \$49,009.40 Forgivable  
Up to \$22,647.00 Payable

INTEREST RATE: 0% 5-year Forgivable  
0% 5-year balloon, 7 year Am

PAYMENT AMOUNT: \$0 per month  
\$269.61 per month

PURPOSE: Retaining Wall

SECURITY: 2<sup>nd</sup> & 3<sup>rd</sup> lien positions

Historic Preservation Commission	
<b>ACTION</b>	
<input type="checkbox"/>	Approved
<input type="checkbox"/>	Denied
<input type="checkbox"/>	Continued
Date: ___/___/___	
Signed: _____	

### UNDERWRITER'S REVIEW:

The Retaining Wall loans mature 12/01/2021 and the borrowers are requesting an extension to complete the project and submit final invoices. The borrowers have roughly \$21,391 & \$13,209 in loan funds remaining respectively. Its my understanding that the walls are progressing and they hope to have the project finished soon. The new maturity dates would be 03/01/2022.

### UNDERWRITER'S RECOMMENDATION:

I recommend the extensions for approval

**This loan request was reviewed by Loan Committee and favorable comments were received**

To be submitted to Historic Preservation Commission 11/11/2020

## Final 6-month Loan Extension Request CHPROSHOM & CHPRLSJO

DATE: 11/16/2021

APPLICANT: Sjomeling, Daniel & Shaunna

PROPERTY ADDRESS: 405 Williams

LOAN AMOUNT: Up to \$25,000 Life Safety  
Up to \$25,000 Preservation/Other

INTEREST RATE: 0% for 5 years  
3.50% for 7 years

PAYMENT AMOUNT: \$208.33 5-year balloon/ 10 year am  
\$144.99 7-year balloon/ 20 year am

PURPOSE: Life Safety  
Preservation

SECURITY: Subordinate mortgages

<p>Historic Preservation Commission</p> <p><b>ACTION</b></p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p><input type="checkbox"/> Continued</p> <p>Date: __/__/__</p> <p>Signed: _____</p>
---

### UNDERWRITER'S REVIEW:

Both Construction loans matured on 11/01/2021. The borrower has roughly \$8,600 remaining on the Life Safety loan and \$2,200 on the Preservation/Other loan. The borrowers are working on the porch, gutters, roofline and flooring. They request an additional 6 months to finish the projects and use the remaining funds. The loans originated in December 2020. The new maturity date would be 05/01/2022.

### UNDERWRITER'S RECOMMENDATION:

Due to the progress that they have made, the limited availability of materials and labor I recommend the request for approval.

**This loan request was reviewed by Loan Committee: favorable comments were received.**

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

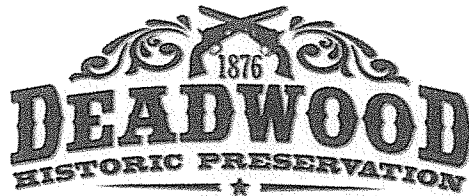
---

**Date:** November 19, 2021  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
 Bonny Anfinson, Program Coordinator  
**Re:** Historic Preservation Grant Program Applications

---

The following Historic Preservation Program applications were submitted for approval. The Loan Committee reviewed these requests and recommended approval.

- Pamela & Michael Massa – 15 Washington St. – Wood Windows and Doors Grant Program  
*This property is owner occupied. The Applicant has submitted the required project approval and a quote from Pella Windows to replace the windows. Up to \$20,000 Wood Windows and Doors. Staff has determined the proposed project meets the criteria for the Wood Windows and Doors Program. Staff will coordinate with the applicant during the proposed project.*
- Aaron Sternhagen – 318 Williams St. – Foundation Program - *The property is owner occupied. The applicant has submitted the required project approval and a quote from Schlosser Construction to repair the foundation. Up to \$10,000 Foundation. Staff has determined the proposed project meets the criteria for the Foundation Program. Staff will coordinate with the applicant during the proposed project.*
- Michael Trucano – 908 Main Street – Elderly Resident Program - *The property is owner occupied. The applicant has submitted the required project approval and a quote from Schmidt Construction to repair the Concrete Exterior Stairs. Up to \$10,000 Elderly Resident Program. Staff has determined the proposed project and the owner meets the criteria for the Elderly Resident Program. Staff will coordinate with the applicant during the proposed project.*



For Office Use Only	
<input checked="" type="checkbox"/> Owner Occupied	
<input type="checkbox"/> Non-owner Occupied	
Assessed Value of Property	364,480
Verified Lawrence County Dept. of Equalization	
Date: 11/15/21	Initials: PAS

# Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

15 Washington St. Deadwood SD  
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Pamela, + Michael Massa  
15 Washington St.  
Deadwood, SD 57732

Telephone: (605) 490-9901

E-mail: bunte farm 5050@gmail.com

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

E-mail \_\_\_\_\_

4. Historic Preservation Programs – Please check all that apply

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

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 advisable the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

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

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



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

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

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

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

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 grant agreement and/or loan documents.

10. Required Supporting Documents

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

11.. Acknowledgement

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

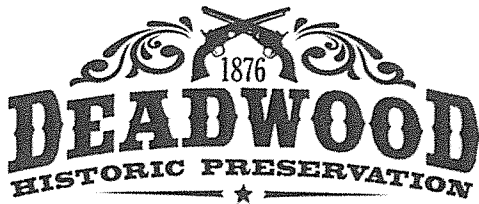
I acknowledge the Deadwood Historic Preservation Commission is merely providing funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the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

Applicant's signature: \_\_\_\_\_

Date submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_

Owner's signature: \_\_\_\_\_

Date submitted: \_\_\_\_/\_\_\_\_/\_\_\_\_



For Office Use Only:

Section 5 Item b.

Owner Occupied  
 Non-owner Occupied  
Assessed Value of Property 57900  
Verified Lawrence County Dept. of Equalization  
Date: 11/15/21 Initials: BAE

## Application for Historic Preservation Programs Residential Properties

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

1. Address of Property:

318 Williams Street

Please attach the legal description of the property.

Original Town Deadwood N 1/2 of Lot A  
Blk G. Plat Bk 1 p 190

2. Applicant's name & mailing address:

Aaron Sternhagen

318 Williams St.

Deadwood, SD 57732

Telephone: (605) 580-4911

E-mail: Aaron.Sternhagen@gmail.com

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

E-mail \_\_\_\_\_

4. Historic Preservation Programs applying for

- Foundation Program
- Siding Program
- Wood Windows and Doors Program
- Elderly Resident Program
- What year were you born: \_\_\_\_\_
- Vacant Homes Program (must be vacant for 2 years)
- Revolving Loan Program
- Retaining Wall Program Accepted 9/8/21

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 the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

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 the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval and attach to this document. All documentation must arrive by 5:00 p.m. on the 1<sup>st</sup> and 3<sup>rd</sup> 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 be done to the structure. 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		<del>Foundation</del> Foundation is failing. See attached photo.
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		Retaining wall is failing. Please see attached photo.


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 they 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					
<b>TOTAL FUNDS ALLOWED</b>					

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

Applicant's signature: 

Date submitted: 8 / 23 / 2021

Owner's signature: \_\_\_\_\_

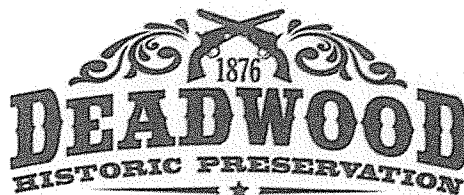
Date submitted: \_\_\_/\_\_\_/\_\_\_

Schlosser Construction  
 1925 Hill Street  
 Sturgis, SD 57785  
 (605) 490-5854

NAME Aron Sternhagen	DATE 11-14-21
ADDRESS 318 Williams st Deadwood	PHONE 605-580-4911

QTY	DESCRIPTION	EACH	TOTAL
	① Take out 12 feet of stone foundation on front of house and wrap around east side about 5 feet		
	② Pour new concrete footing with rebar		
	③ Lay up a block foundation about 36 inches tall with rebar and anchored to a new sill plate		
	④ Using Red slate rock for stone veneer against foundation		\$8,500 <sup>00</sup>
	Customer to pay 2% Excise Tax		\$170 <sup>00</sup>
	50% Deposit upon start date		\$4,335 <sup>00</sup>
			TOTAL \$8,670 <sup>00</sup>

THANK YOU  
 Bill



For Office Use Only

Owner Occupied [checked]
Non-owner Occupied [unchecked]
Assessed Value of Property 187 300
Verified Lawrence County Dept. of Equalization
Date: 11/19/21 Initials: BA

Application for Historic Preservation Programs
Residential Properties

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

1. Address of Property:

908 MAIN ST.

Please attach the legal description of the property.

2. Applicant's name & mailing address:

MICHAEL TRUCANO

908 MAIN

DEADWOOD, SD 57732

Telephone: (605) 641-5111

E-mail: MTRUCANO@CENTURYLINK.NET

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

[Blank lines for owner information]

Telephone: ( ) -

E-mail

4. Historic Preservation Programs - Please check all that apply

- Foundation Program [unchecked]
Siding Program [unchecked]
Wood Windows and Doors Program [unchecked]
Elderly Resident Program [checked]
What year were you born: 1956
Vacant Home Program [unchecked]
Revolving Loan Program [unchecked]
Retaining Wall Program [unchecked]

5. Contractor

BILL SCHMIDT

8082 BLUCKSBERG DR.

STURGIS, SD 57785

Telephone: (605) 641-6124

E-mail:

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

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

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

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

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

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		
Elderly Resident	17,476	REPLACE CONCRETE STEPS
Vacant Home		
Revolving Loan		
Retaining Wall		

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

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



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 grant agreement and/or loan documents.

10. Required Supporting Documents

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

11.. Acknowledgement

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

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

Applicant's signature: MJ Ammo

Date submitted: 11 / 5 / 21

Owner's signature: MJ Ammo

Date submitted: 11 / 5 / 21



**Proposal**  
**"Concrete Works"**  
**SCHMIDT CONSTRUCTION**  
 8082 Blucksberg Drive • Sturgis, SD 57785  
 Phone (605) 641-6124

PROPOSAL SUBMITTED TO <i>Mike Trucano</i>		PHONE	DATE <i>11-1-2021</i>
STREET <i>908 Main ST.</i>		JOB NAME <i>STEPS</i>	
CITY/STATE/ZIP <i>Deadwood S.Dak 57732</i>		JOB LOCATION <i>908 Main ST.</i>	
ARCHITECT <i>M.T.</i>	DATE OF PLANS <i>7-8-2021</i>		JOB PHONE <i>646-5111</i>

We hereby submit specifications and estimates for:

*Remove & Replace upper 7 steps & 1 landing  
 3'x6'6" @*

*Remove & Replace lower steps, 12 steps*

*APPROX. = \$ 15,000<sup>00</sup>*

*Allow A Pump Per X 2 = \$ 3,000<sup>00</sup>*

*Tax \$ 476<sup>00</sup>*

*TOTAL \$ 17,476<sup>00</sup>*

*Plus Permit?*

**We Propose** hereby to furnish labor and material - complete in accordance with above specifications, for the sum of:

*\$ 17,476<sup>00</sup>* dollars (\$ *17,476<sup>00</sup>* ).

Payment to be made as follows: *1/2 down Bal. on Completion*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to care fire, tornado and other necessary insurance.

Authorized Signature *Wm Schmidt*

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature *x M.J. Trucano*

Date of Acceptance: *x 11-1-21*

Signature *x*

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:** November 24, 2021  
**To:** City Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Request to Purchase New Copier

---

Staff is requesting permission to purchase a new copier, more specifically the Kyocera TASKalfa 4054ci. The new copier will replace our Kyocera TASKalfa 4550ci copier which was purchased in 2010. Parts for the TASKalfa 4550ci stopped becoming available in December of 2020 so parts are hard to find and used parts were used for the last repair in October.

Staff received a quote from Century Business Products in Rapid City for \$10,150.00. The quote is attached for your review. Staff chose to stay with Century Business Products since they are very familiar with the excellent service Century Business Products has provided of the past 11 plus years. This was budgeted in the 2022 Historic Preservation machinery/equipment line item.

The Historic Preservation Commission reviewed this purchase at the November 23, 2021 meeting and recommend to the City Commission to approve the purchase of Kyocera TASKalfa 4550ci from Century Business Products in Rapid City in the amount of \$10,150.00 to be paid from the 2022 Historic Preservation machinery/equipment line item.

### **RECOMMENDED MOTION:**

Move to recommend to City Commission to approve the purchase of a Kyocera TASKalfa 4550ci from Century Business Products in Rapid City in the amount of \$10,150.00 to be paid from the 2022 Historic Preservation machinery/equipment line item.



Make	Model	Description
Kyocera	TASKalfa 4054ci	40 PPM Color MFP, 4 GB RAM, 32 GB SSD, 320 GB HD, Data Security Kit, WIFI and WIFI Direct, Mobile Printing

**Included Features**

- > 270 Sheet Dual Scan Doc Processing
- > 4000 Sheet Stapling Finisher
- > Fax Card
- > Scan to file/email/USB
- > DM Connect Workflow App
- > 1500 Sheet Large Capacity Paper Drawers
- > 12"x47" Banner Printing to be set up
- > 7 Bin Mailbox

**Purchase Option..... \$10,150.00**

	Lease Term	Lease Payment
<b>Leasing Options</b>	<b>60</b>	<b>\$197.93</b>

**Maintenance Agreement**

100% Inclusive except for Paper- covers all Parts, Labor, Mileage, Drums, and **TONER.**

**Black and White** billed at **\$0.008**

All Color images are billed on exact usage at the following tiers:

- All Tier 1 Color Prints at: **\$0.04** (Tier 1 is 0-4.0% Color Fill)
- All Tier 2 Color Prints at: **\$0.06** (Tier 2 is 4.01%-7% Color Fill)
- All Tier 3 Color Prints at: **\$0.08** (Tier 3 is 7.01%-Up% Color Fill)

Purchase/Lease Includes Installation, Delivery, and Training.

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:** November 17, 2021  
**To:** Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** 2022 Architectural Survey Update

---

The Historic Preservation Office has been approached by the State Historic Preservation Office (SHPO) to update the 1993 Deadwood architectural and historical survey of structures within the Deadwood National Historic Landmark District. This survey is used quite often in determining the history of a structure focusing on contributing and non-contributing status. In 2008 the Commission conducted a photographic update of the resources. With an updated inventory of our resources, we would see some of the projects we've participated in go from non-contributing to contributing. Furthermore, this information would be submitted officially to Department of Interior's National Park Service and the State Historic Preservation Office.

SHPO is willing to split the cost, manage the project, complete the leg work, complete all the detailed work, then deliver a finished product to Deadwood and the National Park Service. The estimated cost for the project is \$25,000 and this cost would be split 50/50 making our contribution \$12,500.

### **RECOMMENDED MOTION:**

Move to recommend to the City Commission to split the cost with SHPO to conduct an architectural survey of Deadwood in an amount not to exceed \$12,500 to be paid from the 2022 Professional Services line item.

Date: 11/19/2021

Case No. 210230  
Address: 628 Main Street

### Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 628 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

Applicant: David Barth  
Owner: David Barth  
Constructed: 1898

### 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 was built in 1898. Carr and Berry built this building a few years after its predecessor was destroyed by fire. The basement featured a Turkish bath, a plunge bath and a barber shop. As part of the Deadwood "Badlands," the upper floors witnessed a variety of activities. The lobby retains many of its original features, such as tile floors and wainscoting.

**2. Architectural design of the resource and proposed alterations:** The applicant is requesting permission to replace the exterior rear wall.

**Attachments:** Yes

**Plans:** Yes

**Photos:** Yes

**Staff Opinion:** This is the rear of the resource which appears to have been a storefront to Broadway Alley. Construction of the existing wall appears to date to a 1930s construction. The proposed project will still enable the resource to reflect an overall opening at the rear of the building. Staff has conducted a site visit and 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.



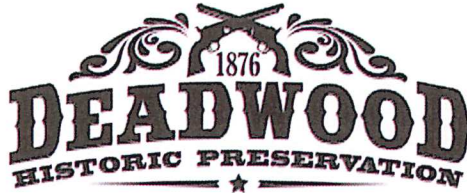
**Motions available for commission action:**

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

**OR**

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

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



FOR OFFICE USE ONLY	
Case No.	<u>210230</u>
<input type="checkbox"/> Project Approval	
<input checked="" type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>11/19/21</u>
Date of Hearing	<u>11/23/21</u>

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

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>628 Main</u>
Historic Name of Property (if known): _____

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

Owner's Name: <u>David Barth</u>
Address: <u>311 south 7th Street</u>
City: <u>Bismarck</u> State: <u>ND</u> Zip: <u>58504</u>
Telephone: <u>701-319-0777</u> Fax: _____
E-mail: _____

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

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

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

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



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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>	
Project Start Date: <u>11/15/2021</u>	Project Completion Date (anticipated): <u>February</u>
<input checked="" type="checkbox"/> <b>ALTERATION</b> <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input checked="" type="checkbox"/> Rear	
<input type="checkbox"/> <b>ADDITION</b> <input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear	
<input type="checkbox"/> <b>NEW CONSTRUCTION</b> <input type="checkbox"/> Residential <input type="checkbox"/> Other _____	
<input type="checkbox"/> <b>ROOF</b> <input type="checkbox"/> New <input type="checkbox"/> Re-roofing <input type="checkbox"/> Material	
	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> <b>GARAGE</b> <input type="checkbox"/> New <input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
<input type="checkbox"/> <b>FENCE/GATE</b> <input type="checkbox"/> New <input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
	Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> <b>WINDOWS</b> <input type="checkbox"/> <b>STORM WINDOWS</b> <input type="checkbox"/> <b>DOORS</b> <input type="checkbox"/> <b>STORM DOORS</b>	
	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New
	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
	Material _____ Style/type _____
<input type="checkbox"/> <b>PORCH/DECK</b> <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement <input type="checkbox"/> New	
	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
	Note: Please provide detailed plans/drawings
<input type="checkbox"/> <b>SIGN/AWNING</b> <input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
	Material _____ Style/type _____ Dimensions _____
<input type="checkbox"/> <b>OTHER</b> – Describe in detail below or use attachments	

<b>DESCRIPTION OF ACTIVITY</b>
--------------------------------

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

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

Replace rear wall to plans

---



---



---



---



---



---

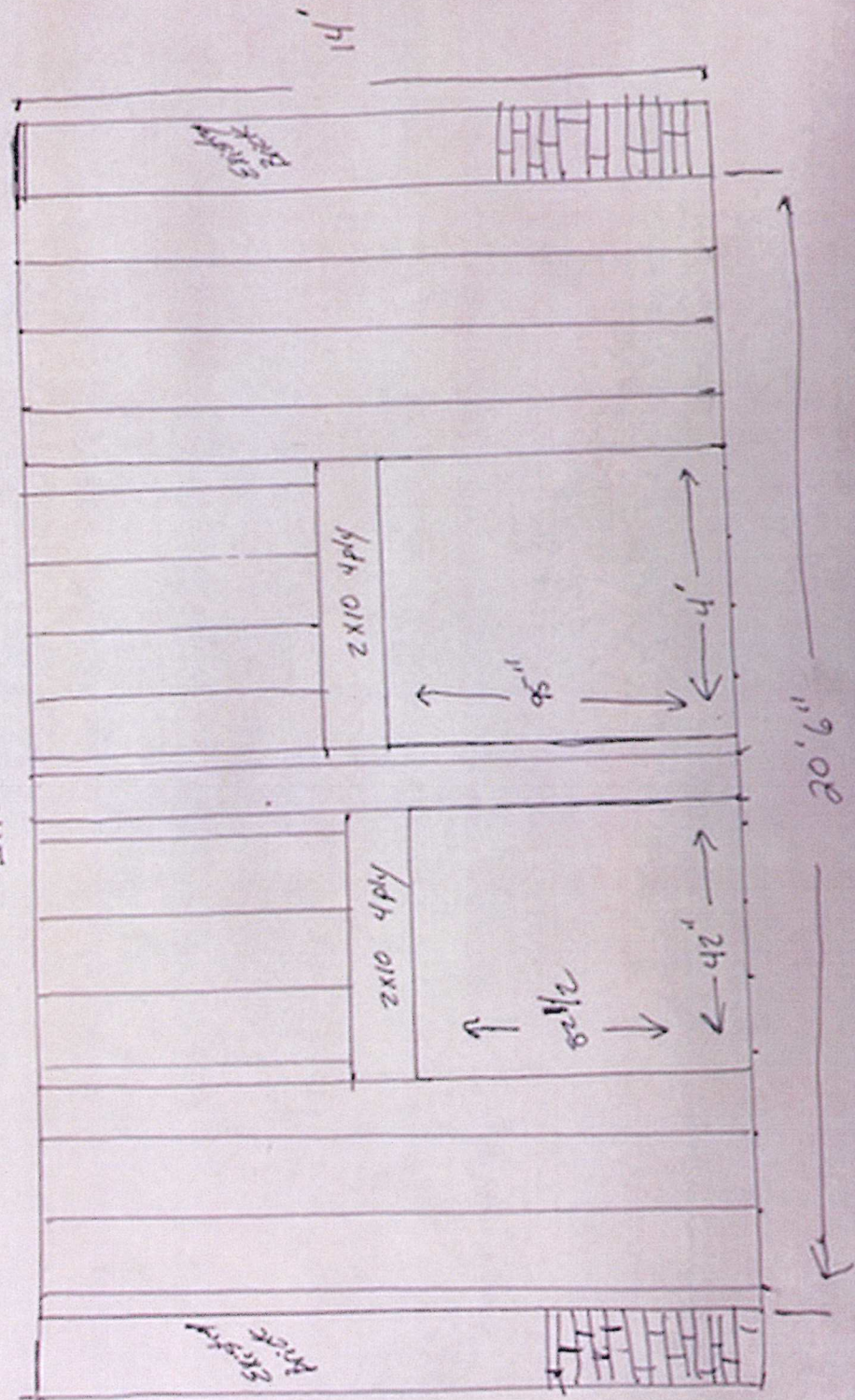


Brick finish as close to original as possible  
metal service door

Framed  
Treated bottom plate  
16 penny nail  
Sheathing Exterior

2x8  
2x8  
3/4"  
1/2"

Inside View











Pat Olheiser  
Olheiser Construction Inc  
701-319-9212

Date: November 17, 2021

Case No. 210223

Address: 15 Washington St.

### Staff Report

The applicant has submitted an application for Project Approval for work at 15 Washington St., a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Pam and Michael Massa

Owner: Pam and Michael Massa

Constructed: c 1905

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. This building is an excellent example of a Colonial Revival style house.

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

The applicant is requesting permission to replace the first and second level porch windows with wood Pella windows.

**Attachments:** No**Plans:** No**Photos:** Yes

#### Staff Opinion:

The applicant is applying for the windows program. Currently the porch windows are metal storm windows and the owners plan to install the appropriate wood windows. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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.	210223
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	10/4/21
Date of Hearing	11/23/21

## 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>15 Washington St.</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: Pamela Massa-Michael  
Massa  
 Address: 15 Washington St.  
 City: Deadwood State: SD Zip: 57732  
 Telephone: 605 490-9901 Fax: n/a  
 E-mail: buntefarm.soso@gmail.com

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

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

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

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input 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. \_\_\_\_\_

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>					
Project Start Date: _____		Project Completion Date (anticipated): _____			
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input 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 type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
Material _____		Style/type _____			
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement		<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
Note: Please provide detailed plans/drawings					
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement		
	Material _____		Style/type _____		Dimensions _____
<input type="checkbox"/> OTHER – Describe in detail below or use attachments					

**DESCRIPTION OF ACTIVITY**

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

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

*Windows of front porches need replacement*

*2nd floor porch currently has aluminum*

*windows to be replaced with wood*

*clad more efficient windows.*

*1st floor porch windows need to be replaced*

*with more efficient windows in same*

*style and wood*

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.

*Donna S. Mason* 10/3/2021

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

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

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

Date: November 17, 2021

Case No. 210224

Address: 908 Main St.

### Staff Report

The applicant has submitted an application for Project Approval for work at 908 Main St., a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

Applicant: Michael Trucano

Owner: TRUCANO, CYNTHIA H CO-TRUSTEE TRUCANO, MICHAEL J CO-TRUSTEE ETAL

Constructed: 1937

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor (Most common locally), Colonial, Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.

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

The applicant is requesting permission to replace twelve concrete steps near main street and seven concrete steps at the front door.

**Attachments:** No.**Plans:** No.**Photos:** Yes

#### Staff Opinion:

The applicant is applying for the Elderly Resident Program. 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, 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.

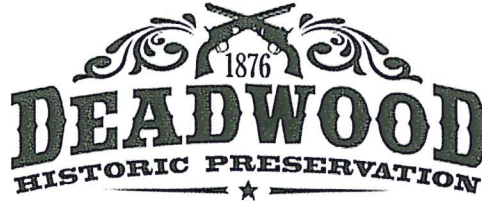
OR

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 b.
Case No. <u>2102</u>	
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received <u>11/5/21</u>	
Date of Hearing <u>11/23/21</u>	

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

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>908 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>MICHAEL TRUCANO</u>
Address: <u>908 MAIN ST.</u>
City: <u>DEADWOOD</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>6056415111</u> Fax: _____
E-mail: <u>MTRUCANO@CENTURYLINK.NET</u>

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

Contractor's Name: <u>BILL SCHMIDT</u>
Address: <u>8082 BLUCKSBERG DR.</u>
City: <u>STURGIS</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>6056416124</u> Fax: _____
E-mail: _____

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

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

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>			
Project Start Date: <u>5/1/22</u>		Project Completion Date (anticipated): <u>6/1/22</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear <input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS		<input type="checkbox"/> DOORS
	<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement <input type="checkbox"/> New
<input type="checkbox"/> Front		<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement <input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Note: Please provide detailed plans/drawings			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
	Material _____ Style/type _____ Dimensions _____		
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments <u>REPAIR CONCRETE STEPS</u>			

**DESCRIPTION OF ACTIVITY**

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

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

REPLACE 12 CONCRETE STEPS NEAR MAIN STREET

---

REPLACE 7 CONCRETE STEPS AT FRONT DOOR

---



---



---



---





## 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.







Date: November 17, 2021

Case No. 210228  
Address: 20 Denver Ave.

### Staff Report

The applicant has submitted an application for Project Approval for work at 20 Denver Ave., a Contributing structure located in the City Creek Planning Unit in the City of Deadwood.

Applicant: Sean and Tiffany Byrne  
Owner: RAGATZ, MICHAEL J & SHARON L RAGATZ, ROBERT M  
Constructed: c 1895

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

#### General Factors:

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

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

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

The applicant is requesting permission to replace the gutters and down spouts, restore the wood windows that have been painted shut, install glass windows to the exterior porch, replace front door with wood dutch doors and a wood storm door. Replace current metal storm windows with wood storms. Repair and mitigate the foundation and repair siding and paint. Enlarge the front stoop to accommodate the ability to open the door without having to step back down the stairs to open the door. The size will be no larger than 3' x 4' with two steps on either side.

**Attachments:** No

**Plans:** No

**Photos:** Yes

#### Staff Opinion:

The applicant was submitted into the Vacant Home Program in October 2020. They are currently working with Neighborworks to complete the loan paperwork. Next Spring, they plan to apply for the rest of the programs. 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

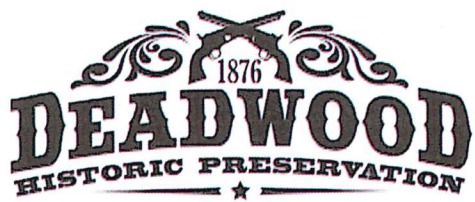
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1\*19A & 1-19B, et seq, I find that the project is ADVERSE to Deadwood and move to DENY the project as presented.

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. 210225  
 Project Approval  
 Certificate of Appropriateness  
Date Received 11/9/21  
Date of Hearing 11/23/21

## 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: 20 Denver Ave, Deadwood, SD  
Historic Name of Property (if known): \_\_\_\_\_

### APPLICANT INFORMATION

Applicant is:  owner  contractor  architect  consultant  other \_\_\_\_\_

Owner's Name: Sean and Tiffany Byrne  
Address: 13153 St. Paul Circle  
City: Thornton State: CO Zip: 80241  
Telephone: 303-829-1439 Fax: \_\_\_\_\_  
E-mail: tiffmich27@gmail.com

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

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

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

### TYPE OF IMPROVEMENT

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

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

<b>ACTIVITY: (CHECK AS APPLICABLE)</b>	
Project Start Date: <u>2021</u>	Project Completion Date (anticipated): <u>2023</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 checked="" type="checkbox"/> FENCE/GATE <input type="checkbox"/> New <input checked="" type="checkbox"/> Replacement	
	<input checked="" type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
Material <u>Wood</u>	Style/type <u>Same</u> Dimensions <u>Same w/new material</u>
<input checked="" type="checkbox"/> WINDOWS <input checked="" type="checkbox"/> STORM WINDOWS <input checked="" type="checkbox"/> DOORS <input checked="" type="checkbox"/> STORM DOORS	
	<input checked="" type="checkbox"/> Restoration <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front <input checked="" type="checkbox"/> Side(s) <input type="checkbox"/> Rear
Material _____	Style/type _____
<input checked="" type="checkbox"/> PORCH/DECK <input type="checkbox"/> Restoration <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> New	
	<input type="checkbox"/> Front <input type="checkbox"/> Side(s) <input type="checkbox"/> Rear
Note: Please provide detailed plans/drawings	
<input type="checkbox"/> SIGN/AWNING <input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement	
Material _____	Style/type _____      Dimensions _____
<input checked="" type="checkbox"/> OTHER – Describe in detail below or use attachments	

**DESCRIPTION OF ACTIVITY**

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

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

Gutters and downspouts: To divert water away from foundation of home and assist with structural integrity of the foundation. Window restoration: Many of the original wood windows are painted shut, requiring restoration. Add two additional 8-paned glass windows to the exterior porch. Doors: Replace front door with wood dutch door and a wood storm door. Storm Windows: Replace current metal screen/storm windows with wood storm windows. Foundation: Repair and mitigate the foundation of the home caused by years of erosion and moisture in the soil that has damaged the wood exterior causing saggin

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

Siding Repair & exterior paint. Front Porch: Enlarge steps and landing leading up to front door.

**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.

Sean Byrns 11/9/2021  
SIGNATURE OF OWNER(S) DATE

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

Tiffany Byrns 11/9/2021  
SIGNATURE OF OWNER(S) DATE

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

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

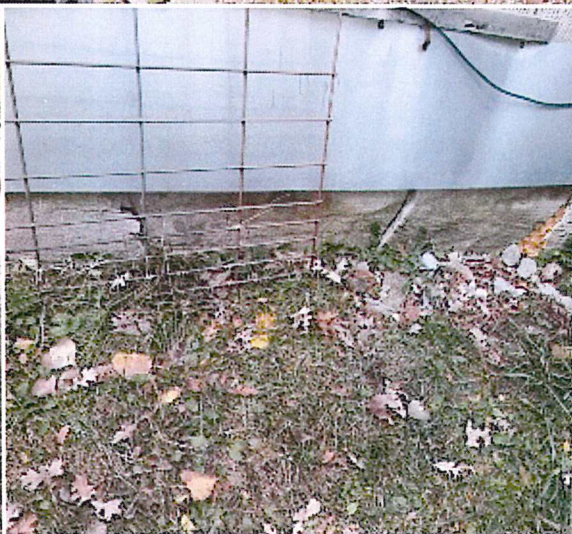
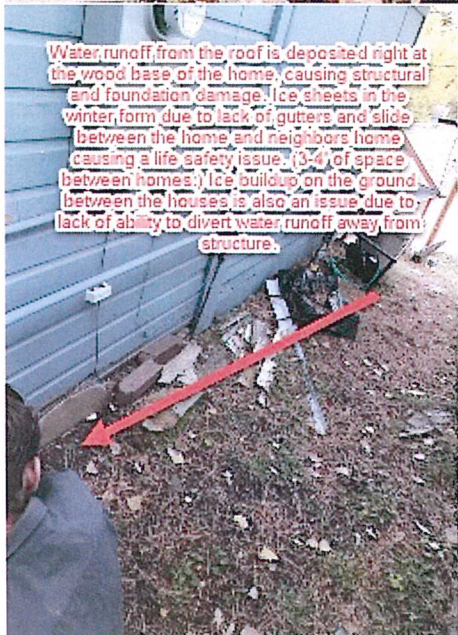
\_\_\_\_\_  
SIGNATURE OF AGENT(S) DATE

**APPLICATION DEADLINE**

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

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

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



Date: November 17, 2021

Case No. 210229

Address: 318 Williams St.

### Staff Report

The applicant has submitted an application for Project Approval for work at 318 Williams St., a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Aaron Sternhagen

Owner: BREHMER, DANIEL J &amp; ASHLEY M

Constructed: c 1890

### CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

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

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of four square or T-gable plan, occasionally features limited Queen Anne detailing. A number of these houses survive today, scatter throughout Deadwood's neighborhoods.

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

The applicant is requesting permission to repair the stack stone foundation.

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

The applicant is applying for the Foundation Program. 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.

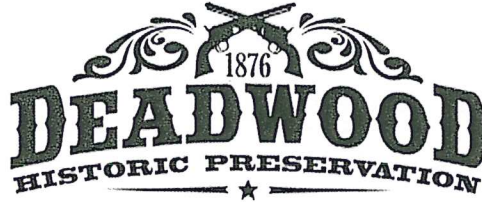
OR

Option 2: Based upon the guidance in the US. 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



<b>FOR OFFICE</b>	Section 8 Item d.
Case No. <u>810227</u>	
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received <u>11/15/21</u>	
Date of Hearing <u>11/23/21</u>	

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

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

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

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

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

PROPERTY INFORMATION
Property Address: <u>318 Williams St. Deadwood</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>Aaron Sternhagen</u>
Address: <u>318 Williams St.</u>
City: <u>Deadwood</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-580-4911</u> Fax: _____
E-mail: <u>Aaron.Sternhagen@gmail.com</u>

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

Contractor's Name: <u>Schlusser Construction</u>
Address: <u>1925 Hill Street</u>
City: <u>Sturgis</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>605-490-5854</u> Fax: _____
E-mail: _____

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

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

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

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

### DESCRIPTION OF ACTIVITY

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

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

Foundation Repair

---



---



---



---



---



---



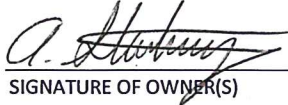
FOR OFFICE USE ONLY  
Case No. \_\_\_\_\_

**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                      11/15/21

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

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

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

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

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

**APPLICATION DEADLINE**

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

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

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









## September and October Archives Monthly Report

These are the items I worked on during the months of September and October 2021. I worked remotely from my home from October 19 to October 29.

### RESEARCH REQUESTS

I received and answered fifteen (15) research requests in September and two (2) in October. These requests took the form of emails, city employee and department head requests, and researchers.

### COLLECTIONS MANAGEMENT - ARCHIVES

- **September and October Donations: 2021.11 Chris Houlette Research Library:** In September 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. Of the 25 books, three were included into the City's research library the remaining 22 were given to the Deadwood Public Library. **2021.12 Sharon Rosenberg:** In September Sharon Rosenberg of Sugar Island, Florida donated, The Key of Heaven: or, A Manual of Prayer owned by Marie Brouillette Turgeon (D.O.D November 1889), who is buried in St. Ambrose Cemetery. Turgeon and her two sons died of smallpox in Deadwood withing weeks of each other. There is on grave marker that contains the three names of the Turgeon family. **2021.12 Tom Blair Collection:** In September, archival staff began to process the box of archival materials pertaining to Tom Blair's involvement in Deadwood politics and the Deadwood You Bet Committee. **2021.14 Optimae Life services:** In October Missy Neff of Optimae Life Services of Ottumwa, Iowa donated a substantial collection of recordation photographs and architectural drawings from the 1972 survey of Deadwood's downtown core district. **2021.15 Scott Moses Papers:** Steve Benn of the Rapid City Synagogue donated four boxes of records from local historian and newspaper reporter Scott Moses. Moses, a longtime Deadwood resident, wrote a weekly history column for the Rapid City Journal. **2021.16 Fairmont Hotel Collection:** Former Fairmont/Oyster Bay owner Ron Ruso donated an assortment of architectural, archival and museum related objects from his buildings.

As time permitted, I filled out and mailed the donation forms for the above collections, inventoried, cleaned and began cataloging the collections. If you are interested in seeing any of these collection and/or objects, feel free to call or email me at your convenience.

### COLLECTIONS MANAGEMENT – ARCHAEOLOGY

- **September and October Archaeological Collections: 39LA3000.2004.02 Branch House and 39LA3000.2019. Outlaw Square (archaeological collections):** In September SD-ARC brought up nineteen (19) boxes of archaeological materials and the final reports from

the 2004 Branch House survey and the 2019 Outlaw Square mitigation both conducted by the SD-ARC. **39LA3000.2021.03 (40 Taylor Avenue archaeological collection):** Martin and Amanda Reynolds of Dickenson, North Dakota donated a collection of archaeological objects unearthed during construction at 40 Taylor Avenue. The majority of the objects from this assemblage came from a privy (outhouse). After soaking the objects, we began cleaning and cataloging this collection. On a side note, On October 25-26, 2021, I was asked to help excavate, map and record two archaeological features on this property (privy and foundation wall). This data along with the photographs were turned over to Quality Services, Inc. for incorporation into the final report.

**39LA3000.2021.04 (Buena Vista / Deadwood Hill Development archaeological collection):** In September Kevin, Jeramy and I metal detected, photographed and recorded a portion of this development. A total of 84 objects were mapped using GIS and collected in the field. Once back in the office, Barb Fosheim and I cleaned, labeled and cataloged this assemblage. This winter my goal is to submit a site form to SD-ARC for the work we performed at this site.

- **City Archaeological Report Index:** In September and October I worked with the SD-ARC to update the City's collection of archaeological reports and site numbers. This included refiling portions of the assemblage, reassigning site numbers, verifying report numbers, and updating the information into an Excel spreadsheet.
- **HMC Open Cut Archaeological Report:** In September, I acquired from the Hearst Library in Lead, South Dakota the fifteen volume archaeological report on the HMC open cut expansion written by Jeff Buechler. Cindy made copies of this report for the archaeological lab library and I returned the original set. Within this report is Buechler's bottle analysis and database. This winter I would like to develop a similar database based on Buechler's work and will incorporate the City's bottle assembly.
- **Deadwood Chinatown Collection:** In September, I continued to work Barb Fosheim reviewing and assigning box and shelf locations to the Chinatown archaeological collection. As of October, we finished all of the boxes on the compactor storage units.

## PROJECTS

- **Mount Moriah Cemetery Traveling Exhibit:** I spent a considerable amount of time in September and October working on the twelve (12) traveling interpretive panels on Mount Moriah Cemetery. This included writing, editing the layout and developing Photoshop files for the project. On Friday October 29, I mailed the photoshop files to the Old Courthouse Museum in Sioux Falls for fabrication.
- **Outdoor Interpretive Signs Projects:** In September and October, I worked on the following outdoor interpretive panels: Finnish Log Architecture in Deadwood; Geology of Deadwood; Pyritic Smelting; Fremont Elkhorn & Missouri Valley Railroad Yard; Deadwood Amusement Park; Days of 76 Grandstand; Deadwood's Log Cabin

Attendant's Residence; and Deadwood's Industrial First Ward. These new interpretive panels will be installed at the Deadwood Rodeo grounds and Whitewood Creek extension trail.

- **2021 Oral History Project:** In September, Jaci Conrad Pearson (interviewer) interviewed Bill Auer, Mary Schmidt, John Arleth, and Stan Angle. Before the interviews, I provided all parties copies of personalized questions based on the pre-interviews I conducted in August. In October, I contacted and conducted a pre-interview with Spencer Ruff (architect) and John McEuen (Deadwood Jam and founding member of Nitty Gritty Dirt Band).
- **Oakridge Municipal Cemetery, Baby Section:** In September and October, I helped Bob Nelson Jr. research the infant burials in Section 10 of Oakridge Cemetery. This consisted of looking up death and burial records at the Lawrence County Register of Deeds and developing an Excel spreadsheet based on my research. This data will then be used to locate and replot (if necessary) the infant section in the cemetery.
- **2022 Neighborworks / Historic Preservation Calendar:** In September and October I worked with Cindy on the 2022 community calendar. My tasks included editing and cropped the photographs, writing the captions, and laying out the photos in Photoshop.

#### MISCELLANEOUS ITEMS


- **Tours of Archives and Archaeology Lab:** On September 8, 17, and 27, I gave four tours of the Archives and Archaeology lab to visitors.
- **Denver, CO Ledger Run:** On October 4-5, 2021, I drove to Denver, Colorado to drop off and pickup the Lawrence County Tax records from Docutek. In addition to this trip, I drove to Hot Springs and picked up the Theodore Roosevelt / Seth Bullock traveling exhibit on display at the Hot Springs public library during the summer.
- **Whitewood Creek Trail /Stone Lined Well:** Kevin asked me to contact Chad Jacobs to build a grate for the rock lined well along the Whitewood Creek Trail.
- **Buena Vista / Deadwood Hill Development:** On September 21 and 23, I was asked to walk a portion of the Buena Vista development to review the Boulder Ditch.
- **BID-08 Research:** Kevin asked that I research and submit to him highlighted copies of the problematic agreement between Four Point and the City of Deadwood. This included reviewing the referenced documents mentioned in the problematic agreement.

If you have questions or would like to see what I have been working on, feel free to call or email  
Mike Runge, City Archivist





Image #01 Privy at 40 Taylor Avenue (39LA3000.2021.03)



*"The climate in the Black Hills is so damn healthy that you have to kill a man to start a cemetery."*

**George V. Ayres**  
Deadwood Merchant and Pioneer

History and natural beauty. Words that summarize Deadwood's Mount Moriah Cemetery, one of the Black Hills most recognized historic cemeteries. Located on a mountainous plateau overlooking Deadwood Gulch, Mount Moriah is a premiere historical attraction averaging over 100,000 visitors annually.

Owned and operated by the City of Deadwood and managed through the Deadwood Historic Preservation Office, Mount Moriah provides visitors an opportunity to walk among Deadwood's early pioneers and gain thoughtful insight into those individuals who helped tame one of the most wicked places on earth. The following exhibit highlights the history and significant features to entice visitors to spend some time in Deadwood's Mount Moriah Cemetery.

The cemetery is more than tourist destination; it is hallowed ground. Please refrain from littering and remain on the designated paths. Take nothing but pictures; leave nothing but memories.




Image #02 overview of Mount Moriah Cemetery traveling exhibit.