



# Historic Preservation Commission Meeting Agenda

Wednesday, February 08, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - a. Minutes of 1/25/23 Meeting
4. **Voucher Approvals**
  - a. HP Operating Vouchers
  - b. HP Revolving Vouchers 2022
  - c. HP Revolving Voucher 2023
5. **HP Programs and Revolving Loan Program**
  - a. Neighborworks Dakota Home Resources Annual Report for 2022 - Mike Walker
  - b. Accept 51, 53, & 55 Sherman Street into the Ghost Mural Easement Program
  - c. Elderly Resident Grant Request - Michael & Susan Guilbert - 14 Harrison Street
  - d. Accept Danika McFarland, 37 Lincoln Avenue into the Vacant Home Program
6. **Old or General Business**
  - a. 2023 Round 1 Outside of Deadwood Grant Request Approval
  - b. Permission to purchase the Shane Pollreisz Archival collection in the amount of \$21,950.00 to be paid from the 2023 Collections and Acquisitions line item.
  - c. Loan Agreement 2023-001 with Satsuma Public Library, Satsuma, Alabama
  - d. Permission for the HPC Chair to sign purchase agreement for the Fuller Brothers property in the amount of \$675,000 to protect the viewshed within the National Historic Landmark and to create non-motorized recreational trails. Fuller Brothers LLC will donate \$120,000 back to the City of Deadwood for the trails project.
  - e. Funding request for the continuation of the Carriage Maintenance Project in the amount of \$4,000.000 to be paid from 2023 Public Education line item.
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
9. **Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)
10. **Staff Report**

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

[a.](#) Christ Church Episcopal - Outside-of-Deadwood Grant - Black Hills Pioneer Article

[b.](#) January Archives Monthly Report

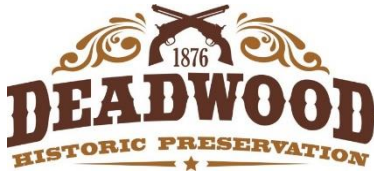
11. **Committee Reports**

(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, January 25, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

## 1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on January 25, 2022 at 4:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Bev Posey

HP Commission Vice Chair Leo Diede

HP Commission 2nd Vice Chair Robin Carmody

HP Commissioner Trevor Santochi

HP Commissioner Jill Weber

HP Commissioner Vicki Dar

City Commissioner Charlie Struble

ABSENT

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Mike Walker, NeighborWorks Director

## 3. Approval of Minutes

a. Approve Minutes of 1/11/23 Meeting

***It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the Minutes of January 11, 2023. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

## 4. Voucher Approvals

a. HP Operating Vouchers

***It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the HP Operating Vouchers in the amount of \$65,349.31. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

b. HP Revolving Vouchers 2022

***It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the HP Revolving Vouchers in the amount of \$9,000.00. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

- c. HP Revolving Vouchers 2023

***It was moved by Commissioner Santochi and seconded by Commissioner Darto approve the HP Revolving Vouchers in the amount of \$60.00. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

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

- a. Revolving Loan Requests  
 Dragon Belly LLC - 770 Main - Windows Loan Request  
 Dragon Belly LLC - 772 Main - Windows Loan Request

***It was moved by Commissioner Santochi and seconded by Commissioner Carmody to grant loan requests for Dragon Belly LLC, 770 Main Street and 772 Main Street. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

## **6. Old or General Business**

- a. South Dakota State Historic Preservation Office staff visit  
 - Ted Spencer, State Historic Preservation Officer  
 - Duncan Trau, Historic Preservation Restoration Specialist  
 - Jozef Lamfers, Review and Compliance Archeologist

Ted Spencer, State Historic Preservation Officer, introduced Duncan Trau who is the new Historic Preservation Restoration Specialist. Duncan will be reviewing the COAs and PAs for Deadwood. Mr. Spencer stated he will be retiring in June. Deadwood staff has been wonderful to work with. The things being done in Deadwood are incredible.

Duncan Trau thanked everyone for having us here. Deadwood's preservation efforts are a first-class experience. He is looking forward to working with Deadwood.

- b. Deadwood History, Inc. - 2022 Annual Report - Carolyn Weber

Carolyn Weber presented the 2022 accomplishments of Deadwood History Inc. She thanked HPC for their support of the Preservation Thursday and History on the Lawn programs which have been very successful.

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

- a. COA 230008 - Keating Resources - 51, 53, 55 Sherman St. - Construct Patio

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 51 Sherman Street, a contributing structure located in the Deadwood Historic Overlay Zone. The Applicant is requesting permission to remove one second story window and a portion of wall below window to install a new wood/glass door. Construct new patio/deck above existing roof. Extend brick parapet vertically approximately three feet. Install new steel, 42" high guardrail. Anticipated guardrail construction to be three-inch square posts with one inch diameter horizontal steel rods. Staff's opinion based on consultation and concurrence with the State Historic Preservation Office that the project meets the Standards, contingent upon the 3-foot brick parapet is blending with the existing brick (i.e. the bricks are of similar size, color, and finish). In addition, a course of



bricks of slightly lighter bricks between the current addition and the proposed new parapet wall to better distinguish the new from the old is desired. The modern-looking, plain metal balustrade is appropriate because its simplicity does not compete with the historic architecture of the surrounding buildings along this highly traveled location. Based on this information, it is also staff's opinion, 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 local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Commission Diede asked if this will affect COA's that have already been approved. Mr. Burns stated this is independent from other COA's. Commissioner Carmody asked if the garage doors will be staying. Mr. Burns stated yes. Commission Posey inquired if there will be a way to get up there from the ground. Commissioner Deide questioned if there will need to be a fire exit off of it. Mr. Burns stated because of the size we only need one exit off the patio as long as you stay under the occupant loan of 50. The exit will go through the building. Commission Diede asked if there is a concern of taking out the window and expanding for the door. Will this modify the structure. Mr. Kuchenbecker stated it will modify it, but it doesn't enlarge the opening except the bottom portion of the window. This would be a reversible alteration where you could put the window back in without major modifications. The lower part of the window is not visible from the right of way off the street. Commissioner Diede asked if they will be keeping the material in archives. Mr. Burns stated they have pallets of brick they have been saving. Commissioner Carmody asked about the bricks being thrown in the big dumpster. Ms. Sandidge stated they were damaged bricks from when they took down a chimney. They have nine pallets of brick. ***It was moved by Commissioner Weber and seconded by Commissioner Dar 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 contingent upon the 3-foot brick parapet is blending with the existing brick (i.e. the bricks are of similar size, color, and finish). In addition, a course of bricks of slightly lighter bricks between the current addition and the proposed new parapet wall to better distinguish the new from the old is desired. The modern-looking, plain metal balustrade is appropriate because its simplicity does not compete with the historic architecture of the surrounding buildings along this highly traveled location. Historic brick and stone will be stored to be used if it is to be taken back to the original window. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

- b. COA 230009 - Keating Resources - 51, 53, 55 Sherman St. - Reconstruct Doors

Mr. Kuchenbecker stated the Applicant is requesting permission to reconstruct the existing exterior wood doors to match the existing historical doors. Doors will receive new hardware that functions correctly and provides code-required operation. Doors will either be painted or stained. Doors that are not original to the building's period of significance will be reconstructed from information that can be

obtained from historical photographs. Upon general approval of the replacement, the fabricator will submit detailed shop drawings to city staff for final approval. Staff conferred with the contractor and the doors will be made of white oak. 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. Commissioner Diede asked if this will include the loading doc door, doors in back. Mr. Burns stated the three doors in the back , five doors on the front, does not include the garage doors. Chair Posey stated just the pedestrian doors. Mr. Burns stated for the height they are going to keep the transoms above the doors. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi 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 contingent up the review of the detailed shop drawings by staff. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

- c. COA 230010 - Jeff Lamont - 668 Main - Install metal to replaced facet and soffit
- Mr. Kuchenbecker stated the applicant has submitted an application for a Certificate of Appropriateness for work at 668 Main Street a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant has repaired the rotted roof. During this repair they had to replace the facet board and soffit on the rear of the building as it was rotted and/or falling off. They are requesting permission to install white metal on the replaced wood facet and soffit. 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 local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Weber and seconded by Commissioner Carmody 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. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

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

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

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

### **10. Staff Report**

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

Mr. Kuchenbecker stated it was Deadwood Day at the legislature last week in Pierre. Thank you to Commission Dar and PZ Commissioner Eagleson for attending. Also set up meeting with Commissioner of Budget & Finance, Secretary of Revenue, Emergency Management, Secretary of Game Fish and Parks and Secretary of Department of Transportation. It was time well spent in Pierre.

The first article was in the Mitchell Republic newspaper on Deadwood. This is going to be a series of articles.

Hoping to go out for bid in March of April for the FEMA project.

The wall panel has been moved and historic panoramas are going up in the Commission Room.

We did an Outside of Deadwood grant presentation today at the Christ Church Episcopal in Lead.

The short-term rental task force will be meeting again tomorrow.

We received a ghost mural program application for the Adams Block buildings.

## **11. Committee Reports**

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

Commissioner Carmody stated it is Snow cross and K-9 Keg Pull weekend.

Commission Dar stated the Tourism conference and Deadwood Day at the Capitol last week was great.

## **12. Executive Session for Contractual and Legal Matters per SDCL1-25-2 (2 & 3) w/ possible action**

Commissioner Posey adjourned the regular meeting to go into executive session at 4:42 p.m. to discuss contractual and legal matters.

Commissioner Posey reconvened the meeting at 4:45 p.m.

***It was moved by Commissioner Diede and seconded by Commissioner Dar to direct Chair Posey to sign the purchase agreement with Blake Haverberg for the Martin Mason Hotel. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

## **12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 4:46 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Bonny Anfinson, Program Coordinator*

# Historic Preservation Commission

## Bill List - 2023

OPERATING ACCOUNT: Historic Preservation	
<b>HP Operating Account Total:</b>	<b>\$ 35,180.35</b>

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

HPC	02/08/23
Batch	02/22/23

PACKET: 06061 02/22/23 - 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
=====						
01-0776		ALBERTSON ENGINEERING, INC.				
I-18496		WHITEWOOD CREEK BOARDWALK	660.00			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		WHITEWOOD CREEK BOARDWALK		215 4577-755	CAPITAL ASSETS RETAINING	660.00
		=== VENDOR TOTALS ===	660.00			
=====						
01-4711		AMAZON CAPITAL SERVICES				
I-1DFD-MXR3-7CVR		SCALE SETS-ARC SGN HERE FLG-H	119.85			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		SCALE SETS - ARCHIVES		215 4573-335	HIST. INTERP. ARCHIVE DE	85.83
		SIGN HERE FLAGS - HP		215 4641-426	SUPPLIES	17.01
		SIGN HERE FLAGS - PZ		101 4640-426	SUPPLIES	17.01
I-1GKY-T4DQ-3TPX		6 PK POST-IT EASEL PADS-PZ&HP	119.98			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		6 PK POST-IT EASEL PADS-PZ&HP		215 4641-426	SUPPLIES	119.98
I-1YV7-JMQD-6KJC		2 - 24PK AA BATTERIES - PZ&HP	36.44			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		2 - 24PK AA BATTERIES - HP		215 4641-426	SUPPLIES	18.22
		2 - 24PK AA BATTERIES - PZ		101 4640-426	SUPPLIES	18.22
		=== VENDOR TOTALS ===	276.27			
=====						
01-3373		AMAZON WEB SERVICES				
I-1246533549		WEB SERVICES 1/1/23-1/31/23	248.95			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		WEB SERVICES 1/1/23-1/31/23		215 4641-428	UTILITIES	248.95
		=== VENDOR TOTALS ===	248.95			
=====						
01-2062		ANTIQUES & ART				
I-020623		APPRAISE S POLLREISZ ARCH COL	400.00			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: Y		
		APPRAISE S POLLREISZ ARCH COLL		215 4573-330	HIST. INTERP. HISTORIC C	400.00
		=== VENDOR TOTALS ===	400.00			

PACKET: 06061 02/22/23 - 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
=====						
01-5052	AVID4	ENGINEERING				
I-J18-118-2.26		AZURE SETUP	8,940.00			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		AZURE SETUP		215 4573-340	HIST. INTERP. GIS	8,940.00
		=== VENDOR TOTALS ===	8,940.00			
=====						
01-3865	BOYS & GIRLS CLUB OF THE BLACK					
I-012723		2023 HP FUNDING REQUEST	5,000.00			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		2023 HP FUNDING REQUEST		215 4572-235	VISITOR MGMT ADVOCATE	5,000.00
		=== VENDOR TOTALS ===	5,000.00			
=====						
01-4640	BRANDING IRON BISTRO					
I-000476		BRKFST '23 TOURISM CONFERENCE	1,137.50			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		BRKFST '23 TOURISM CONFERENCE		215 4572-235	VISITOR MGMT ADVOCATE	1,137.50
I-000477		LUNCH '23 TOURISM CONFERENCE	2,537.50			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		LUNCH '23 TOURISM CONFERENCE		215 4572-235	VISITOR MGMT ADVOCATE	2,537.50
		=== VENDOR TOTALS ===	3,675.00			
=====						
01-4292	DESTINATION DEVELOPMENT ASSOCI					
I-020623		2023 MEMBERSHIP	120.00			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		2023 MEMBERSHIP		215 4573-325	HIST. INTERP. DUES AND S	120.00
		=== VENDOR TOTALS ===	120.00			
=====						
01-2916	FALL RIVER COUNTY HISTORICAL S					
I-020623		2021 OUTSIDE DWD GRANT	10,000.00			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		2021 OUTSIDE DWD GRANT		215 4575-520	GRANT/LOAN PROJECTS OUTS	10,000.00
		=== VENDOR TOTALS ===	10,000.00			

PACKET: 06061 02/22/23 - 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
=====						
01-4091	J. PATTERSON PARK & MUSEUM					
I-012523		CONSERVATION OF ROUGHLOCK-ARC	1,200.00			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		CONSERVATION OF ROUGHLOCK-ARCH		215 4573-335	HIST. INTERP. ARCHIVE DE	1,200.00
		=== VENDOR TOTALS ===	1,200.00			
=====						
01-1182	MACROVISION					
I-2023-01		53 HRS VIDEO DIGITIZATION	1,836.00			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		53 HRS VIDEO DIGITIZATION		215 4572-235	VISITOR MGMT ADVOCATE	1,836.00
		=== VENDOR TOTALS ===	1,836.00			
=====						
01-5065	PLAINS ANTHROPOLOGICAL CONFERE					
I-D001		PLAINS ANTHROPOLOGICAL CONF 2	1,500.00			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		PLAINS ANTHROPOLOGICAL CONF 23		215 4572-235	VISITOR MGMT ADVOCATE	1,500.00
		=== VENDOR TOTALS ===	1,500.00			
=====						
01-3223	QUICKTROPHY, LLC					
I-119735		P&Z COMMISSIONERS NAME TAGS	64.86			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		P&Z COMMISSIONERS NAME TAGS		101 4640-426	SUPPLIES	64.86
I-120222		6 DEPT HEAD & STAFF NAME TAGS	59.27			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: N		
		6 DEPT HEAD & STAFF NAME TAGS		215 4641-426	SUPPLIES	59.27
		=== VENDOR TOTALS ===	124.13			
=====						
01-2014	TOMS, DON					
I-LEDGER PROJECT 201		1906 TAX RECORDS BOOK 3 OF 3	600.00			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: Y		
		1906 TAX RECORDS BOOK 3 OF 3		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
I-LEDGER PROJECT 206		1906 TAX RECORDS BOOK 1 OF 3	600.00			
2/22/2023	FNBAP	DUE: 2/22/2023 DISC: 2/22/2023		1099: Y		
		1906 TAX RECORDS BOOK 1 OF 3		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
		=== VENDOR TOTALS ===	1,200.00			
		=== PACKET TOTALS ===	35,180.35			

PACKET: 06061 02/22/23 - HP OPERATING -  
 VENDOR SET: 01 CITY OF DEADWOOD  
 SEQUENCE : ALPHABETIC  
 DUE TO/FROM ACCOUNTS SUPPRESSED

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

INVOICE TOTALS	35,180.35
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	35,180.35
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\*\* G/L ACCOUNT TOTALS \*\*

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====		=====GROUP BUDGET=====	
					ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG	ANNUAL BUDGET	BUDGET OVER AVAILABLE BUDG
	2023	101-2020	ACCOUNTS PAYABLE	100.09-*				
		101-4640-426	SUPPLIES	100.09	5,000	4,615.48		
		215-2020	ACCOUNTS PAYABLE	35,080.26-*				
		215-4572-235	VISITOR MGMT ADVOCATE	12,011.00	197,500	146,144.70	732,500	663,019.70
		215-4573-325	HIST. INTERP. DUES AND S	120.00	2,485	1,820.00		
		215-4573-330	HIST. INTERP. HISTORIC C	400.00	10,000	9,600.00		
		215-4573-335	HIST. INTERP. ARCHIVE DE	2,485.83	48,545	40,248.78		
		215-4573-340	HIST. INTERP. GIS	8,940.00	23,000	14,060.00		
		215-4575-520	GRANT/LOAN PROJECTS OUTS	10,000.00	100,000	81,582.48		
		215-4577-755	CAPITAL ASSETS RETAINING	660.00	650,000	649,257.50		
		215-4641-426	SUPPLIES	214.48	15,000	13,944.67		
		215-4641-428	UTILITIES	248.95	10,000	9,660.95		
		999-1301	DUE FROM FUND 101	100.09 *				
		999-1306	DUE FROM FUND 215	35,080.26 *				
			** 2023 YEAR TOTALS	35,180.35				



2/08/2023 11:29 AM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 06061 02/22/23 - HP OPERATING -  
VENDOR SET: 01 CITY OF DEADWOOD  
SEQUENCE : ALPHABETIC  
DUE TO/FROM ACCOUNTS SUPPRESSED

\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
101	2/2023	100.09
215	2/2023	35,080.26

NO ERRORS NO WARNINGS

\*\* END OF REPORT \*\*

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

2/8/2023 8:49am

HP REVOLVING LOAN FUND  
A/P Invoices Report  
12/1/2022 - 12/31/2022  
Batch = 3

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
12/2022								
Neighborhood Lending Service, LLC - 2022-4 - 12/31/2022 - 129.00 - Batch: 3 - Header Memo: Client Credit Reports-4th Qtr 2022								
Client Credit Reports-4th Qtr 2022	100	5200				CLOSING COSTS DISBURSED	129.00	
Client Credit Reports-4th Qtr 2022	100	2000				ACCOUNTS PAYABLE		129.00
Total:							<u>129.00</u>	<u>129.00</u>
Total:							<u>129.00</u>	<u>129.00</u>
Report Total:							<u>129.00</u>	<u>129.00</u>

2/8/2023 8:51am

HP REVOLVING LOAN FUND  
 A/P Invoices Report  
 2/1/2023 - 2/28/2023  
 Batch = 1

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
02/2023								
NHS OF THE BLACK HILLS - 2023-1 - 2/8/2023 - 3,835.25 - Batch: 1 - Header Memo: Servicing Contract-January 2023								
Servicing Contract-January 2023	100	5000				PROF & ADMIN FEES	3,835.25	
Servicing Contract-January 2023	100	2000				ACCOUNTS PAYABLE		3,835.25
Total:							<u>3,835.25</u>	<u>3,835.25</u>
Total:							<u>3,835.25</u>	<u>3,835.25</u>
Report Total:							<u><u>3,835.25</u></u>	<u><u>3,835.25</u></u>

With Cut Off Days From 30 Through 9999  
 NHS of Black Hills

Interest Paid To	Next Due	Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Past Due Total Due	Current Balance	Suspense Impound Balance	Aging Days
<b>&gt;&gt;&gt; Investor: HP NHS Revolving Loan,</b>										
HPRLSTREN	12/01/2022	01/01/2023	96.47	35.00	0.00	192.94	227.94	22188.73	0.00	38

Last Worked: / / By: / / Work Date: / /  
 Flags: Collector Code: Loan Officer:  
 Home Telephone: (605) 641-8742 Work Telephone: Last Transaction: 01/24/2023  
 Borrower: Trentz, Sylvia

*She is working on getting caught up.*

Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Past Due Total Due	Current Balance	Suspense Impound Balance
96.47	35.00	0.00	0.00	192.94	227.94	22188.73	0.00

Totals:

Range Of Days:	11 Through 29	30 Through 59	60 Through 89	90 Plus	Total
Number Of Accounts	0.00	1.00	0.00	0.00	1.00
Late Charge Due	0.00	35.00	0.00	0.00	35.00
NSF Charge Due	0.00	0.00	0.00	0.00	0.00
Interest Due	0.00	0.00	0.00	0.00	0.00
Principal Due	0.00	192.94	0.00	0.00	192.94
Total Amount Due	0.00	227.94	0.00	0.00	227.94
Balances Due	0.00	22188.73	0.00	0.00	22188.73
Suspense/Partial Balance	0.00	0.00	0.00	0.00	0.00
Impound Balances	0.00	0.00	0.00	0.00	0.00

Percent Delinquent (\$)	0.0000	1.0728	0.0000	0.0000	1.0728
Percent Delinquent (#)	0.0000	0.6993	0.0000	0.0000	0.6993
Number Of Active Loans	143	Total Active Loan Balance	2068392.23		

With Cut Off Days From 30 Through 9999  
 NHS of Black Hills

Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Total Due	Current Balance	Suspense Impound / Partial Balance
96.47	35.00	0.00	0.00	192.94	227.94	22188.73	0.00

Totals:

Range Of Days:	11 Through 29	30 Through 59	60 Through 89	90 Plus	Total
Number Of Accounts	0.00	1.00	0.00	0.00	1.00
Late Charge Due	0.00	35.00	0.00	0.00	35.00
NSF Charge Due	0.00	0.00	0.00	0.00	0.00
Interest Due	0.00	0.00	0.00	0.00	0.00
Principal Due	0.00	192.94	0.00	0.00	192.94
Total Amount Due	0.00	227.94	0.00	0.00	227.94
Balances Due	0.00	22188.73	0.00	0.00	22188.73
Suspense/Partial Balance Impound Balances	0.00	0.00	0.00	0.00	0.00

Percent Delinquent (\$)	0.0000	1.0728	0.0000	0.0000	1.0728
Percent Delinquent (#)	0.0000	0.6993	0.0000	0.0000	0.6993
Number Of Active Loans	143	Total Active Loan Balance	2068392.23		



*HISTORIC PRESERVATION*

## **ANNUAL LOAN REPORT for 2022**

**Presented - February 2023**



# Historic Preservation

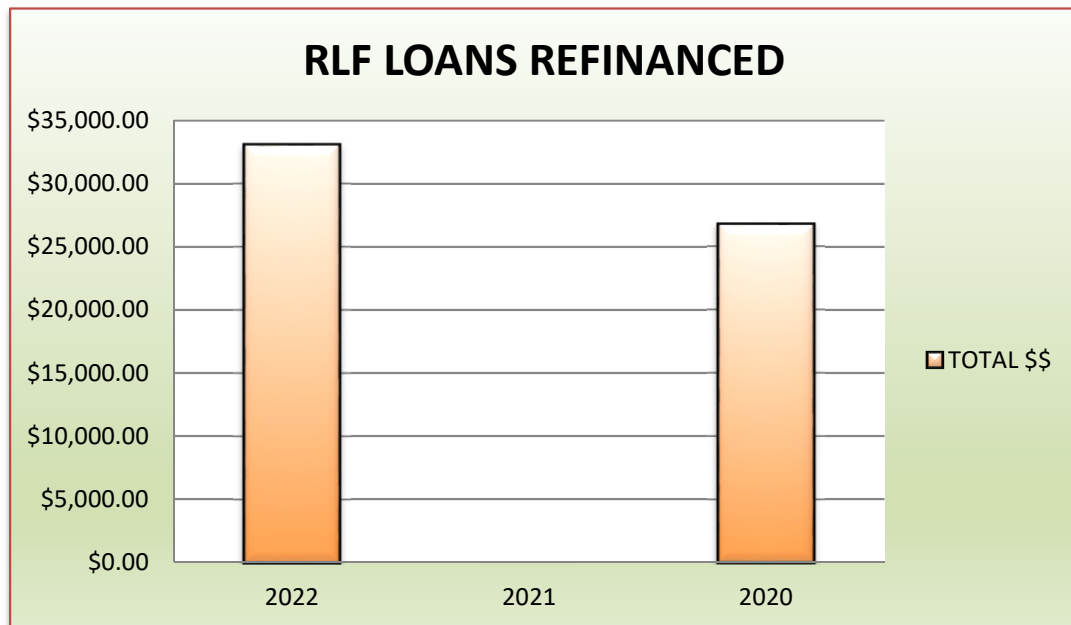


## 2022 REVOLVING LOAN FUND- REFINANCE

	BORROWER	PROPERTY ADDRESS	LOAN AMOUNT
2022	Allen	160 Charles	\$18,672.38
	Gathmann	91 Forest Ave	\$14,397.60
2021	NA	NA	\$0.00
2020	Arsaga	128 Williams	\$7,612.58
	Bloom	17 Filmore	\$12,595.98
	Gorder	3 Rodenhaus	\$2,722.58
	Morse	20 Washington	\$3,837.18

### YEARLY TOTALS

	2022	2021	2020
#OF LOANS	2	0	4
TOTAL \$\$	\$33,069.98	\$0.00	\$26,768.32



# Deadwood Historic Preservation



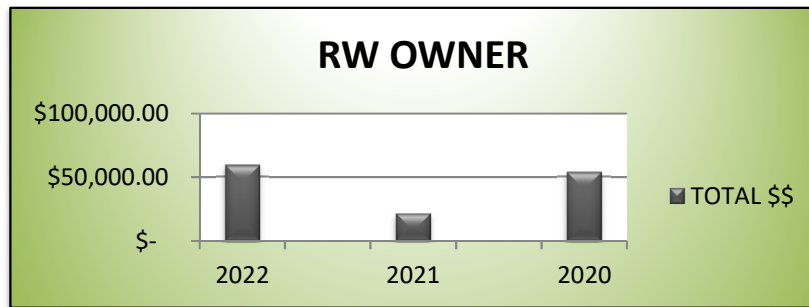
## 2022 REVOLVING LOAN FUND - RETAINING WALL PROGRAM

### OWNER PORTION

	BORROWER	PROPERTY ADDRESS	LOAN AMOUNT	
2022	Owens	23 Centennial	\$	28,554.60
	Emrick (Const)	9 Shine St	\$	30,671.69
2021	Gasper/Rich	40 Jefferson	\$	21,188.17
2020	Mikla	30 Adams	\$	39,500.94
	Shepard	16 Park	\$	14,161.68

### YEARLY TOTALS

	2022	2021	2020
#OF LOANS	2	1	2
TOTAL \$\$	\$ 59,226.29	\$ 21,188.17	\$ 53,662.62

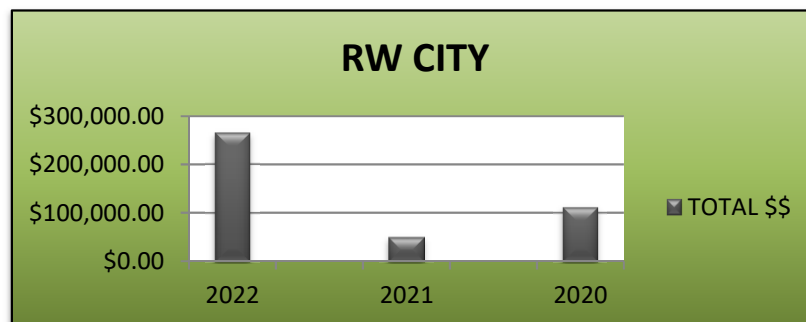


### CITY PORTION

	BORROWER	PROPERTY ADDRESS	LOAN AMOUNT	
2022	Owens	23 Centennial	\$	112,819.30
	Emrick Const)	8 Shine St	\$	152,097.00
2021	Gasper/Rich	40 Jefferson	\$	48,928.95
2020	Mikla	30 Adams	\$	91,445.00
	Shepard	16 Park	\$	20,604.00

### YEARLY TOTALS

	2022	2021	2020
#OF LOANS	2	1	2
TOTAL \$\$	\$264,916.30	\$ 48,928.95	\$ 112,049.00





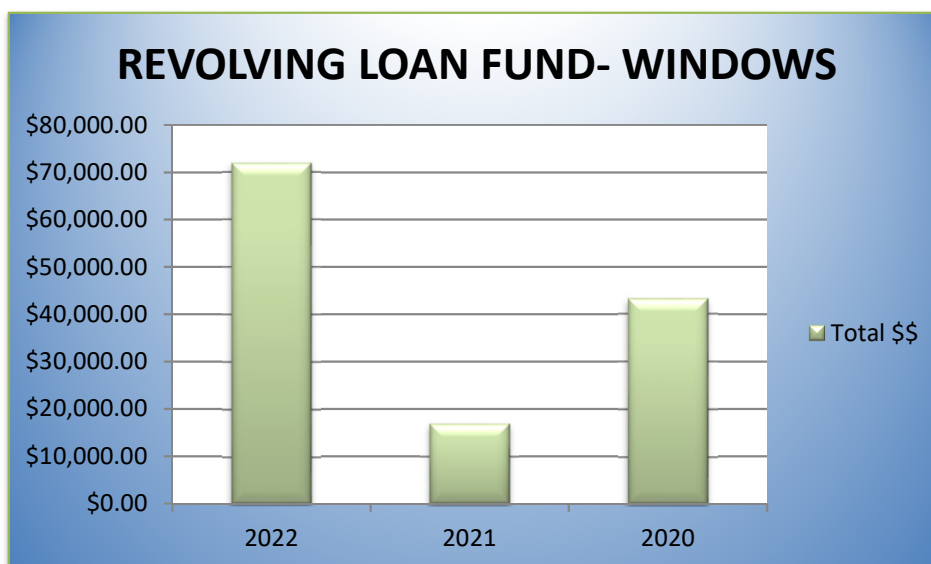
# Deadwood Historic Preservation



## 2022 REVOLVING LOAN FUND - WINDOWS (LOANS)

	BORROWER	PROPERTY ADDRESS	LOAN AMOUNT
2022	Cara Mia, LLC (Const)	152 Charles	\$7,850.00
	Byrne (Const)	20 Denver	\$20,000.00
	Coupens (Const)	23 Monroe	\$11,400.00
	Blair (Const)	65 Terrace	\$6,650.00
	The Fhe Copmpany	7 Emery	\$2,100.00
	Breland/Ohayon ( C )	58 Washington	\$14,400.00
	Hohn (Const)	402 Williams	\$9,500.00
2021	Johnson	288 Williams	\$16,800.00
2020	Antrim	168 Charles	\$20,000.00
	Oberlander	106 Charles	\$3,200.00
	Underhill (Const)	33 Taylor	\$20,000.00

	2022	2021	2020
<b>#OF LOANS</b>	7	1	3
<b>TOTAL \$\$</b>	\$71,900.00	\$16,800.00	\$43,200.00



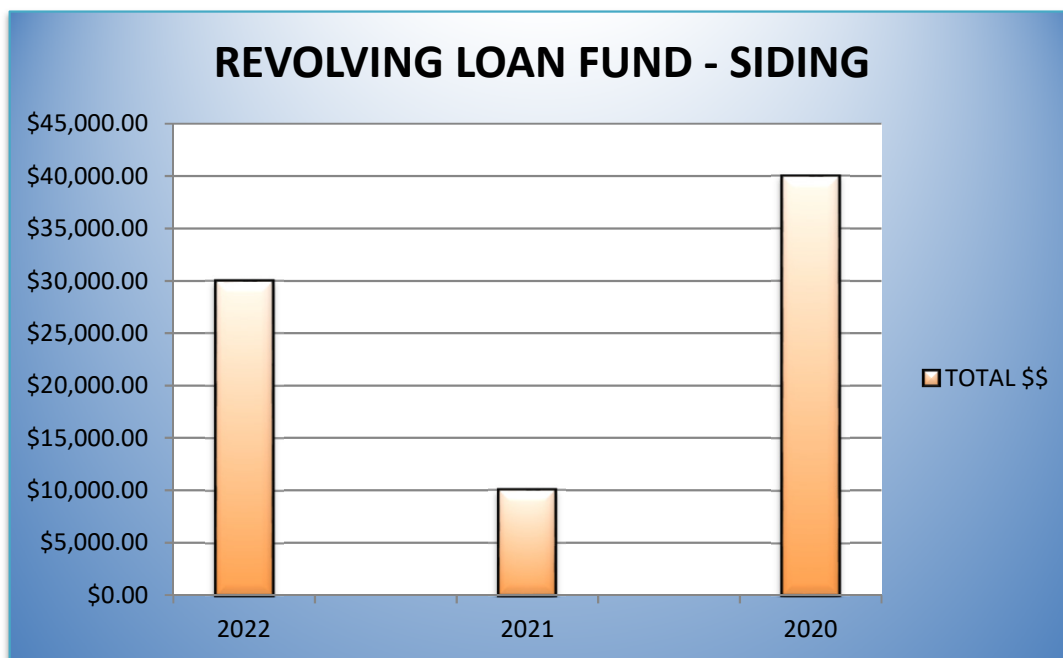
# Deadwood Historic Preservation



## 2022 REVOLVING LOAN FUND - SIDING (LOANS)

	BORROWER	PROPERTY ADDRESS	LOAN AMOUNT
2022	Byrne (Const)	20 Denver	\$10,000.00
	Coupens (Const)	23 Monroe	\$10,000.00
	Breland/Ohayon	58 Washington	\$10,000.00
2021	Johnson, Michael	288 Williams	\$10,000.00
2020	Antrim	168 Charles	\$10,000.00
	Bloom	17 Filmore	\$10,000.00
	Oberlander	106 Charles	\$10,000.00
	Underhill (Const)	33 Taylor	\$10,000.00

	2022	2021	2020
#OF LOANS	3	1	4
TOTAL \$\$	\$30,000.00	\$10,000.00	\$40,000.00



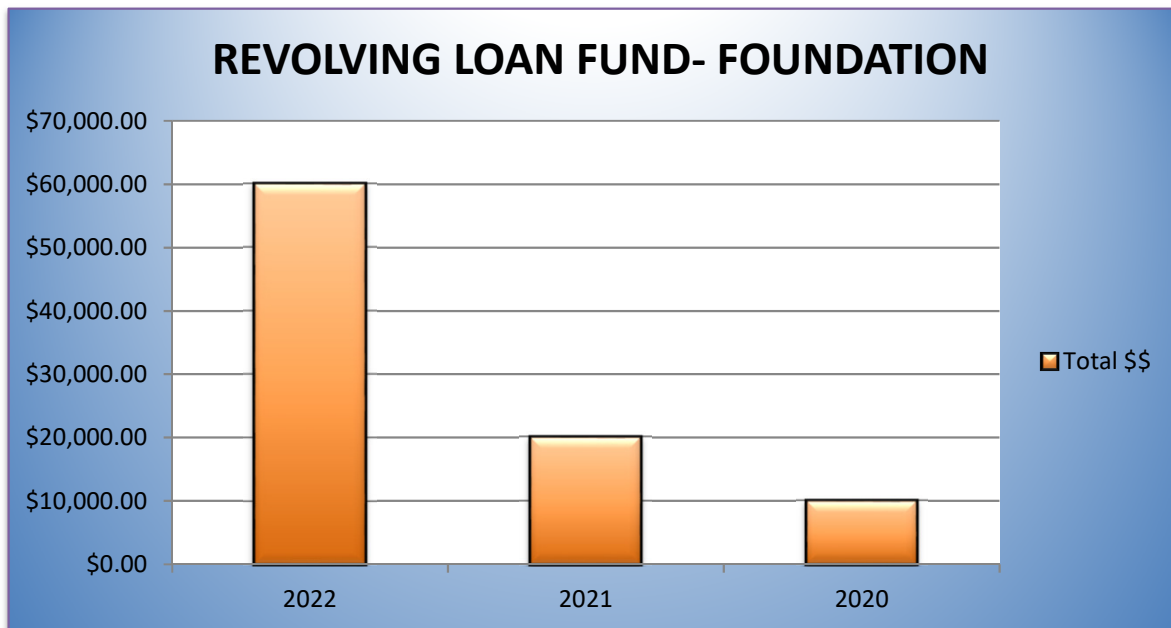
# Deadwood Historic Preservation



## 2022 REVOLVING LOAN FUND - FOUNDATION (LOANS)

	BORROWER	PROPERTY ADDRESS	LOAN AMOUNT
2022	Cara Mia	152 Charles	\$10,000.00
	Byrne (Const)	20 Denver	\$10,000.00
	The Fhe Company	57 Van Buren	\$10,000.00
	The Fhe Company	7 Emery	\$10,000.00
	Smith	66 Lincoln	\$10,000.00
	Breland/Ohayon	58 Washington	\$10,000.00
2021	Hohn	402 Williams	\$10,000.00
	Johnson	227 Williams	\$10,000.00
2020	Underhill	33 Taylor	\$10,000.00

	2022	2021	2020
<b>#OF LOANS</b>	6	2	2
<b>TOTAL \$\$</b>	\$60,000.00	\$20,000.00	\$10,000.00



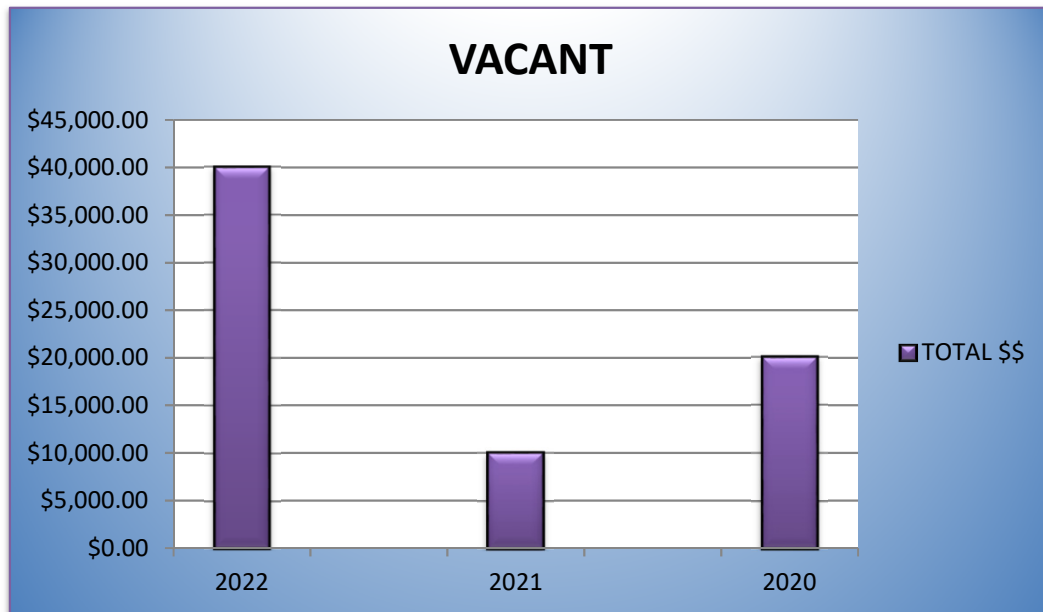
# Deadwood Historic Preservation



## 2022 REVOLVING LOAN FUND -VACANT HOME

	BORROWER	PROPERTY ADDRESS	LOAN AMOUNT
2022	Cara Mia	152 Charles	\$10,000.00
	Byrne (Const)	20 Denver	\$10,000.00
	The Fhe Company (Const)	57 Van Buren	\$10,000.00
	Thompson (Const)	58 Washington	\$10,000.00
2021	Johnson	227 Williams	\$10,000.00
2020	Underhill	33 Taylor	\$10,000.00
	Weber	562 Williams	\$10,000.00

	2022	2021	2020
#OF LOANS	4	1	2
TOTAL \$\$	\$40,000.00	\$10,000.00	\$20,000.00



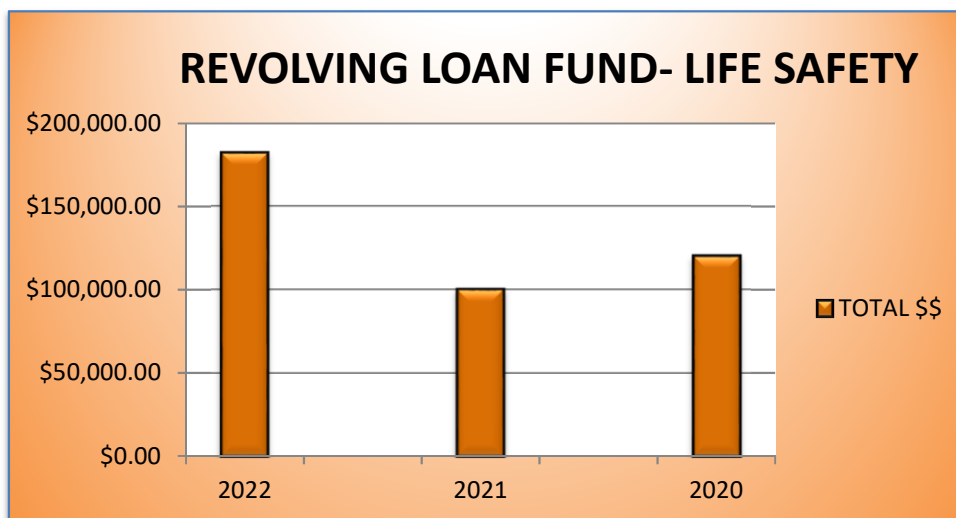
# Deadwood Historic Preservation



## 2022 REVOLVING LOAN FUND - LIFE SAFETY

	BORROWER	PROPERTY ADDRESS	LOAN AMOUNT
2022	Byrne (Const)	20 Denver	\$25,000.00
	Coupens (Const)	23 Monroe	\$25,000.00
	The Fhe Co.	57 Van Buren	\$25,000.00
	Thoreson	39 Washington	\$1,867.00
	Richerson (Const)	66 Taylor	\$25,000.00
	Thompson (Const)	56 Lincoln	\$25,000.00
	Smith (Const)	66 Lincoln	\$25,000.00
	Breland/Ohayon	58 Washington	\$25,000.00
	Dragon Belly LLC (Const)	772 Main	\$5,000.00
2021	Bloom	17 Fillmore	\$25,000.00
	Weber (Const)	562 Williams	\$25,000.00
	Potter (Const)	152 Charles	\$25,000.00
	Johnson (Const)	227 Williams	\$25,000.00
2020	Johnson, Joette	78 Williams	\$25,000.00
	Runge	37 Jackson	\$25,000.00
	Sjomeling (Const)	405 Williams	\$25,000.00
	Underhill	33 Taylor	\$25,000.00
	Westendorf	23 1/2 McKinley	\$20,000.00

	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>#OF LOANS</b>	9	4	5
<b>TOTAL \$\$</b>	\$181,867.00	\$100,000.00	\$120,000.00

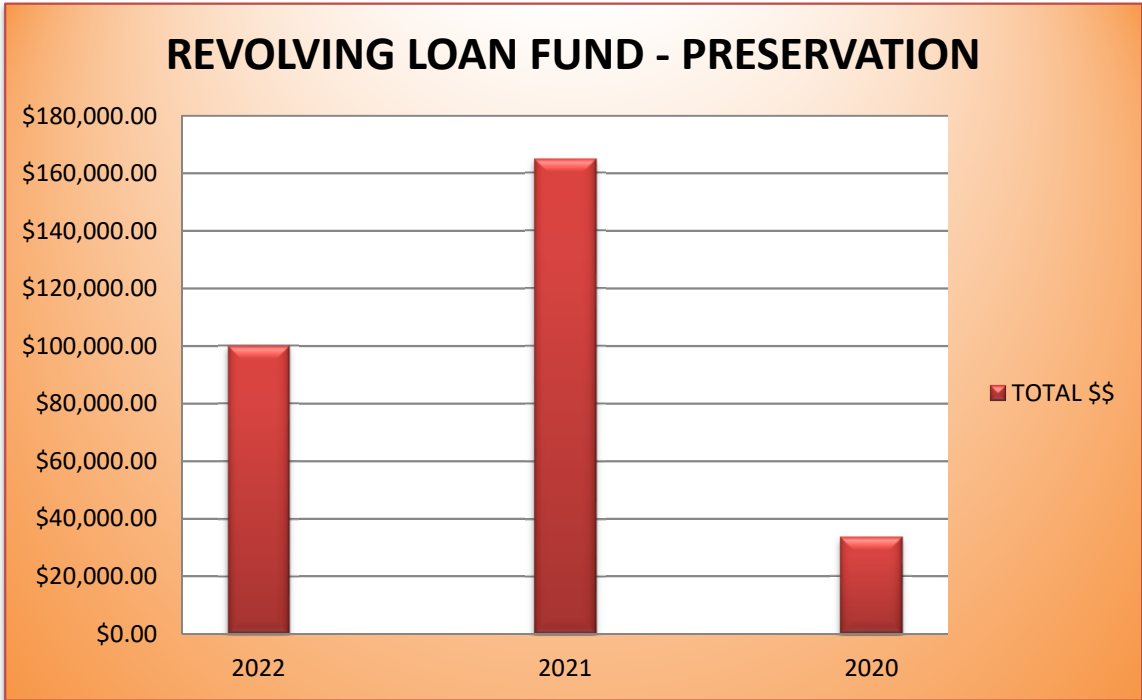


# Deadwood Historic Preservation

## 2022 REVOLVING LOAN FUND - PRESERVATION

	BORROWER	PROPERTY ADDRESS	LOAN AMOUNT
2022	Byrne (Const)	20 Denver	\$25,000.00
	Coupens (Const)	23 Monroe	\$25,000.00
	The Fhe Co. (Const)	7 Emery	\$25,000.00
	Richerson (Const)	66 Lincoln	\$25,000.00
2021	Bloom	17 Fillmore	\$4,904.27
	Sjomeling (Const)	405 Williams St	\$25,000.00
	Underhill	33 Taylor	\$25,000.00
	Underhill 2	33 Taylor	\$25,000.00
	Underhill 3 (Const)	33 Taylor	\$25,000.00
	Hohn (Const)	402 Williams	\$10,000.00
	Johnson (Const)	227 Williams	\$25,000.00
	Potter (Const)	152 Charles	\$25,000.00
2020	Schramm	7 Stewart	\$8,509.12
	Underhill	33 Taylor	\$25,000.00

	2022	2021	2020
<b>#OF LOANS</b>	4	8	2
<b>TOTAL \$\$</b>	\$100,000.00	\$164,904.27	\$33,509.12

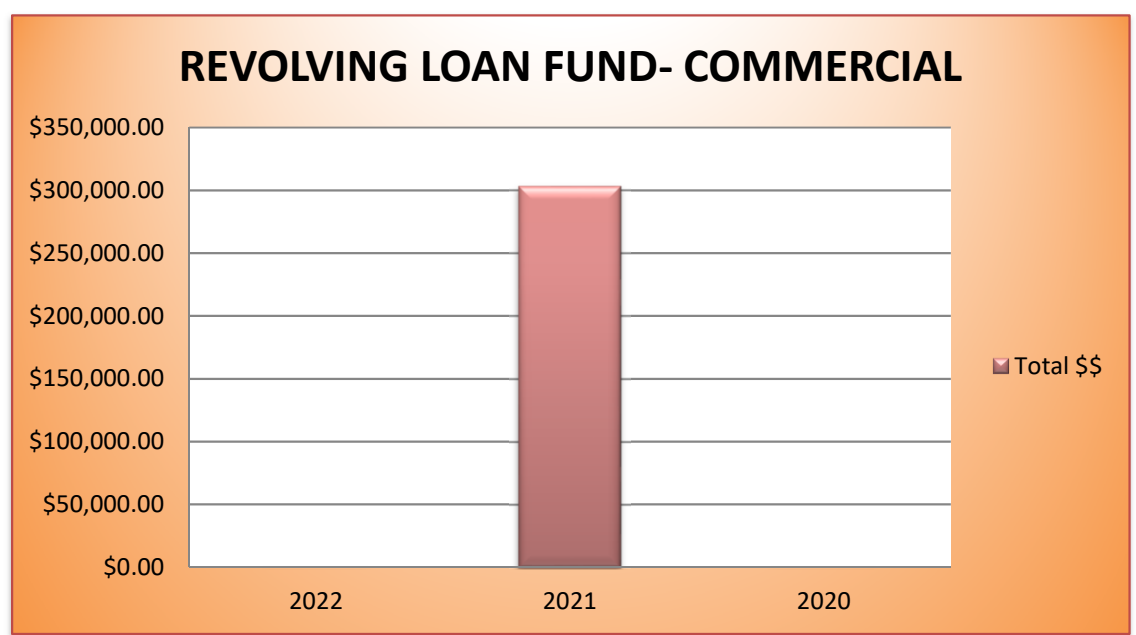




**2021 REVOLVING LOAN FUND - COMMERCIAL**

	<b>BORROWER</b>	<b>PROPERTY ADDRESS</b>	<b>LOAN AMOUNT</b>
2022	None		
2021	Masonic Center (Const)	715 Main St	\$303,343.00
2020	None	NA	\$0.00

	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>#OF LOANS</b>	0	1	0
<b>TOTAL \$\$</b>	\$0.00	\$303,343.00	\$0.00



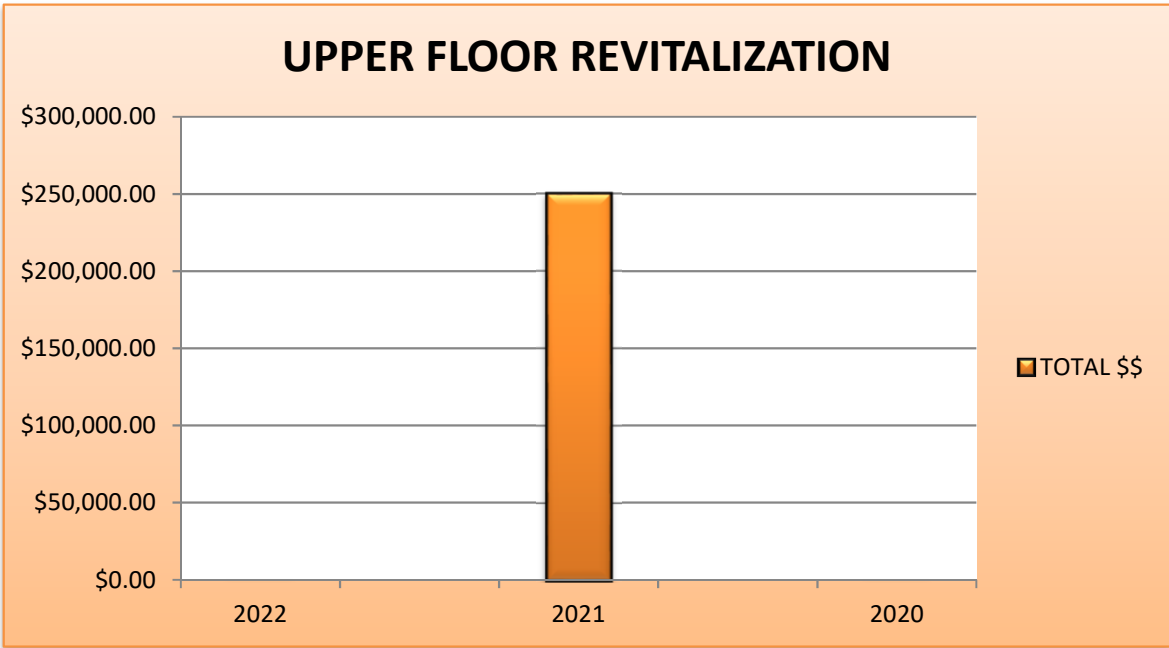
# Deadwood Historic Preservation



## 2022 REVOLVING LOAN FUND - UPPER FLOOR REVITALIZATION

	BORROWER	PROPERTY ADDRESS	LOAN AMOUNT
2022	None		\$0.00
2021	Deadwood Main, LLC	696 Main	\$250,000.00
2020	None	NA	\$0.00

	<u>2022</u>	<u>2021</u>	<u>2020</u>
<b>#OF LOANS</b>	0	1	0
<b>TOTAL \$\$</b>	\$0.00	\$250,000.00	\$0.00



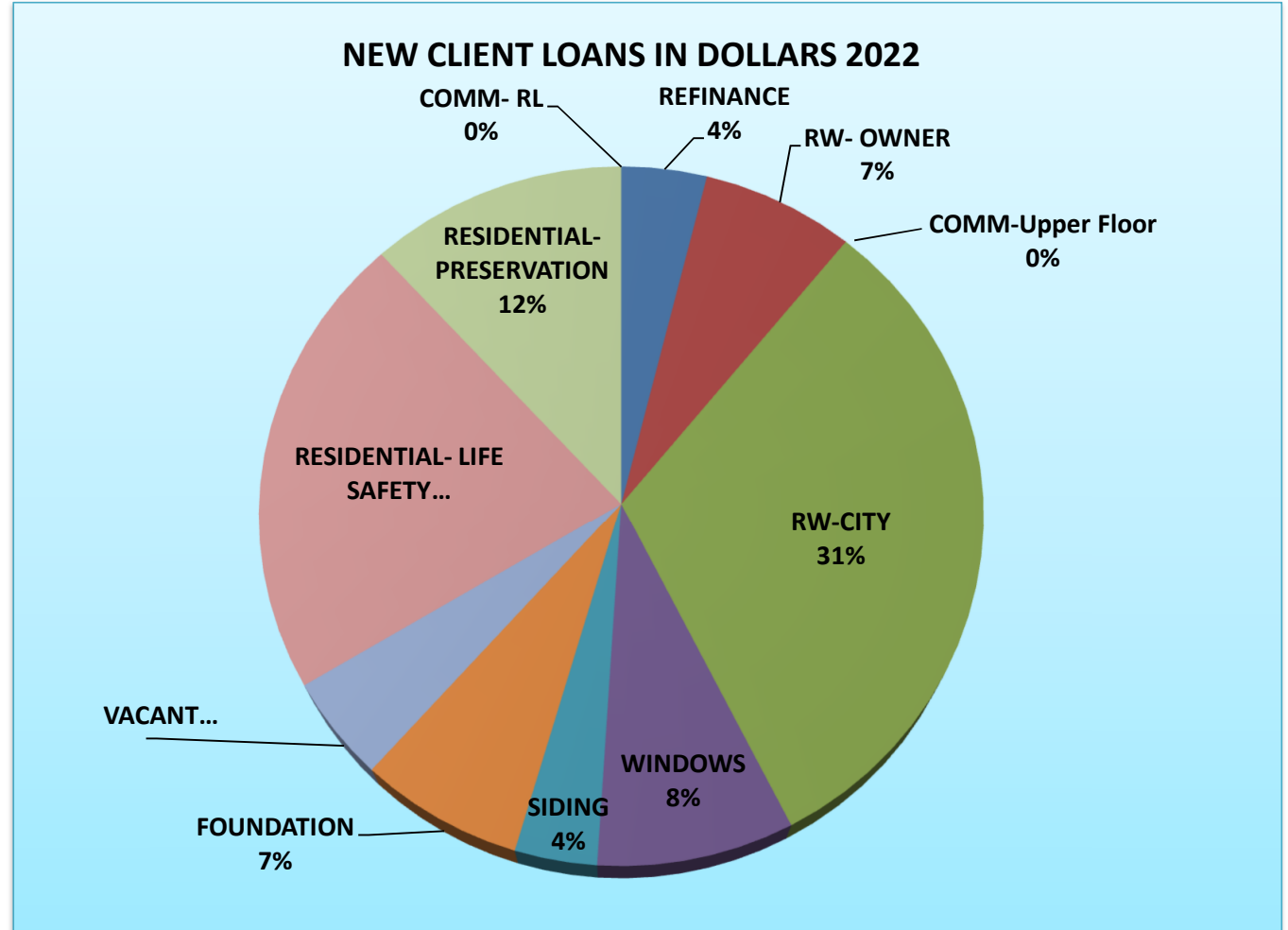


# Deadwood Historic Preservation



## 2022 YEAR SUMMARY- NEW LOANS IN DOLLARS

<u>PROGRAM</u>	<u>AMOUNT</u>
REFINANCE	\$33,069.98
RW- OWNER	\$59,226.29
RW-CITY	\$264,916.30
WINDOWS	\$71,900.00
SIDING	\$30,000.00
FOUNDATION	\$60,000.00
VACANT	\$40,000.00
RESIDENTIAL- LIFE SAFETY	\$181,867.00
RESIDENTIAL- PRESERVATION	\$100,000.00
COMM- RL	\$0.00
COMM-Upper Floor	\$0.00
<b><u>TOTALS</u></b>	<b><u>\$840,979.57</u></b>

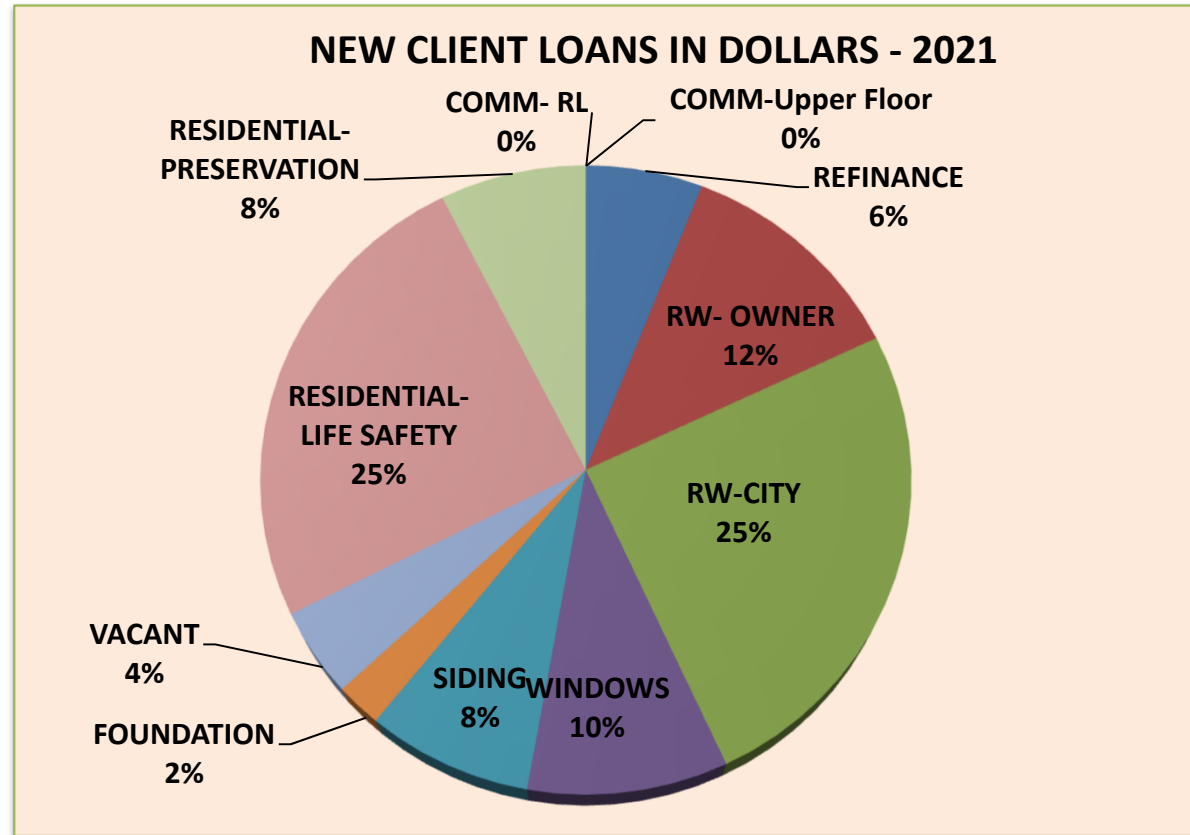




# Deadwood Historic Preservation

## 2021 YEAR SUMMARY - NEW LOANS IN DOLLARS

<u>PROGRAM</u>	<u>AMOUNT</u>
REFINANCE	\$0.00
RW- OWNER	\$21,188.17
RW-CITY	\$48,928.95
WINDOWS	\$16,800.00
SIDING	\$10,000.00
FOUNDATION	\$20,000.00
VACANT	\$10,000.00
RESIDENTIAL- LIFE SAFETY	\$132,878.38
RESIDENTIAL- PRESERVATION	\$162,247.70
COMM- RL	\$303,343.00
COMM-Upper Floor	\$250,000.00
<b><u>TOTALS</u></b>	<b><u>\$975,386.20</u></b>



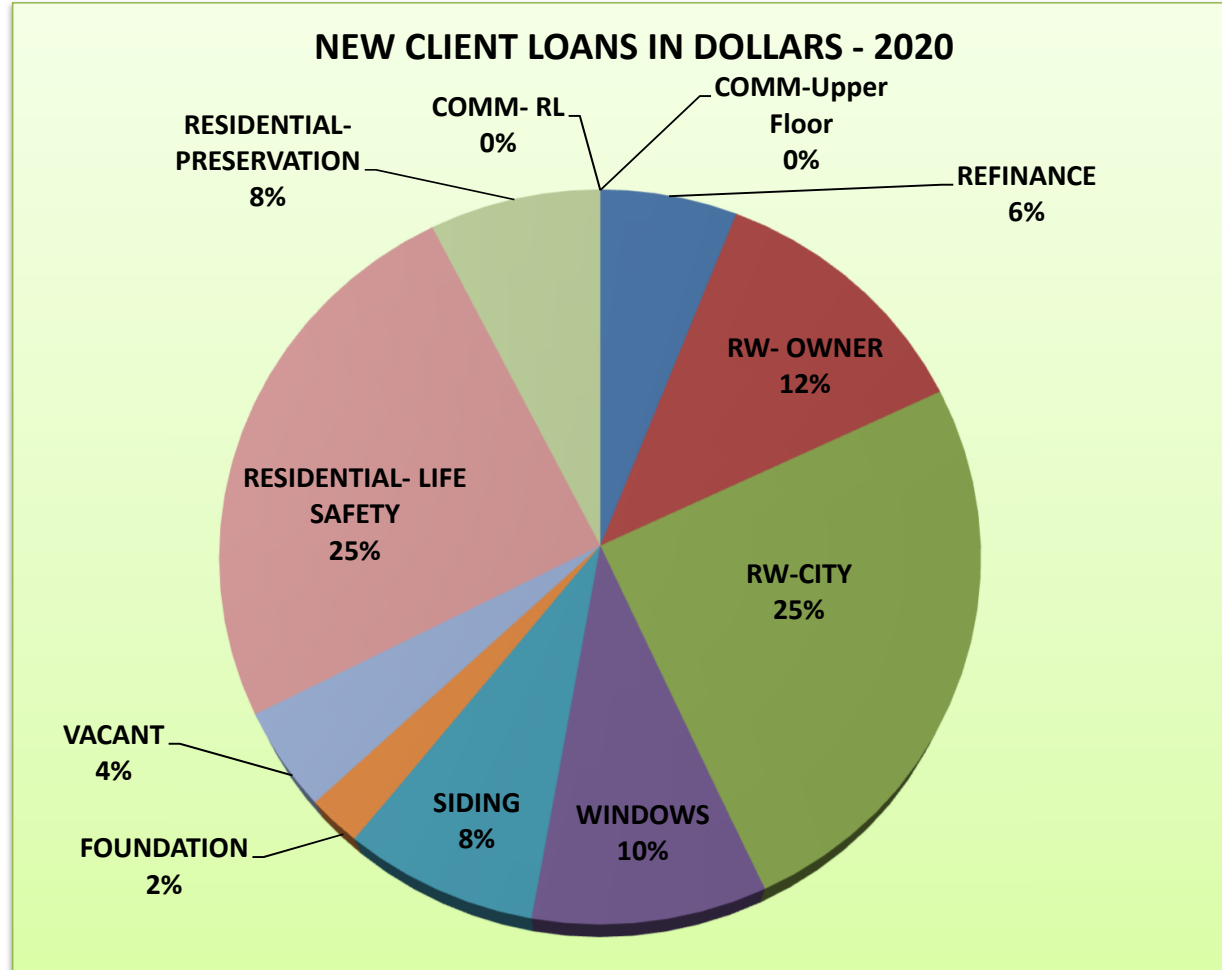
Prepared by: Susan Trucano  
 NeighWorks Dakota Home Resources

# Deadwood Historic Preservation



## 2020 YEAR SUMMARY - NEW LOANS IN DOLLARS

<u>PROGRAM</u>	<u>AMOUNT</u>
REFINANCE	\$26,768.32
RW- OWNER	\$53,662.62
RW-CITY	\$112,049.00
WINDOWS	\$43,200.00
SIDING	\$35,834.70
FOUNDATION	\$10,000.00
VACANT	\$20,000.00
RESIDENTIAL- LIFE SAFETY	\$111,371.45
RESIDENTIAL- PRESERVATION	\$33,509.12
COMM- RL	\$0.00
COMM-Upper Floor	\$0.00
<b><u>TOTALS</u></b>	<b><u>\$446,395.21</u></b>

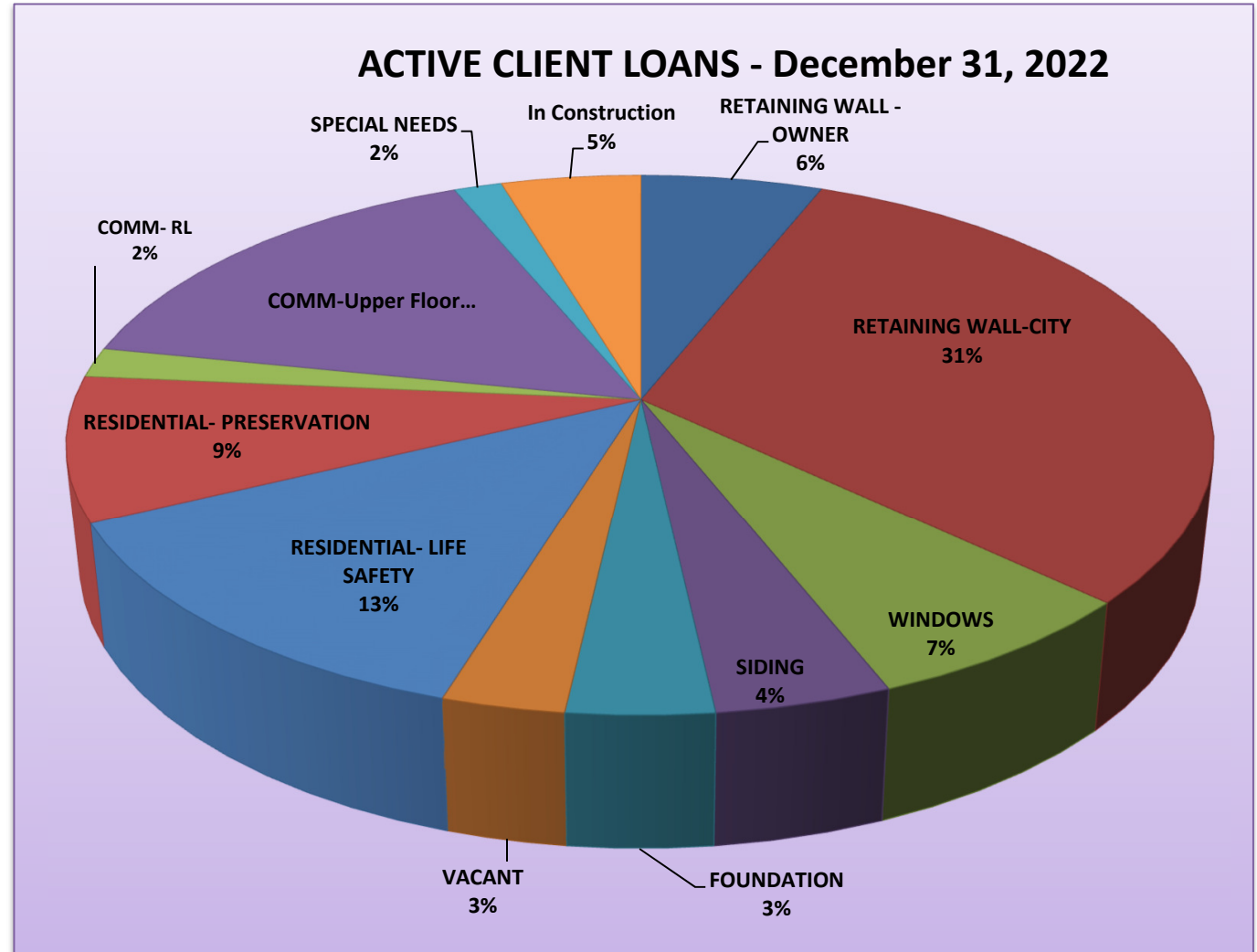


# Deadwood Historic Preservation



## ACTIVE LOANS AS OF 12/31/2022

<u>PROGRAM</u>	<u>AMOUNT</u>
RETAINING WALL -OWNER	\$182,849.87
RETAINING WALL-CITY	\$943,708.87
WINDOWS	\$211,356.05
SIDING	\$129,101.88
FOUNDATION	\$107,530.20
VACANT	\$90,000.00
RESIDENTIAL- LIFE SAFETY	\$396,355.16
RESIDENTIAL- PRESERVATION	\$262,865.52
COMM- RL	\$54,356.71
COMM-Upper Floor	\$473,323.43
SPECIAL NEEDS	\$48,408.53
In Construction	\$140,749.83
<b><u>TOTALS</u></b>	<b><u>\$3,040,606.05</u></b>



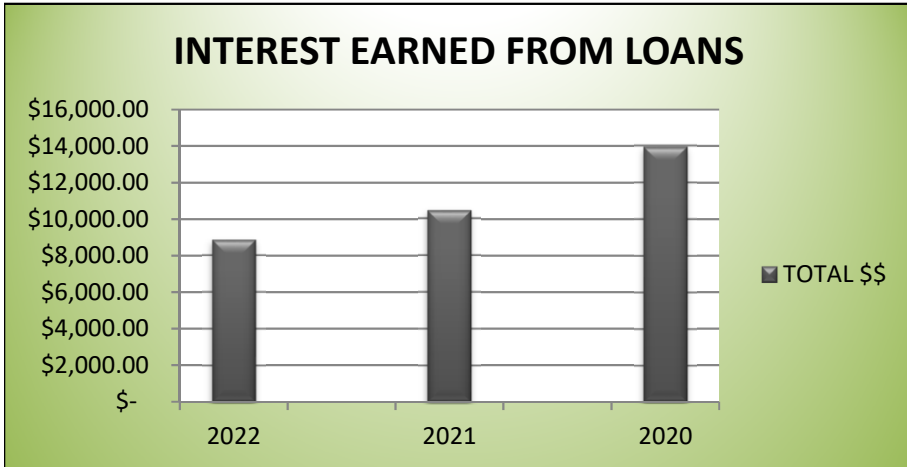


# Deadwood Historic Preservation

## INTEREST EARNED

### YEARLY TOTALS

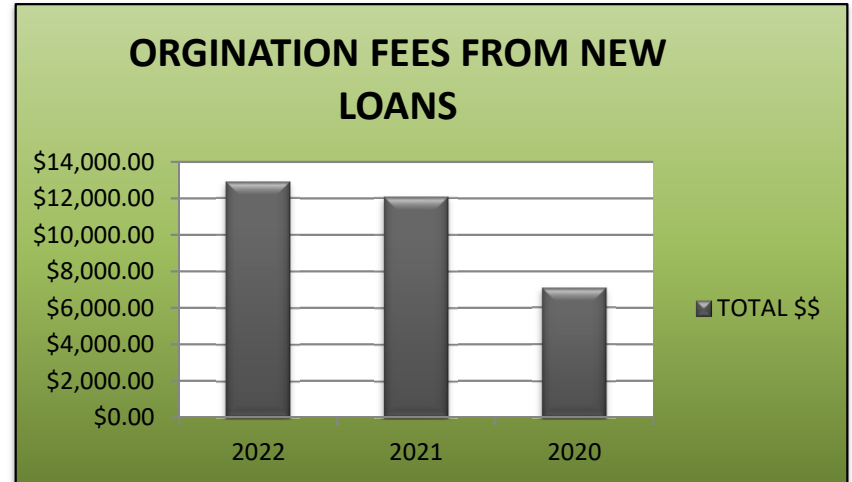
	2022	2021	2020
<b>TOTAL \$\$</b>	\$ 8,833.21	\$ 10,429.83	\$ 13,943.47
<b># of Loans</b>	161	144	147



## ORIGINATION and SETTLEMENT FEES FROM NEW LOANS

### YEARLY TOTALS

	2022	2021	2020
<b>TOTAL \$\$</b>	\$12,901.19	\$ 12,079.00	\$ 7,066.89
<b># of Loans</b>	39	23	25



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



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

## **MEMORANDUM**

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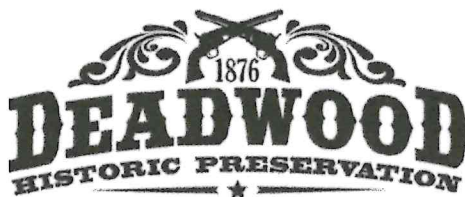
**Date:** February 3, 2023  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Accept KR Deadwood Sherman St. 2020 LLC, 51, 53, 55 Sherman Street into  
the Ghost Mural Easement Program

---

KR Deadwood Sherman St. 2020 LLC has applied for the Historic Ghost Mural Easement Program for ghost murals located at 51, 53, 55 Sherman Street. This project will consist of one large interior mural, two wording murals on the south side of building three (The Adams Co. & Wholesale Grocers, and two wording murals on the back of two buildings (W.E. Adams and Webster).

The Loan Committee has reviewed this request and recommend accepting these murals into the Historic Ghost Mural Easement Program.

**Recommend Motion:** *Move to accept KR Deadwood Sherman St. 2020 LLC into the Historic Ghost Mural Easement Program for murals located at 51, 53 and 55 Sherman Street.*



## Historic Ghost Mural Easement Program Application

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

1. Address of Ghost Mural Location:

51-53-55 Sherman Street

2. Applicant's name & mailing address:

KB Deadwood Sherman St

PO Box 130

Atkinson, NE 68713

Telephone: (402) 925-5113

E-mail gerard@keatingresources.com

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

KB Deadwood Sherman St. 2020 LLC

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

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

4. Describe the proposed mural(s) and specific location(s) on building (additional information may be attached).

South side of 55 Sherman St - The Adams Co. Wholesale Grocers

East side of 55 Sherman St - Webster

East side of 53 Sherman St - Adam Co.

North side of 53 Sherman St - on interior of the North building. The original sign of the original 2-story building at 53 Sherman.

5. Required Supporting Documentation

a. Complete an Application for Certificate of Appropriateness and submit with application including:

- Current and historic photos of the building and ghost mural(s)
- Legal Description of the ghost mural(s) historic structure

b. Acknowledgement of Ghost Mural Easement Program.

6. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining a ghost mural easement as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the program included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. 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 ghost mural easement.

Applicant's signature: Arena Sandidge

Date submitted: 1/20/23

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

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

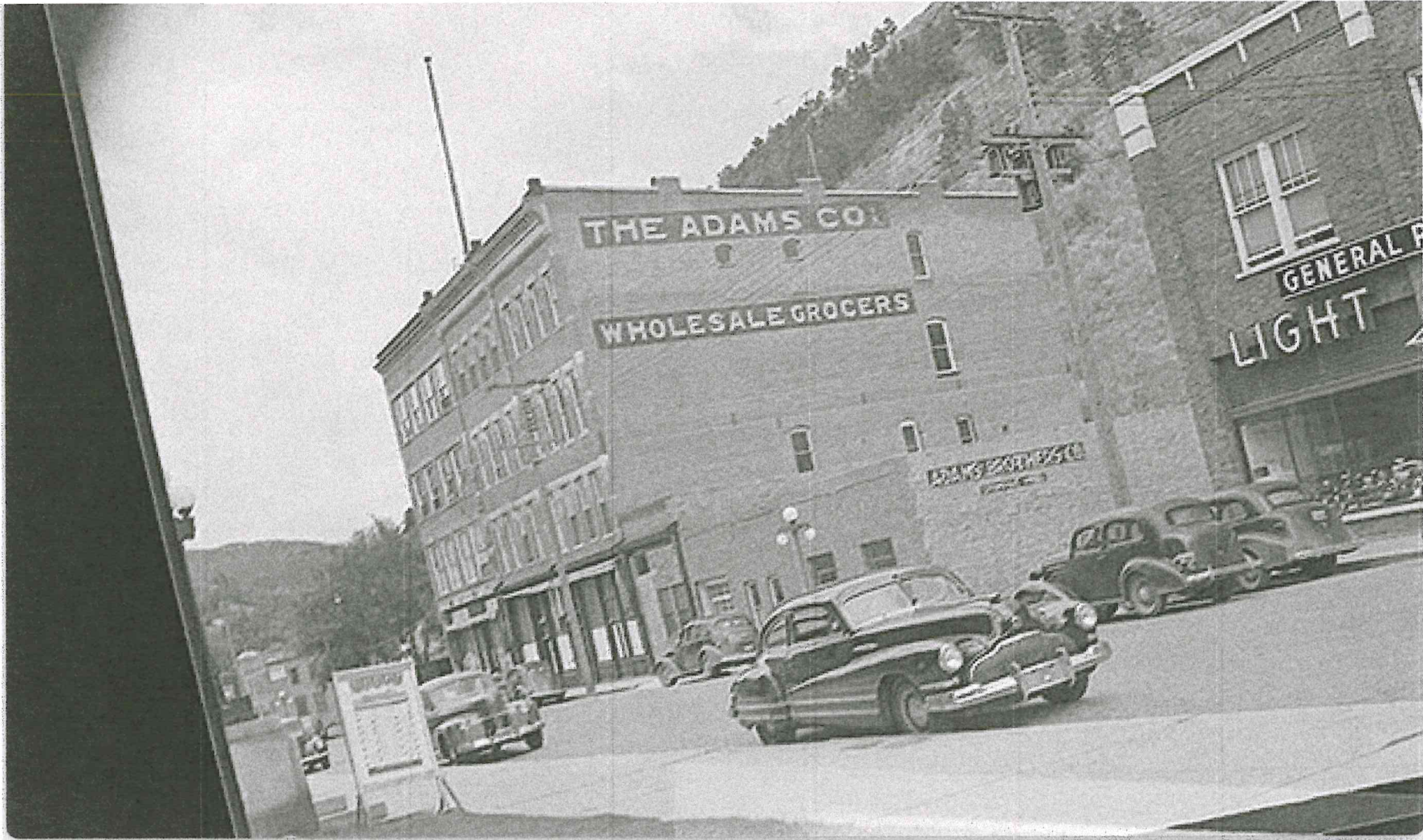
Please return the completed application along with the Certificate of Appropriateness to:

City of Deadwood  
 Planning, Zoning & Historic Preservation  
 108 Sherman Street  
 Deadwood, SD 57732  
 605-578-2082



















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



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

## **MEMORANDUM**

---

**Date:** February 3, 2023  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer  
 Bonny Anfinson, Program Coordinator  
**Re:** Elderly Resident Grant Request/Michael & Susan Guilbert – 14 Harrison

---

Michael and Susan Guilbert, 14 Harrison Street, has applied for the Elderly Resident Grant Program to repair electrical. They had an emergency electrical repair in which blown in insulation was touching live wires. This could have been a serious situation if not repaired immediately. The applicant is currently out of town and sent a letter requesting grant funds for this repair. Staff contacted the owners and they filled out the proper form and paid the application fee. Because of the emergency issue the work had to be done before the completion of the grant process. The work was completed on January 26, 2023. The grant will cover emergency repairs (\$1,443.30) and additional electrical work (between \$3,000 and \$3,500) that will be done.

This was reviewed by the Loan Committee and they recommend accepting Michael and Susan Guilbert, 14 Harrison Street, into the Elderly Resident Grant Program.

**Recommend Motion:** *Move to accept Michael and Susan Guilbert, 14 Harrison Street, into the Elderly Resident Program.*



## For Office Use Only:

- Owner Occupied  
 Application Fee Received if owner occupied  
 Non-owner Occupied  
 Assessed Value of Property 262,310  
 Verified Lawrence County Dept. of Equalization

Date: 1/30/23 Initials: BA

## Application for Historic Preservation Programs Residential Properties

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.  
Application fee may apply to this submittal.

## 1. Address of Property:

14 Harrison St.  
Please attach the legal description of the property.

## 2. Applicant's name &amp; mailing address:

Michael Gilbert  
14 Harrison St.  
Deadwood SD 57732

Telephone: (605) 591-9614

E-mail: msgilbert@outlook.com

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

Gilbert Family Trust  
14 Harrison St.  
Deadwood SD 57732

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: 1947  
 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

Phil's Electric  
3632 Northview Ct  
Spearfish SD 57783

Telephone: (605) 580-5587

E-mail: philreusaw@gmail.com

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	\$5,000	Disconnect attic knob & tube wiring that was discovered during repair of dining room, downstairs hallway, upstairs hallway power failure. Re-routing of wiring to basement fuse panel. Capping unused outlets and switches.
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. For owner occupied properties (primary residence) an application fee of \$199.00 will be required upon submittal. If applying for the Elderly Resident Grant only the application fee is \$99.00. Payment will be made out to the City of Deadwood. This fee is non-refundable.
- d. 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: 1/25/23

Owner’s signature:  \_\_\_\_\_

Date submitted: 1/25/23



Natasha 605 580 5962

January 13, 2023

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

RE: Electrical Failure: 14 Harrison St, Deadwood, SD

To Whom It May Concern:

Our home at 14 Harrison St, Deadwood, SD has electrical failure in portions of the house that require re-wiring. Major ceiling lights located in the dining room, downstairs foyer and upstairs hallway have no lighting. We have been struggling to find an electrician that has been willing to take on this project since spring of 2022.

We have been able to have this electric wiring issue resolved by Phil's Electric and hired his services to restore the lighting to the essential areas that required restoration. We realize this is a back door approach to this situation but we needed an electrician to fix this essential lighting problem in a timely manner.

Our home was rewired 10-11 years ago but this portion of the lighting was not addressed and eventually failed. As far as we know, our home is now safe and fully functioning with electrical needs. We ask that this project be covered by Deadwood Historic Perseveration. This project was finally started in January of 2023 and is still in the process of completion.

Sincerely yours,

*Michael Guilbert*

Michael Guilbert  
14 Harrison St.  
Deadwood, SD 57732





Phil's Electric  
 605-580-5587  
 3632 Northview Court  
 Spearfish, South Dakota  
 57783  
 United States

# Emergency Repair Invoice

Billed To  
 Natasha Fuller  
 14 Harrison St  
 Deadwood, South Dakota  
 57732  
 United States

Date of Issue  
 01/10/2023  
 Due Date  
 02/10/2023

Invoice Number  
 0101441

Amount Due (USD)  
**\$1,443.30**

Description	Rate	Qty	Line Total
Labor diagnose circuit to restore power to lights, determine to run new power.	\$100.00 +exise	2.5	\$250.00
Labor 1/11/23 Run new wire to switches and lights, hook it all up and test. Need special switches ! dang.	\$100.00 +exise	7.5	\$750.00
Material Copper Wire, screws, straps, plastic boxes, wirenuts,	\$177.00 +exise	1	\$177.00
Labor 1/25/23 Remote switch install	\$100.00 +exise	1	\$100.00
Material master switch and remote	\$138.00 +exise	1	\$138.00
Subtotal			1,415.00
exise (2%) #1028-2942-ET			28.30
Total			1,443.30
Amount Paid			0.00

Amount Due (USD) \$1,443.30

Notes

Existing lighting circuit ran in knob and tube wiring. After hours of troubleshooting it was determined to replace with modern wiring instead of fixing the bad old wiring.

Can install another switch to work with that upstairs light at any time if you want another remote. Also can be controlled by your phone somehow. I left the box if you want to figure that out.

Didn't get the right wall bracket to put it in the switch box. I'll put that in when I get it.

Thanks

Terms

Payment due on upon completion. Late after 30 days.

Late payments are subject to a 10% monthly finance charge. Past due accounts are subject to 10% finance charge and are immediately turned over to collections. This may affect your credit. 1

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



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

## MEMORANDUM

---

**Date:** February 3, 2023  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Vacant Home Program, Danika McFarland, 37 Lincoln

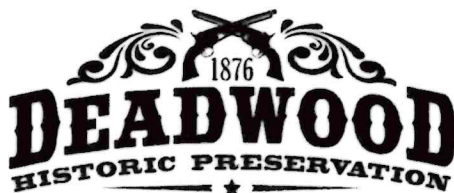
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Danika McFarland has recently acquired the property at 37 Lincoln Avenue. The applicant plans to restore the property using a variety of the Historic Preservation loan and grant programs.

The Applicant is in the processes of preparing the required documentation needed to complete the application process and is still collecting quotes for the entire project. However, due to the three-month requirement of the Vacant Home Program, staff is recommending acceptance of the applicant in the Vacant Home Program at this time.

The remaining loan and grant requests will be presented upon submittal of pending documentation.

**Recommend Motion:** *Move to accept Danika McFarland into the Vacant Home Program for property located at 37 Lincoln Avenue.*



**For Office Use Only:**

Owner Occupied  
 Application Fee Received if owner occupied  
 Non-owner Occupied  
 Assessed Value of Property \_\_\_\_\_  
*Verified Lawrence County Dept. of Equalization*

Date: \_\_\_/\_\_\_/\_\_\_      Initials: \_\_\_\_\_

## Application for Historic Preservation Programs Residential Properties

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.  
Application fee may apply to this submittal.

1. Address of Property:

37 Lincoln Ave, Deadwood SD

Please attach the legal description of the property.

2. Applicant's name & mailing address:

Danika McFarland  
21317 US HWY 14A

LEAD SD  
57754

Telephone: ( 305 587 8999 ) \_\_\_\_\_

E-mail: danikamcfarland1@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	55k	Home is leaning, must be lifted, earth dug out, foundation placed
Siding		
Wood Windows & Doors.		
Elderly Resident		
Vacant Home	40k	Home has no working plumbing, must have a new outfit. Electrical is not modern and must be re-done to comply with current safety codes. Home has only stove fire for heating, must install heating unit. Home has lead paint, must be encased with new house paint. Currently there is not insulation for heat, intend to remove plaster and install foam insulation.
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. For owner occupied properties (primary residence) an application fee of \$199.00 will be required upon submittal. If applying for the Elderly Resident Grant only the application fee is \$99.00. Payment will be made out to the City of Deadwood. This fee is non-refundable.
- d. 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: 02/02/2023

Owner’s signature: \_\_\_\_\_

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



# WOLFF'S PLUMBING & HEATING

PO BOX 97  
SPEARFISH SD 57783  
www.wolffph.com

(605) 642-5755

### BILL TO

Danika McFarland  
21317 US Hwy 14A  
Lead, SD 57754 USA

<b>ESTIMATE</b> 32878080	<b>ESTIMATE DATE</b> Jan 03, 2023
-----------------------------	--------------------------------------

### JOB ADDRESS

Danika McFarland  
37 Lincoln Avenue  
Deadwood, SD 57732 USA

Job: 74208

### ESTIMATE DETAILS

Update Plumbing: Update waste and water lines, move main floor bathroom, add an additional bathroom in larger bedroom, and relocate existing bathroom upstairs.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
T10000	PLUMBING REMODEL: Estimate includes rough in only for the plumbing remodel, does not included any fixtures or setting final fixtures. Included is all materials needed for the updating of the plumbing lines and addition of the bathrooms.	1.00	\$11,500.00	\$11,500.00
			<b>SUB-TOTAL</b>	\$11,500.00
			<b>TAX</b>	\$0.00
			<b>TOTAL</b>	\$11,500.00

Thank you for choosing Wolff's Plumbing & Heating, Inc.

### CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary [above] is furnished by Wolff's Plumbing & Heating, Inc. as a good faith estimate of work to be performed at Danika McFarland[the location described above] and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. This price DOES NOT include any electrical work required to complete the project. Anything electrical will have to be performed by a licensed electrician, hired by the customer. This price does not include any drywall, flooring or general carpentry. Any work needed in the aforementioned areas are the responsibility of the customer. This estimate is valid for 30 days from the date on the estimate. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree to the estimate and authorize [the contractor] to perform the work as summarized and on these estimated terms, and I agree to pay the full amount for all work performed. Danika McFarland[the location described above]

and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree to the estimate and authorize [the contractor] to perform the work as summarized and on these estimated terms, and I agree to pay the full amount for all work performed.

Sign here

Date

---





## Estimate

2211-1614-4951

2022-12-07

Extreme Foundation Repair & Concrete Lifting  
 PO Box 311  
 Rapid City SD 57709  
 Rapid City SD 57703  
 extremespraypros@gmail.com  
 605-877-5381 Doug or 605-877-5976 Gavin

Danika Macfarland  
 37 Lincoln Ave  
 Deadwood SD 57732  
 danikamcfarland1@gmail.com  
 305-587-8999

House Foundation  
 37 Lincoln Ave, Deadwood, SD, 57732

<i>Description</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Total</i>
<u>New wood foundation</u> Extreme proposes to stabilize the house long enough to install a concrete footing and a wood foundation on the northwest side of the house we may have to put a foundation on the front and the back of the house part way in like 6ft for stability \$55,000-\$75,000 depends on what way we decide to go after we rip part of the floor out to see if the wood floor truss are good and not rotten	\$55,000.00	1.00	\$55,000.00

*Subtotal* \$55,000.00  
*Tax* \$1,100.00  
*Total* \$56,100.00

**Compensation.** Client shall pay as set forth above. Price is subject to change, with the customer's approval. **\*\*Invoicing & Payment.** 1/2 down when signed remainder **\*\* Due upon completion** \*Price is subject to change, with customer's approval if the void under the slab is greater than anticipated. Push piers going deeper than 20 feet will cost an additional \$20 per foot, per pier. We will only warranty the areas that we pier. Extreme is not responsible if not told by owner for landscaping, damage to plumbing or electrical, cracks in slabs, Floor, or the concrete cannot be raised and must be replaced. It is the homeowner's responsibility to replace it at the current replacement cost. If the crew is turned away from the job site less than 24-hour prior to cancelation notification is given, the customer will be responsible for payment of \$150.00 Half when the proposal is signed with the remainder to be paid after the job is complete. Warranty: We only cover the areas that extreme works on.















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



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

## **MEMORANDUM**

---

**Date:** February 3, 2023  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** 2023 Round 1 Outside of Deadwood Grant Approval

---

On February 2, 2023, the Projects Committee reviewed the 2023 Round 1 Outside of Deadwood Grant applications. This round included eleven (11) Outside of Deadwood Grant applications requesting a total of \$226,292.87.

The budget for 2023 is set at \$100,000.00 with two funding cycles, January and June of each year. Round 1 budget is set at \$50,000.00. The Projects Committee closely reviewed the applications and have the following recommendations for grant approval per attached spreadsheet.

**Recommend Motion:** *Move to recommend to the City Commission approval of the 2023 Round 1 Outside of Deadwood Grants in the amount of \$36,671.00 with the remaining funds being used in Round 2.*

**2023 RD 1 Outside of Deadwood Grant Requests**

Organization Name	City	Project Budget	Matching Funds	Amount Requested	Suggested Approval
Bear Butte Creek Historical Preservation-Item A	Sturgis	\$22,300.00	\$15,450.00	\$5,860.00	\$ 10,000.00 Contingent upon current grant closure
City of Lennox Harney Hospital - Item B	Lennox	\$42,750.00	\$21,750.00	\$21,000.00	\$ 10,000.00
Booth Society - Item C	Spearfish	\$20,000.00	\$10,000.00	\$10,000.00	\$ 5,000.00
Hot Springs Morris Grant Theatre - Item D	Hot Springs	\$19,635.00	\$9,817.50	\$9,817.50	\$ - Does not Qualify
Lawrence County Historic Society - Item E	Spearfish	\$7,080.00	\$3,540.00	\$3,540.00	\$ - No - Qualifies for publication fund
Mitchell Historic Society - Item F	Mitchell	\$82,920.00	\$41,460.00	\$41,460.00	\$ - Does not Qualify
South Dakota Historical Society Found.-Item G	Pierre	\$111,800.00	\$121,800.00	\$10,000.00	\$ - Needs stronger tie to Deadwood
Society of Black Hills Pioneers - Item H	Spearfish	\$160,988.74	\$80,494.37	\$80,494.37	\$ - incomplete
University of South Dakota - Item I	Vermillion	\$3,981.00	\$2,310.00	\$1,671.00	\$ 1,671.00
Vale Township - Item J	Vale	\$39,500.00	\$19,750.00	\$19,750.00	\$ 10,000.00 only doing ph2 contingent upon windows being historically appropriate
Verendrye Museum - Item K	Ft. Pierre	\$46,008.00	\$23,308.00	\$22,700.00	\$ - Does not Qualify
<b>TOTAL GRANT REQUESTS</b>		<b>\$556,962.74</b>	<b>\$349,679.87</b>	<b>\$226,292.87</b>	<b>\$ 36,671.00</b>



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



**Mike Runge**  
 Archivist  
 Telephone (605) 578-2082  
 michael@cityofdeadwood.com

## **MEMORANDUM**

---

**Date:** January 27, 2023  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Runge, City Archivist  
**Re:** **Shane Pollreisz Archival Acquisition**

---

In October of 2022 Shane Pollreisz of Mitchell, South Dakota approached the Historic Preservation Office about purchasing an assortment of archival documents, photographs, ephemera and municipal documents as related to the City of Deadwood, Seth Bullock, and other notable citizens of Deadwood, South Dakota. At the time of the inquiry, the owner nor Historic Preservation staff, had an idea of the fair market value of this assemblage.

In December of 2022, the City Archives received permission to hire Peg Aplan, a Certified Antique Appraiser from Tilford, South Dakota to conduct a fair market appraisal of the abovementioned assemblage at the cost of \$400.00. A copy of Ms. Aplan's final report is attached to this memorandum. The Historic Preservation Office offered Mr. Pollreisz \$21,950.00 for the documents, per the Aplan appraisal report, and he accepted the offer. If approved these materials will be added to the Historic Preservation's archival collection and displayed online through the City Archives search engine at: <https://cityofdeadwood.pastperfectonline.com>.

### **RECOMMENDATION:**

Move to recommend to the City Commission to purchase the Shane Pollreisz collection of Historic Deadwood documents in the amount of \$21,950.00 for be paid out of the 2023 HPC Collections and Acquisitions line item.

# Antiques & Art

Peggy A. Aplan  
21424 Clover Place  
Piedmont, SD 57769  
605.347.5016

Michael Runge  
City Archivist/Collections Manager  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082  
Shane P:

January 20, 2023

I enjoyed viewing and researching the collection of ephemera presented to me. It is a fabulous early collection with some very unique items. The Dog license stood out and I learned and enjoyed researching the family. It was very early people that came to Deadwood. There is some early and great photos in this collection. I worked confirming the photographers and dates. I spent several calls with Robert Kolbe. The Justus Fey photo should be identifiable but I did not succeed in doing so. The other gentleman photo was interesting. His family came to Deadwood and he worked shortly for Homestake but his family roots were in baking and he returned to establish a bakery.

I spent time on Heritage Auctions, Cowan's Auction, Dallas Auction and Google imagery. The photos and documents are local to area but we have lost many collectors in the past few years. I feel some of these items were very early and I know my husband collected them as they had special meaning. He had a big interest in preserving history.

I would place a price of \$21,950.00 on the collection.

Peggy A. Aplan

 APLO320  
Antique Appraisal Association of America

1-20-2023

My husband and partner was an avid collector and dealer of antique firearms, fine art, cowboy and Indian collectibles for sixty years. James O. Aplan was a state historian, inducted into South Dakota Hall of Fame. He received the Herb Blakely Award and many other recognitions. I was by his side, typing, researching and marketing items. Many one of a kind, by recognized artists or of historic value. We worked in and with many museums and collections. With his passing I will continue to do certified appraisals.

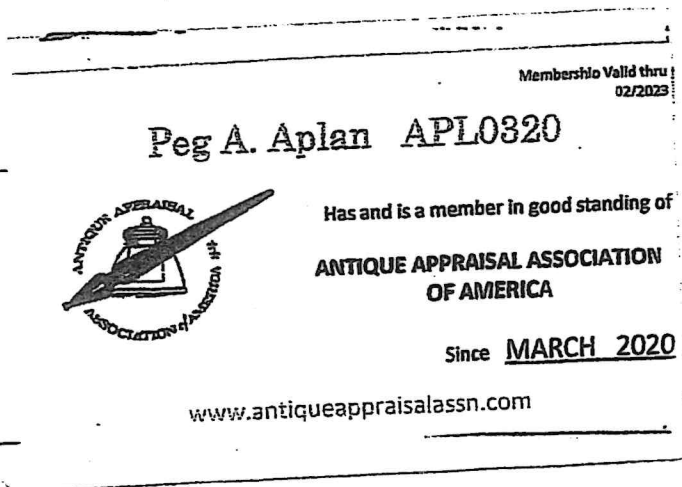
For years I have been in the West River History Conference and presently serve as President. I was on the board at Old Fort Meade Museum and served as head of the board of directors for years. I presently own Antiques and Art, which I owned with my husband for thirty years. We traveled to shows, did appraisals for museums and enjoyed collecting. We researched and I did several presentations. My awards: 2015 Directors Presentation Award, 2013 Governor's Award for History, and 2020 Herb Blakely Award.

I enjoy books, research, appraising, and marketing. I have been an internet marketer of books and ephemera since 1995.

I am certified by the ANTIQUE APPRAISAL ASSOCIATION OF AMERICA, in good standing.

Peggy A. Aplan APL0320

*Peggy A. Aplan*



Shane Pollreis Collection  
Inventory

Object Number	Folder Number	Object Name	Title (if applicable)	Description	Comments	Value
2022_001	#01	book	Deadwood, Metropolis of the Black Hills South Dakota.	7.0 x 10.5" 26 pages. Published by the Committee of the Deadwood Board of Trade. April 1892	<a href="https://www.abebooks.com/servlet/BookDetailsPL?bi=22833027341&amp;cm_mmc=ggl- -COM Shopp Rare- -product_id=bi%3A%2022833027341- -keyword=&amp;gclid=CjwKCAiAv9ucBhBXEiwA6N8nYNc7UuYIPBLxiVMN7FESKX8dka00oFqRS-9YXGCe_uyBDzhAgaiuERoC5i4QAvD_BwE">https://www.abebooks.com/servlet/BookDetailsPL?bi=22833027341&amp;cm_mmc=ggl- -COM Shopp Rare- -product_id=bi%3A%2022833027341- -keyword=&amp;gclid=CjwKCAiAv9ucBhBXEiwA6N8nYNc7UuYIPBLxiVMN7FESKX8dka00oFqRS-9YXGCe_uyBDzhAgaiuERoC5i4QAvD_BwE</a>	500 <sup>00</sup>
2022_002	#01	book	Life and Adventures of Calamity Jane	4.0 x 6.0" 7pages. Author: Canary, Martha	<a href="https://www.bonanza.com/listings/Life-Adventures-Of-Calamity-Jane-By-Herself-Undated-Vintage-12-page-Booklet/1322815185?goog_pla=1&amp;gpid=76984044181&amp;keyword=&amp;goog_pla=1&amp;pos=&amp;ad_type=pla&amp;gclid=CjwKCAiAv9ucBhBXEiwA6N8nYLkn2euv1TRdBqyAgLK3GZo06c7tHOIV6Zv6IBMp6wBhyWP2pl6DXxoCPusQAvD_BwE">https://www.bonanza.com/listings/Life-Adventures-Of-Calamity-Jane-By-Herself-Undated-Vintage-12-page-Booklet/1322815185?goog_pla=1&amp;gpid=76984044181&amp;keyword=&amp;goog_pla=1&amp;pos=&amp;ad_type=pla&amp;gclid=CjwKCAiAv9ucBhBXEiwA6N8nYLkn2euv1TRdBqyAgLK3GZo06c7tHOIV6Zv6IBMp6wBhyWP2pl6DXxoCPusQAvD_BwE</a>	\$45 <sup>00</sup>
2022_003	#01	book	Souvenir Letters Deadwood, S.D.	4.0 x 6.0" created by Max Fishel, Deadwood, SD.	Max Fishel had Deadwood Bazaar in the Syndicate Block.	\$75 <sup>00</sup>
2022_004	#02	archives - Bullock papers	untitled - hand written notes on Seth Bullock	(7) 4.0 x 6.0" hand written notes on life of Seth Bullock	Part of James O. Aplan Library Collection	\$500 <sup>00</sup>
2022_005	#02	archives - Bullock papers	untitled - hand written letter on James Cannell and Bob Ginnings	(1) 7.5 x 10.0" hand written letter.	Part of James O. Aplan Library Collection	\$150 <sup>00</sup>
2022_006	#02	archives - Bullock papers	untitled - hand written note on witnesses and where they could be found.	(1) 7.5 x 10.0" hand written letter.	Part of James O. Aplan Library Collection	\$150 <sup>00</sup>
2022_007	#02	archives - Bullock papers	Western Union Telegraph Company June 9, 1877	5.5 x 8.5" memo from F.T. Reilley, Chief of Police to S. Bullock	Part of James O. Aplan Library Collection	450 <sup>00</sup>
2022_008	#02	archives - Bullock papers	Western Union Telegraph Company July 17, 1877	5.0 x 8.0" C.S. Quinn to Mayor's Office Deadwood City, D.T.	Part of James O. Aplan Library Collection	100 <sup>00</sup>
2022_009	#02	archives - Bullock papers	Western Union Telegraph Company 11/06/1878	(6) 5.5 x 8.5" memos on Sheriff election. Dated 11/06-11/13/1878	Part of James O. Aplan Library Collection	\$2000 <sup>00</sup>
2022_010	#02	archives - Bullock papers	Letter on Star & Bullock Auctioneers & Commission Merchants letterhead	8.0 x 10.0" single sided, hand written letter to Seth Bullock from Sol Star dated 10/29/1876	Part of James O. Aplan Library Collection	\$650 <sup>00</sup>
2022_011	#02	archives - Bullock papers	Letter - Mr. Seth Bullock and his representative	8.0 x 12.5" single sided, hand written letter addressed to Mr. Seth Bullock and his representative from L.K. McKinnis, Lawrence County Clerk of Courts. Dated 12/08/1877 to relinquish the county jail, office fixtures,, books, etc.	Part of James O. Aplan Library Collection	\$1000 <sup>00</sup>
2022_012	#02	archives - Bullock papers	envelope containing newspaper clippings	4.0 x 9.0" envelop that contains three newspaper clippings focusing on Seth Bullock.	Part of James O. Aplan Library Collection	\$45 <sup>00</sup>



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2022_013	#02	archives - Bullock papers	Letter - on Kalamazoo County Sheriff's Office letterhead	8.0 x 10.0" double sided, hand written letter addressed to "Sheriff" dated 04/30/1877. Re: Location of R.V. Tyler. There are three records of correspondence on this letter.	Part of James O. Aplan Library Collection	\$65.00
2022_014	#02	archives - Bullock papers	partial contract for purchase of 2,000 acres	(2) identical letters. 7.0 x 8.5" single sided, hand written contract for purchase of land. Payment is in English pounds.	Part of James O. Aplan Library Collection	\$200.00
2022_015	#02	archives - Bullock papers	U.S. Commissioners Court-Warrant to Apprehend	8.5 x 14.0" double sided document. Warrant to Apprehend Samuel H. Bell, dated 04/24/1877	Part of James O. Aplan Library Collection	\$150.00
2022_016	#02	archives - Bullock papers	manuscript on Central Montana Vigilante Raids of 1884	(8) 8.5 x 13.0" single sided typed manuscript. Document is a historical account of the Central Montana Vigilante Raids of 1884. Compiled by James Aplan? <i>Probably too easily found to have done</i>	Part of James O. Aplan Library Collection	\$50.00
2022_017	#02	archives - Bullock papers	(10) seals from Seth Bullock files	5.75 x 9.0" single sided document. Contains 10 embossed seals. Deadwood Hook & Ladder Company corporate seal.	Part of James O. Aplan Library Collection	\$50.00
2022_018	#02	archives - Bullock papers	letter - stamped Inter-Ocean Hotel, Cheyenne, W.T.	7.0 x 9.0" single sided letter on Inter-Ocean Hotel, Cheyenne, W.T. letterhead addressed to Sol Star from Seth Bullock dated 10/11/1876. RE: update on trip to Cheyenne, goods,	Part of James O. Aplan Library Collection	\$400.00
2022_019	#02	archives - Bullock papers	Note on Star & Bullock Auctioneers & Commission Merchants letterhead	6.0 x 8.0" single sided letterhead. Addressed to Seth Bullock in regards to missing Sharpes rifle	Part of James O. Aplan Library Collection	\$400.00
2022_020	#02	archives - Bullock papers	Newspaper-The Black Hills Herald Vol. 2 No. 2	13 x 20" newspaper - The Black Hills Herald Vol. 2 No. 2 dated 11/02/1878	Part of James O. Aplan Library Collection	\$40.00
2022_021	#02	archives - Bullock papers	Newspaper - Black Hills Daily Times	9.0 x 17.0" newspaper, Black Hills Daily Times dated 06/04/1890	Part of James O. Aplan Library Collection	\$30.00
2022_022	#02	archives - Bullock papers	article titled "The Origin of the Present Apex Law"	8.0 x 12.0" double sided article titled, "The Origin of the Present Apex Law" written by Major A.J. Simmons. Contains photographs of Virginia City, Nevada,	Part of James O. Aplan Library Collection	\$25.00
2022_023	#02	archives - Bullock papers	Newspaper - Deadwood Daily Pioneer Times	15.0 x 20.0" double sided typed. Dated 10/11/1917. Contains article on death of Sol Star	Part of James O. Aplan Library Collection	\$65.00
2022_024	#02	archives - Bullock papers	Newspaper - Deadwood Daily Pioneer Times	15.0 x 20.0" double sided typed. Dated 02/02/1919. Article on Society of Black Hills Pioneers	Part of James O. Aplan Library Collection	\$45.00
2022_025	#02	archives - Bullock papers	Newspaper - Black Hills Weekly Times	15.0 x 20.0" double sided typed. Dated 10/05/1889	Part of James O. Aplan Library Collection	\$40.00
2022_026	#03	archives - ephemera	Thanksgiving menu - Franklin Hotel	5.0 x 7.0" printed on cardstock. Thanksgiving menu from the Franklin Hotel.	Franklin Hotel opened in 1903.	\$100.00
2022_027	#03	archives - ephemera	Receipt from Far West Mining Company	7.25 x 3.25" single sided receipt from Far West Mining Company dated 06/10/1888 for \$5.00		\$75.00
2022_028	#03	archives - ephemera	Letter to Lizzie Sulsur of Grinnell,	3.5 x 5.5" envelope and 8.0 x 10.0" double sided letter dated 10/02/1887 addressed to Dear Friend Lizzie from Deadwood, D.T. 3 pages written on both sides.		\$45.00
2022_029	#03	archives - ephemera	Bank note from Stebbins, Fox, & Co. of Sturgis, D.T.	3.5 x 8.5" bank note dated 03/31/1887 for \$500.00 to J.J. Davenport <i>Davenport</i>		\$40.00



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2022_030	#03	archives - ephemera	Lewis & Clarke County Treasurers Office receipt	4.0 x 9.0" Lewis & Clarke County Treasurers Office receipt signed by Sol Star, Territorial Auditor dated 11/30/1875		\$75.00
2022_031	#03	archives - ephemera	Map - Barometrical Profiles of Wagon Routes	11 x 17" single sided map titled "Barometrical Profiles of Wagon Routes in and leading from the Department of the Platte from a Reconnaissance by Captain W.S. Stanton Corp of Engineers 1877. Two parts: Sidney, Nebraska via Cap Robinson, Rapid and Crook Cities to Deadwood, Dak. and Cheyenne Wyo. via Ft. Laramie, Hat Creek and Camp Jenny to Deadwood, Dak. with branch (dotted curve and ordinates) from hat Creek via Custer City.		\$15.00
2022_032	#03	archives - ephemera	Receipt - City of Deadwood, D.T. City Dog Tax	6.25 x 2.5" single sided receipt titled "City of Deadwood, D.T. City Dog Tax" in the amount of \$2.00 dated 05/25/1881	the municipality pf Deadwood was incorporated on March 1, 1881.	\$300.00
2022_033	#03	archives - ephemera	Payment Note / Check from Lawrence County Deeds	3.0 x 7.0" payment note / check from Lawrence County Deeds dated 10/18/1878		\$50.00
2022_034	#03	archives - ephemera	stock certificate from South Deadwood Carbonate & Mining Company	4.25 x 7.75" single sided stock certificate from South Deadwood Carbonate & Mining Company dated 08/31/1881 for 1,000 shares		\$150.00
2022_035		PLACE HOLDER	PLACE HOLDER	PLACE HOLDER - NO OBJECT ASSOCIATED WITH THIS NUMBER	PLACE HOLDER	
2022_036	#04	archives - Lucien W. Stilwell papers	(3) Envelopes - Black Hills National History Establishment, Deadwood, South Dakota	(3) 3.75 x 6.5" envelopes dated 1898 and 1899. Printed on left side of envelope, "Black Hills National History Establishment, Deadwood, South Dakota" from L.W. Stilwell to Mr. J.G. Laidacker	L.W. Stilwell operated a mail order retail ethnographic and natural history specimens business from his home at 43 Lincoln Avenue in Deadwood.	\$80.00
2022_037	#04	archives - Lucien W. Stilwell papers	Envelope L.W. Stilwell Wholesale and Retail Dealer in Minerals, Fossils, Indian Relics, Shells, Aluminum Goods, Novel Jewelry, Photos and Curios Deadwood, So. Dak.	5.0 x 6.0" envelope with letterhead "L.W. Stilwell Wholesale and Retail Dealer in Minerals, Fossils, Indian Relics, Shells, Aluminum Goods, Novel Jewelry, Photos and Curios Deadwood, So. Dak." From L.W. Stilwell to Mr. J.G. Laidacker	L.W. Stilwell operated a mail order retail ethnographic and natural history specimens business from his home at 43 Lincoln Avenue in Deadwood.	\$20.00
2022_038	#04	archives - Lucien W. Stilwell papers	Envelope L.W. Stilwell Wholesale and Retail Indian Bead Work Beads, Elk Teeth, Indian Baskets Ancient Stone Relics, Minerals Fossils	3.5 x 6.25" envelope "L.W. Stilwell Wholesale and Retail Indian Bead Work Beads, Elk Teeth, Indian Baskets Ancient Stone Relics, Minerals Fossils" from L.W. Stilwell to Mr. J.G. Laidacker	L.W. Stilwell operated a mail order retail ethnographic and natural history specimens business from his home at 43 Lincoln Avenue in Deadwood.	\$20.00
2022_039	#04	archives - Lucien W. Stilwell papers	Product list from J.G. Laidacker	6.0 x 9.5" double sided product list from J.G. Laidacker of Pottsville, PA. Contains some hand written notes by L.W. Stilwell.	L.W. Stilwell operated a mail order retail ethnographic and natural history specimens business from his home at 43 Lincoln Avenue in Deadwood.	\$40.00



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Object Number	Folder Number	Object Name	Title (if applicable)	Description	Comments	Value
2022_040	#04	archives - Lucien W. Stilwell papers	Retail catalog - Gems L.W. Stilwell	3.5 x 6.0" double sided paper catalog titled "GEMS" from L.W. Stilwell	L.W. Stilwell operated a mail order retail ethnographic and natural history specimens business from his home at 43 Lincoln Avenue in Deadwood.	\$200.00
2022_041	#04	archives - Lucien W. Stilwell papers	1911 Retail catalog - Gems L.W. Stilwell	6.0 x 9.0" double sided retail catalog titled ""1911 Black Hills Indian Relic and Curio Establishment L.W. Stilwell Wholesale and Retail	L.W. Stilwell operated a mail order retail ethnographic and natural history specimens business from his home at 43 Lincoln Avenue in Deadwood.	\$175.00
2022_042	#04	archives - Lucien W. Stilwell papers	Envelope - Black Hills National History Establishment, Deadwood, South Dakota Minerals and Fossils	6.0 x 3.5" mailing envelope titled "Black Hills National History Establishment, Deadwood, South Dakota Minerals and Fossils" addressed to J.G. Laidacker of Pottsville, PA. Postmarked 08/21/1898	L.W. Stilwell operated a mail order retail ethnographic and natural history specimens business from his home at 43 Lincoln Avenue in Deadwood.	\$20.00
2022_043	#04	archives - Lucien W. Stilwell papers	Instruction sheet for shipping objects - L.W. Stilwell	4.0 x 8.0" single sided typed sheet. Instruction sheet for shipping objects - L.W. Stilwell. Hand written note on bottom left of the paper.	L.W. Stilwell operated a mail order retail ethnographic and natural history specimens business from his home at 43 Lincoln Avenue in Deadwood.	\$30.00
2022_044 a and b	#04	archives - Lucien W. Stilwell papers	Envelope L.W. Stilwell Wholesale and Retail	3.5 x 6.5" single sided envelope from L.W. Stilwell, Wholesale and Retail Minerals, Fossils, Buckskin and Stone Indian Relics. Addressed to J.G. Laidacker of Pottsville, PA. Postmarked 01/31/1902. ***Back of the letter is detached and was labeled as 2022_044a and 2022_044b	L.W. Stilwell operated a mail order retail ethnographic and natural history specimens business from his home at 43 Lincoln Avenue in Deadwood.	\$20.00
2022_045	#04	archives - Lucien W. Stilwell papers	Letter to L.W. Stilwell on J.G. Laidacker stationary	6.0 x 9.0" double sided, hand written letter addressed to L.W. Stilwell from J.G. Laidacker dated 01/22/1902. In regards to stone tools location and purchase. On the reverse in pencil response from L.W. Stilwell dated 01/27/1902. Chicken scratch	L.W. Stilwell operated a mail order retail ethnographic and natural history specimens business from his home at 43 Lincoln Avenue in Deadwood.	\$35.00
2022_046	#04	archives - Lucien W. Stilwell papers	Letter to L.W. Stilwell on Adams Express Company stationary	8.0 x 4.5" single sided typed letter to L.W. Stilwell. In regards to Elks Teeth	L.W. Stilwell operated a mail order retail ethnographic and natural history specimens business from his home at 43 Lincoln Avenue in Deadwood.	\$10.00
2022_047	#05	archives - John R. Jones Letters	(45) hand written letters on John R. Jones Real Estate and Loans Deadwood, So. Dak. Letterhead	(45) 5.5 x 8.25" single sided hand written letters addressed to Mr. Burt Williams of Monroe, Michigan. Letters cover the years 1902; 1903; 1914; 1915; 1918; 1919; 1920; and 1922. Most are 1 page in length. Letters pertain to loaning of money and land.	John R. Jones (1866-1933) came to Deadwood in 1886 and was involved in numerous business interests including: Dakota Loan & Trust, served as county treasurer, Vice-President of First National Bank Deadwood, and real estate.	\$400.00
2022_048	#05	archives - John R. Jones Letters	(2) partial letters no date on John R. Jones Real Estate and Loans Deadwood, So. Dak. Letterhead	(2) 5.5 x 8.25" single sided hand written letters. misplaced letters that do not contain a date. Most likely part of the above assemblage	John R. Jones (1866-1933) came to Deadwood in 1886 and was involved in numerous business interests including: Dakota Loan & Trust, served as county treasurer, Vice-President of First National Bank Deadwood, and real estate.	\$20.00
2022_049	#05	archives - John R. Jones Letters	Letter on Lyon & Mercer Dealers in Dry Goods of Wauseon, Ohio letterhead	5.5 x 8.0" handwritten letter on Lyon & Mercer Dealers in Dry Goods of Wauseon, Ohio letterhead dated 02/12/1887. Addressed to A.D. Williams from C.B. Lyon. Re: payment for end of year interest.	Filed with John R. Jones papers.	\$35.00

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Object Number	Folder Number	Object Name	Title (if applicable)	Description	Comments	Value
2022_050	#06	Stereoview / Photograph collection	Central City - Views of the Black Hills Published by Pollock and Boyden	4.5 x 7.0" stereoview titled, "Central City". Part of Views of the Black Hills Published by Pollock and Boyden	E.L. Boyden (1876-1905) and Albert A. Pollock (1877-1892). The dates represent the years both photographers operated in Deadwood.	\$ 250.00
2022_051	#06	Stereoview / Photograph collection	Untitled - Men and women standing near rock cliff face. Views of the Black Hills Published by Pollock and Boyden	4.5 x 7.0" stereoview untitled. Part of Views of the Black Hills Published by Pollock and Boyden. On reverse stamped "File Print The Treadwell Collection"	E.L. Boyden (1876-1905) and Albert A. Pollock (1877-1892). The dates represent the years both photographers operated in Deadwood.	\$ 300.00
2022_052	#06	Stereoview / Photograph collection	Park on Rapid McIntire Floom (Flume) Views of the Black Hills Published by Pollock and Boyden	4.5 x 7.0" stereoview titled, "Park on Rapid Mc Intire Floom (Flume). Part of Views of the Black Hills Published by Pollock and Boyden	E.L. Boyden (1876-1905) and Albert A. Pollock (1877-1892). The dates represent the years both photographers operated in Deadwood.	\$ 450.00
2022_053	#06	Stereoview / Photograph collection	Untitled - portrait of unidentified man. Photographers: Pollock & Duganne	4.0 x 6.5" cabinet card of unidentified man with moustache. Photographers are Pollock & Duganne <i>Could this be William Waldschmidt</i>	Albert A. Pollock (1877-1892) and Duganne (188-1889). The dates represent the years both photographers operated in Deadwood. <i>Robert Musigra</i>	\$ 100.00
2022_054	#06	Stereoview / Photograph collection	#106 East on main St. Deadwood - Northern Pacific Views -Black Hills Views by F. Jay Haynes	4.0 x 7.0" stereoview titled "#106 East on main St. Deadwood - Northern Pacific Views -Black Hills Views by F. Jay Haynes. Image captures the corner of Main and Lee Streets in Deadwood City mining camp before the September 26, 1879 fire.	Frank Jay Haynes (1876-1893) The dates represent the years the photographer operated in Deadwood.	\$ 1300.00
2022_055	#06	Stereoview / Photograph collection	#195 - untitled. Deadwood City mining camp capturing a portion of Sherman Street	4.0 x 7.0" stereoview titled "#195. Part of the Northern Pacific Views -Black Hills Views by F. Jay Haynes. Image captures portion of Deadwood City Mining Camp and Sherman Street before the September 26, 1879 fire.	Frank Jay Haynes (1876-1893) The dates represent the years the photographer operated in Deadwood.	\$ 750.00
2022_056	#06	Stereoview / Photograph collection	Bear Butte.	4.0 x 7.0" stereoview titled "#195. Part of the Northern Pacific Views -Black Hills Views by F. Jay Haynes. Notes written on card read "8 miles east of the Hills. 1200 ft high-surrounded by level prairie. Trees on top 40 ft. high. On reverse "#226".	Frank Jay Haynes (1876-1893) The dates represent the years the photographer operated in Deadwood.	\$ 250.00
2022_057	#06	Stereoview / Photograph collection	Untitled - rock formation with tree growing beside.	4.0 x 7.0" stereoview titled "#236. Part of the Northern Pacific Views -Black Hills Views by F. Jay Haynes. Image captures rock face and trees growing along the side of the cliff face.	Frank Jay Haynes (1876-1893) The dates represent the years the photographer operated in Deadwood.	\$ 250.00
2022_058	#06	Stereoview / Photograph collection	#243 Quartz Rock Summit Black Hills	4.0 x 7.0" stereoview titled "#236. Part of the Northern Pacific Views -Black Hills Views by F. Jay Haynes. Image captures cliff face showing layers of rock	Frank Jay Haynes (1876-1893) The dates represent the years the photographer operated in Deadwood.	\$ 200.00
2022_059	#06	Stereoview / Photograph collection	Deadwood Gulch Black Hills	3.5 x 7.0" stereoview titled "Deadwood Gulch Black Hills" by Daniel Sedgley Mitchell. Image captures canvas tents and log structure along gulch floor. Dead and fallen trees are located along canyon walls and creek bed.	Daniel Sedgley Mitchell (1876). The dates represent the year the photographer operated in Deadwood.	\$ 1500.00
2022_060	#06	Stereoview / Photograph	Untitled - portrait of man wearing hat.	2.5 x 4.0" Carte de Viste. Untitled. Portrait of unidentified man by Justus Fey	Justus Fey (1876-1880) The dates represent the years the photographer operated in Deadwood.	\$ 200.00



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Object Number	Folder Number	Object Name	Title (if applicable)	Description	Comments	Value
2022_061	#06	Stereoview / Photograph collection	untitled - unknown mining camp. Part of Views in the Black Hills by Hamilton & Rockafellow.	4.0 x 7.0" stereoview, untitled. Image captures undisclosed mining camp. Close inspection shows that image was printed in reverse. See the number "23" in lower right corner of right image.	Grant C. Hamilton (1870-1893) and Rockafellow. Image was taken by C.B. Manville (1876-1877) who operated American View Company.	\$20000
2022_062	#06	Stereoview / Photograph collection	Deadwood Dakota (Deadwood City / South Deadwood mining camps)	4.0 x 7.0" stereoview titled, "Deadwood Dakota". Image captures Deadwood City Mining Camp and corner of Wall and Main Streets. In distance one can see South Deadwood mining camp along Sherman street. Image taken by Ben Oppenheimer and is part of the Grand Black Hills Scenery" series.	Ben Oppenheimer (1885). The dates represent the year the photographer operated in Deadwood.	\$6000
2022_063	#06	Stereoview / Photograph collection	62 TO Grantz Rich Gold Mine Lead, S.D.	4.0 x 7.0" stereoview titled "62 TO Grants Rich Gold Mine Lead, S.D." created by W.R. Cross. Image captures three men hard rock mining. Picks and a wheel barrow are in the image. Part of the Wind Cave, Black Hills, Indian & Bad Lands Chicago North Western R.Y. series.	W.R. Cross (1880-1907). The dates represent the year the photographer operated in Deadwood.	\$20000
2022_064	#06	Stereoview / Photograph collection	Terraville, Black Hills, S.D. Gold Mine	4.0 x 7.0" stereoview titled "Terraville, Black Hills, S.D. Gold Mine" created by W.R. Cross. The focal point are two gold mills in center of image. Part of Black Hills, the Switzerland of America, reached by the Northwestern Line.	W.R. Cross (1880-1907). The dates represent the year the photographer operated in Deadwood.	\$6000
2022_065	#06	Stereoview / Photograph collection	White Rock near Deadwood	4.0 x 7.0" stereoview titled, "White Rock near Deadwood", photographer unknown. Image was taken after 1879 fire and captures a portion of Main Street and Williams Street, circa 1880 to 1900	photographer unknown	\$5000
2022_066	#06	Stereoview / Photograph collection	Overview of Deadwood City Mining Camp from Mount Moriah/Black Rocks overlook	4.5 x 7.0" stereoview titled "Deadwood" taken from the Mount Moriah/black Rocks overlook. Image captures portion of Main and Lee Street before the September 26, 1879 fire. The Stebbins, Wood & Post Bank is in the image.	photographer unknown	\$1,000
2022_067	#06	Stereoview / Photograph collection	Gold Mine in White Wood Gulch (long tom sluicing operation)	3.5 x 7.0" stereoview titled "Gold Mine in White Wood Gulch (long tom sluicing operation)". Image captures seven men working a long tom sluicing operation. Waste rock is piled up beside the operation.	photographer unknown	\$6000
2022_068	#06	Stereoview / Photograph collection	Untitled - Deadwood downtown core business district (circa 1880-1884)	4.0 x 7.0" untitled stereoview of Deadwood Gulch. Image was taken sometime between 1880 (St. Johns Episcopal Church built) and 1884 (1885 Deadwood Methodist Church was built). Image captures numerous brick and wood 1 and 2 story commercial structures.	photographer unknown	\$2500
2022_069	#06	Stereoview / Photograph collection	Untitled - May 30, 1906 flood cabinet card	10 x 12" cabinet card capturing the May 30, 1906 flood of Whitewood Creek. Image captures the backs of the Culbertson Building, Bulkhead Bar and bridge at the junctions of Lee and Main Street. The bridge and railroad track are lined with people. In background is the Deadwood Gazebo and the Treber Bottling Works building.	photographer unknown	\$1500
2022_070	#06	Stereoview / Photograph collection	View of Anchor a mining town in Deadman's Gulch C.M.C.	5.25 x 6.25" cabinet card titled "View of Anchor a mining town in Deadman's Gulch C.M.C.". Image captures series of 1 story gable structures. Image is blurry. Area in image is near Cutting Mine Road above Central City, SD	photographer unknown	\$2500
2022_071	#06	Stereoview / Photograph collection	Burlington & Missouri Railroad Passenger Depot on Sherman Street	4.25 x 5.25" cabinet card of the Burlington & Missouri Railroad Passenger Depot on Sherman Street. The Depot operated from 1891 to 1950 when it was torn down. Image is blurry.	photographer unknown	\$2500
2022_072	#06	Stereoview / Photograph collection	Unknown location, labeled as "Deadwood 1903"	4.5 x 5.5" cabinet card of unknown location, but was labeled as "Deadwood". Image captures a stucco structure. In foreground team of horses pulling a carriage.	photographer unknown	\$6000

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Object Number	Folder Number	Object Name	Title (if applicable)	Description	Comments	Value
2022_073	#06	Stereoview / Photograph collection	Henry Weston Smith Grave, ca. 1904-1908	4.5 x 5.5" cabinet card of Henry Weston Smith burial in Mount Moriah Cemetery. Image captures the 1890 life size sandstone sculpture of Smith's grave marker enclosed in chicken wire cage. This helped deter vandalism. On reverse written in pencil "Preacher killed by the Indians Henry Weston Smith"	photographer unknown	\$350.00
2022_074	#06	Stereoview / Photograph collection	Overview of Deadwood's second city hall and the corner of Shine, Deadwood and Main Streets	4.5 x 5.5" cabinet card capturing Deadwood's second city hall and the corner of Shine, Deadwood and Main Streets, circa 1901-1903. The Waite Block (constr. 1900) is in the photograph and the Franklin Hotel is not in the photograph (constr. 1902-1903).	photographer unknown	\$350.00
2022_075	#06	Stereoview / Photograph collection	Last rites of Calamity Jane, the female scout, Deadwood, S.D.	3.25 x 5.25" tinted black and white photographic post card titled "Last rites of Calamity Jane, the female scout, Deadwood, S.D." dated 08/03/1903. Image captures a large group of men, women and children posing around Canary's casket in cemetery. Postcard is dated 05/31/1908.	photographer unknown	\$75.00



## MEMORANDUM

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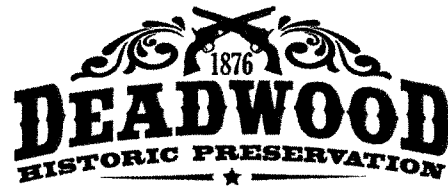
**Date:** February 1, 2023  
**To:** Deadwood Historic Preservation Commission  
**From:** Mike Runge, City Archivist  
**Re:** **Loan Agreement 2023-001 with Satsuma Public Library, Satsuma, Alabama**

---

The City Archives is asking permission to loan the City's Hickok traveling exhibit to the Satsuma Public Library in Satsuma, Alabama from March 1, 2023 to April 30, 2023. The Satsuma Public Library will pay for the shipping to and from their library. Loan Agreement 2023\_001 is attached to this memorandum.

### **RECOMMENDATION:**

Grant Satsuma Public Library in Satsuma, Alabama permission to use the City's traveling Hickok exhibit for the exhibition, from March 1, 2023 to April 30, 2023. The Satsuma Library will be responsible for insurance and postage for this loan.



# Traveling Exhibit Loan Agreement

Please complete the form and return to: Mike Runge, City Archivist  
Historic Preservation Office  
108 Sherman Street  
Deadwood, SD 57732  
Email: [archives@cityofdeadwood.com](mailto:archives@cityofdeadwood.com) Phone: (605) 578-2082

Date: January 12, 2023  
Exhibit: Wild Bill Hickok Exhibit  
Borrowing Institution: Satsuma Public Library  
Address: 5466 Old Hwy 43 Satsuma, AL 36572  
Contact Person: Tiphani Clearman  
Contact Email: splibdir@bellsouth.net  
Contact Phone Number: 251-679-0700

All exhibit loans will go before the Historic Preservation Commission and City Commission for approval before the exhibit will be loaned. Exhibits will be available for a period of eight weeks unless otherwise stated below. The borrowing institution agrees to provide the City of Deadwood Finance Office with a photocopy of insurance prior to picking up and/or shipping the exhibit.

### SHIPPING

If the exhibit is being shipped, the exhibit shipping and return is arranged by the City of Deadwood Archives. The loaning institution agrees to reimburse the City of Deadwood for all shipping costs.

EXHIBIT LOAN PERIOD March 1 to April 26 (8-week period)

### Pickup/Delivery Options:

- I would like the exhibits(s) delivered and picked up.
- I will pick up and return the exhibit(s) to the City of Deadwood myself.

### TERMS AND CONDITIONS

1. The exhibit will be maintained at the address provided or overseen by the borrower/exhibitor unless other arrangements were made.
2. The exhibit shall be secured when borrowing institution is closed to visitors.
3. The borrower/exhibitor assumes liability for any damage to the exhibit while in your possession.
4. The borrower/exhibitor must give credit to the Deadwood Historic Preservation Commission in all press releases and exhibit publicity.
5. This agreement is non-transferable.
6. Revisions and modifications to this agreement must be submitted in writing, reviewed, approved, and signed off on by all parties.

Tiphani Clearman  
Borrower Signature

1/13/2023  
Date

**Michael Runge**

---

**From:** Tiphani Clearman <splibdir@bellsouth.net>  
**Sent:** Friday, January 13, 2023 3:26 PM  
**To:** Michael Runge  
**Subject:** . Exhibit Agreement  
**Attachments:** deadwood.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Mike, I spoke with you yesterday. I believe the Wild Bill Hickock Exhibit would be a big hit here in our small town of Satsuma, AL. Our website is [satsumalibrary.com](http://satsumalibrary.com) and we also have a Facebook Page, Satsuma Public Library. Check us out. We're always looking for exciting things to bring to our community. I look forward to talking with you soon. I've attached our Exhibit Agreement.

Sincerely,

Tiphani

Tiphani Clearman  
Satsuma Public Library  
Library Director  
Phone 251-679-0700  
Fax 251-679-0973





# THE MAN THE MYTH AND THE MEDIA

It is a familiar scenario. A writer pens a vivid account of a colorful figure, inflating the story to outrageous proportions. The public loves it. The family of the media hero fumes and offers corrected versions. But it's too late. The published story has taken on a life of its own and the hero has to live with the consequences. The situation could be one from any number of pop culture magazines. In fact, it describes the life of James Butler Hickok, a.k.a. "Wild Bill" Hickok, who was gunned down in Deadwood on August 2, 1876.

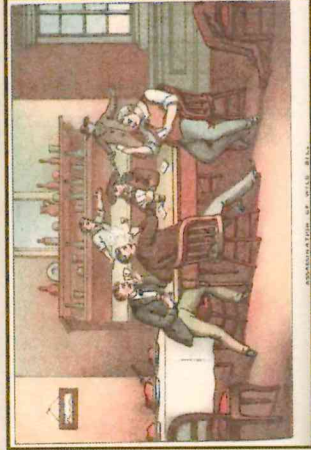


Illustration from the 1882, *Heroses of the Plains* by J.W. Buel

The legend of Wild Bill would have been diminished if he had died of natural causes or vice. His murder by drifter Jack McCall, forever secured his status as a hero cut down in the prime of life. While the facts suggest other interpretations, the community of Deadwood has profited from his death for more than hundred years. But even in his lifetime, Hickok had to contend with the notoriety that preceded him in his continual movements across the American West.

## A LEGEND IS BORN

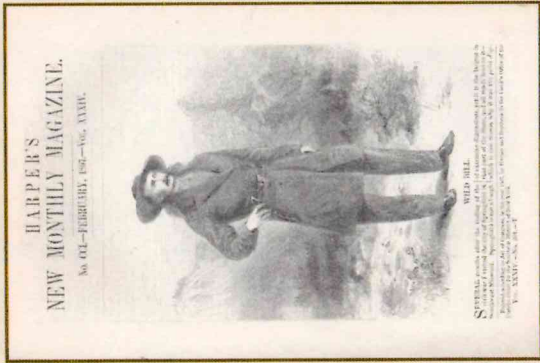


Illustration of James Butler, "Wild Bill" Hickok, *Harper's New Monthly Magazine* February 1867

The two black and white illustrations featured in this exhibit are from the February 1867 issue of *Harper's New Monthly Magazine*. The image below depicts a scene from the gun fight between Davis Tutt and James Butler Hickok on July 21, 1865.

While he had earned a reputation as a gunman and scout for his Civil War service, it was Harper's *New Monthly Magazine* that catapulted Hickok to national attention in 1867. The story in that issue capitalized on details reported in a newspaper article from 1865, both of which are seen in this exhibit.

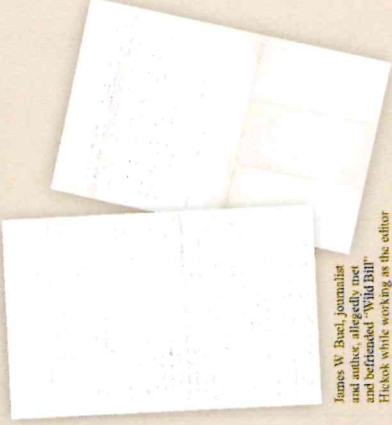


James Butler Hickok, a.k.a. "Wild Bill" 1873 portrait

Newspaper article from the *New York Sun*, date unknown

The above newspaper clipping chronicles the gun fight between Davis Tutt and James Butler Hickok on July 21, 1865. The snappy title and vivid description in this article provides a classic example of the romanticized exploits of Hickok.

## INTERPRETATION OF THE TRUTH



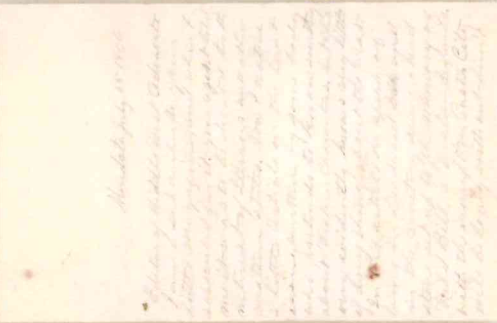
James W. Buel, journalist and author, allegedly met and befriended "Wild Bill" Hickok while working as the editor for the *Journal of Commerce* in Kansas City, Missouri.

After Hickok's death in 1876, Buel began writing a biographical account of Hickok's life. This letter dated August 29, 1879 takes reference to the legend of Wild Bill. The Sunday Life and Leisure column of the *Journal of Commerce* has published many of the fantastic stories which have clouded the history of James Butler Hickok have been traced to this publication.

Author and editor James W. Buel also added to the legends of Hickok through his book titled, *The Life and Marvelous Adventures of Wild Bill the Scout* in 1880. Despite the outlandish exaggerations, this publication helped to portray American expansion across the frontier as a heroic venture.

## TRYING TO RIGHT THE WRONG

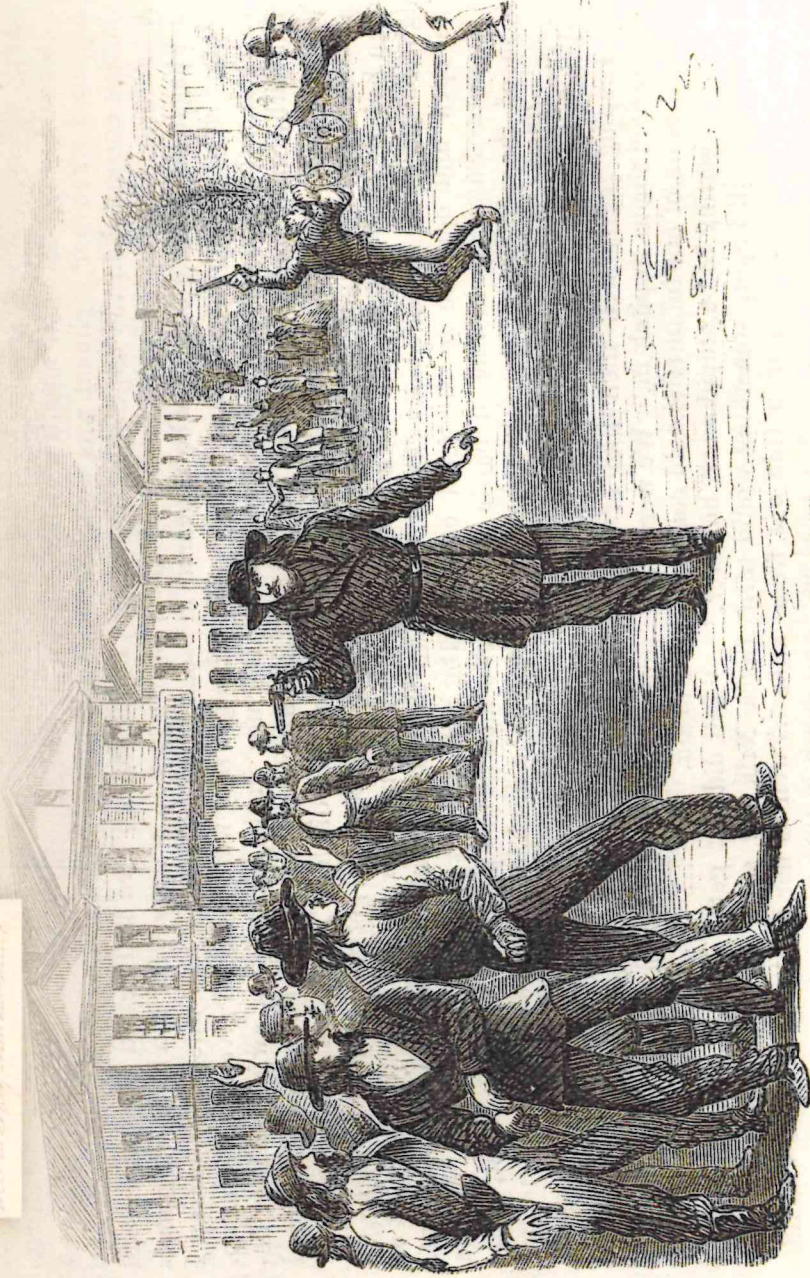
Hickok's family attempted to right these media wrongs, as shown in the letter and clipping in this panel. Their version of James Butler Hickok would have rendered him interesting but probably forgettable. As a man whose actual accomplishments were so readily molded into legendary status, Wild Bill has proved to be indispensable in the mythology of the West.



Letter to the Editor of the *Middle West Advocate* by Howard L. Hickok, September 1, 1906

Wild Bill Hickok was my father's brother. He was one of the best educated men in the West. He wrote legibly, was a good speller, and had almost a Harvard vocabulary. He was not an alcoholic nor a braggart. He never killed anyone that did not deserve killing. He was shy of women and a great friend of children. All America owes my uncle respect and homage. There are probably 5,000 relatives of Wild Bill in America. Today they all hate you for saying "bad things about him." I knew Buffalo Bill and Bat Masterson. They all loved my uncle.

HOWARD L. HICKOK  
Madison, Wis.



"ARE YOU SATISFIED?"



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



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

## MEMORANDUM

---

**Date:** February 3, 2023  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer  
**Re:** Purchase Agreement Fuller Brothers LLC

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The Historic Preservation Commission continues to work towards preserving and protecting the viewshed of the Deadwood National Historic Landmark District. A great example is the McGovern Hill conservation easement granted to the City of Deadwood in 2021.

Once again, the Historic Preservation Commission has been presented with an opportunity to protect the viewshed behind the southern end of Williams Street and to the east of Denver Avenue. The property is owned by Fuller Brothers LLC. The Historic Preservation Commission has been in discussion with the Fuller Brothers to purchase and develop this area as a non-motorized trail system for use by the general public along with preserving and protecting the viewshed of the Deadwood National Historic Landmark District.

Staff is recommending the Historic Preservation Chair sign a purchase agreement for the Fuller Brothers property in the amount of \$675,000 to protect the viewshed within the National Historic Landmark and to create non-motorized recreational trails. Fuller Brothers LLC will donate \$120,000 back to the City of Deadwood for the trails project.

**Recommend Motion:** *Move to recommend to the City Commission for the Historic Preservation Chair sign a purchase agreement for the Fuller Brothers property in the amount of \$675,000 to protect the viewshed within the National Historic Landmark and to create non-motorized recreational trails. Fuller Brothers LLC will donate \$120,000 back to the City of Deadwood for the trails project.*

## REAL PROPERTY PURCHASE AGREEMENT

1. **Parties.** The parties to this Agreement are Fuller Brothers, LLP, A South Dakota Limited Liability Partnership, 11 Glendale Drive, Lead, SD 57754 ("Seller") and the City of Deadwood, a South Dakota Municipality, 108 Sherman Street, Deadwood, SD 57732 ("Buyer").
  
2. **Purpose.** The purpose of this Agreement is to fix the terms and conditions under which Seller agrees to sell and Buyer agrees to buy certain real property, described below. The Property shall be utilized by Buyer for the development of a non-motorized trail system for use by the general public.
  
3. **Property to be Purchased.** Seller shall sell to Buyer the following property:
 

School Lots 33, 34, 35, 36, 42, 43, 44, 45, 46, 47, 48 and 49 and the Waller Equator patented lode mining claims, M.S. 1562, located in the SW<sup>1</sup>/<sub>4</sub>, Section 22 and 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

together with any and all improvements thereon, subject to easements and restrictions of record ("Property").
  
4. **Closing.** The date of Closing of this Agreement shall be a mutually agreeable date on or within thirty (30) days from execution of this Agreement.
  
5. **Price and Terms.** The total purchase price shall be Six Hundred Seventy Five Thousand Dollars and 00/100 (\$675,000) in U.S. Dollars payable in full at closing as follows:
 

Seller agrees to provide Buyer with a donation to in the amount of One Hundred and Twenty Thousand Dollars and 00/100. (\$120,000) at closing in cash or certified funds for the development and construction of non-motorized trail system along with historic interpretation panels as deemed appropriate. Buyer agrees to the purchase price of the Property at its fair market value of Six Hundred and Seventy Five Thousand Dollars and 00/100 (\$675,000) which shall be due and payable in cash or certified funds at closing.
  
6. **Possession.** Buyer shall have possession of the Property conveyed to them herein on the date of the Closing of this Agreement.
  
7. **Title to Property and Deed.** Seller warrants that it is seized and possessed of good and merchantable title to the Property conveyed in this agreement, and the same is free and clear of liens and encumbrances. On or before Closing and upon Buyer's performance of the terms and conditions to be by it performed in this Agreement, Seller shall deliver to Buyer a Warranty Deed to the Property conveying good and merchantable title thereto, free and clear of liens and encumbrances, conveying all improvements and appurtenances thereto, subject to easement, rights-of-way, restrictions, and covenants of record.

8. **Taxes and Assessments.** Seller warrants that all taxes and special assessments which constitute a lien on the Property assessed for the year 2022, due and payable in 2023, shall be paid by Seller. The taxes and special assessments which constitute a lien on the Property assessed for the year 2023 due and payable in 2024, shall be prorated between the Buyer and Seller to the day of Closing with Buyer to pay all 2023 taxes when they become due and payable in 2024. All taxes and assessments from and after Closing shall be by Buyer.
9. **Title Insurance.** Upon the execution and signing of this Agreement, Seller shall procure a commitment for title insurance to be issued by Black Hills Title Company, Deadwood, South Dakota, which commits the title insurance company to issue to Buyer at the time of the delivery and recording of the Warranty Deed an ALTA owner's title insurance policy insuring the title in Buyer in the amount of its purchase price. Seller shall provide to Buyer a draft of such title insurance commitment as soon as it is available, prior to Closing.

The Seller shall have ten (10) days, to cure any defects in title. If Seller is unable to cure the title defect this Agreement shall be voidable at Buyer's discretion. On or before Closing, or as soon thereafter as possible, Seller shall deliver to Buyer an owner's title insurance policy.

10. **Representations of Buyer.** All representations, warranties, and covenants of Buyer contained in this Agreement, to the best of Buyer's knowledge, information, and belief, shall be true and correct as of the date of this Agreement, as of Closing, and shall survive Closing.

11. **Representations of Seller.** Seller represents and warrants to its best knowledge, information, and belief as follows:

a. Seller has not received and have no knowledge of any notice or request from any applicable governmental department, insurance company ( or organizations exercising functions similar thereto) or mortgages or contract vendors requesting the performance of any work or alteration with respect to the Property which has not been complied with, and the Property is not in violation of and complied with all local, state, or federal pollution control or environmental laws. If any such notice is received, Seller shall comply with any requirements of such notice prior to Closing.

b. Seller is not now a party to any litigation affecting the property the subject hereof, or any part thereof, or Seller's right to sell the property the subject hereof, including, but not limited to, condemnation or eminent domain proceedings and Seller knows of no litigation or threatened litigation affecting said property or any part thereof; Seller covenants and agrees to give to Buyer prompt notice of the institution of any such litigation prior to closing.

c. Seller has good and marketable fee simple title to the Property, free and clear of any liens, charges, claims, actions, encumbrances, easements, rights of way, restrictions and title exceptions of any kind whatsoever. Seller warrants that in the event a third party challenges the title of the Property, brings any action, or files and claim of record that

purports to place a cloud on the marketable fee simple title being conveyed by the Seller herein, Seller will assume the responsibility of defending the title against such claims, and indemnify Buyer for any and all costs Buyer incurs including reasonable attorneys fees, to defend the title against such claims or to prove marketable fee simple title now conveyed to Buyer.

d. The Property is, and shall be on Closing, free and clear of all leases, licenses, tenancies, and other occupancies and all adverse claims, except as specifically set forth in this Agreement. There are no contracts relating to the Property except as specifically set forth in this Agreement.

e. The seller has not defaulted on any leases, contracts, or other obligations regarding the property.

f. There are no unrecorded liens, judgments, mortgages, or contracts for or against the property.

g. No materials or services have been provided to the property for which payment has not been made or lien waivers have not been secured.

h. The Seller warrants to the best of his knowledge that the property does not violate any local, state, or federal environmental law or regulations.

i. The Seller warrants that he has not received any notices of violation regarding the operation or condition of the property from any local, state, or federal governmental authorities.

j. There are no known boundary disputes, disagreements or encroachments by the Seller or any neighboring property owner.

k. There are no outstanding agreements for the development, exploration, harvest, or production of any minerals, oil, gas, coal, limestone, gravel, sand, or timber from their relinquished property or the installation of any pipeline or utility thereon.

All representations, warranties, and covenants of Seller contained in this Agreement, shall be true and correct as of the date of this Agreement, shall survive Closing, shall further survive the execution and delivery of the Warranty Deed, remaining fully in effect and operative and shall not be merged into the Warranty Deed.

**12. Risk of Loss.** Seller assumes all risk of loss due to fire or other casualty up to the time of Closing. In the event any such loss occurs prior to the date of Closing, Buyer shall have the right and option to terminate this Agreement on notice to Seller, and upon such termination, there shall be no further liability on the part of Seller or Buyer hereunder.

**13. Property Disclaimer.** Except as specifically set forth in this Agreement, no representations or warranties of any kind, express or implied, have been made or are made, and no responsibility has been or is assumed, by Seller or any partner, person, firm, or agent acting or purporting to act on behalf of Seller as to the condition or repair



of the Property, or the value, expense of operation or income potential thereof. Buyer, or their duly authorized agent, have examined the Property, are familiar with the physical condition thereof, and are accepting the Property in "as is" and "where is" condition.

**14. Buyer's Costs.** Buyer shall pay the following closing costs:

- One-half of Title Company closing fees;
- One-half of the cost of the Owner's Title insurance Policy;
- One-half of the Deed recording fees;
- One-half of any brokerage fees incurred by Seller including sales tax;
- One-half of the Transfer tax; and
- Buyer's Attorney fees.

**15. Seller's Costs.** Seller shall pay

- One-half of Title Company closing fees;
- One-half of the cost of the Owner's Title insurance Policy
- One-half of the Deed recording fees;
- One-half of any brokerage fees incurred by Seller including sales tax;
- One-half of the Transfer tax; and
- Sellers attorney fees.

**16. Time.** Time is of the essence for purpose of performance under this Agreement.

**17. Severability.** The parties agree that if any provisions of this Agreement are held invalid, such invalidity shall not affect the other provisions or application of the other provisions of this Agreement which can be given without the invalid provision, and to this end, the provisions of this Agreement are declared to be severable.

**18. Effect of Agreement.** This Agreement shall be binding in all respects upon and shall inure to the benefit of Seller and Buyer and their respective successors and assigns.

**19. Applicable Law.** This Agreement shall be governed by and construed and enforced in accordance with the laws of the state of South Dakota. Any litigation will be venued in Lawrence County, South Dakota.

**20. No Reliance.** Buyer acknowledges that Buyer is not relying upon any representation or inducement, oral or written, that may have been made by Seller, Seller's agent, or representative or any third parties or employees, except as specifically set forth in this Agreement.

**21. Integration.** The parties agree that this writing constitutes the entire agreement between them and that here are no other oral or collateral Agreements or understandings of any kind of character.

**22. Default.** In the event of the failure of either of the parties to close as contemplated herein or to perform the obligations they have agreed to perform in this contract, the other party

shall have all the rights and remedies available to them under the laws of the State of South Dakota.

**23. Construction.** This agreement is the result of negotiations between the parties, none of whom have acted under duress. The parties waive the application of any rule of construction to the effect that ambiguous or conflicting terms of this agreement shall be interpreted against the party whose attorney prepared it. This agreement shall be construed as if all parties prepared it.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the parties have executed this Agreement this \_\_\_\_ day of \_\_\_\_\_, 2023.

**SELLER:**

\_\_\_\_\_  
Fuller Brothers, LLP  
By: John Ernest Brook Fuller  
Its:

STATE OF \_\_\_\_\_ )  
  )ss  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned officer, personally appeared John Ernest Brook Fuller, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public  
My Commission Expires:\_\_\_\_\_



BUYER:

\_\_\_\_\_  
Deadwood Historic Preservation Commission  
By: Beverly Beebe Posey  
Its: Chairman

STATE OF SOUTH DAKOTA    )  
  )ss  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me, the undersigned officer,  
personally appeared Beverly Beebe Posey., known to me or satisfactorily proven to be the person  
whose name is subscribed to the within instrument and acknowledged that he executed the same  
for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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



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

## **MEMORANDUM**

---

**Date:** February 3, 2023  
**To:** Deadwood City Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
**Re:** Funding for Carriage Maintenance Project

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In 2022 the Historic Preservation Commission approved financial support to assist in maintaining and repairing carriages in the historic collection for the Days of 76 Rodeo. Maintenance to these historic carriages continues to be an ongoing process. We have been approached again by the Days of 76 and Deadwood History Inc. for financial support to assist in maintaining and repairing various carriages in the historic collection. The estimated cost is \$12,000.00 and the expenses would be split between the Historic Preservation Commission, Days of 76, and Deadwood History Inc.

### **MOTION:**

*Move to recommend to the City Commission to approve the carriage maintenance project for an amount not to exceed \$4,000.00 to be paid out of the Public Education line item.*

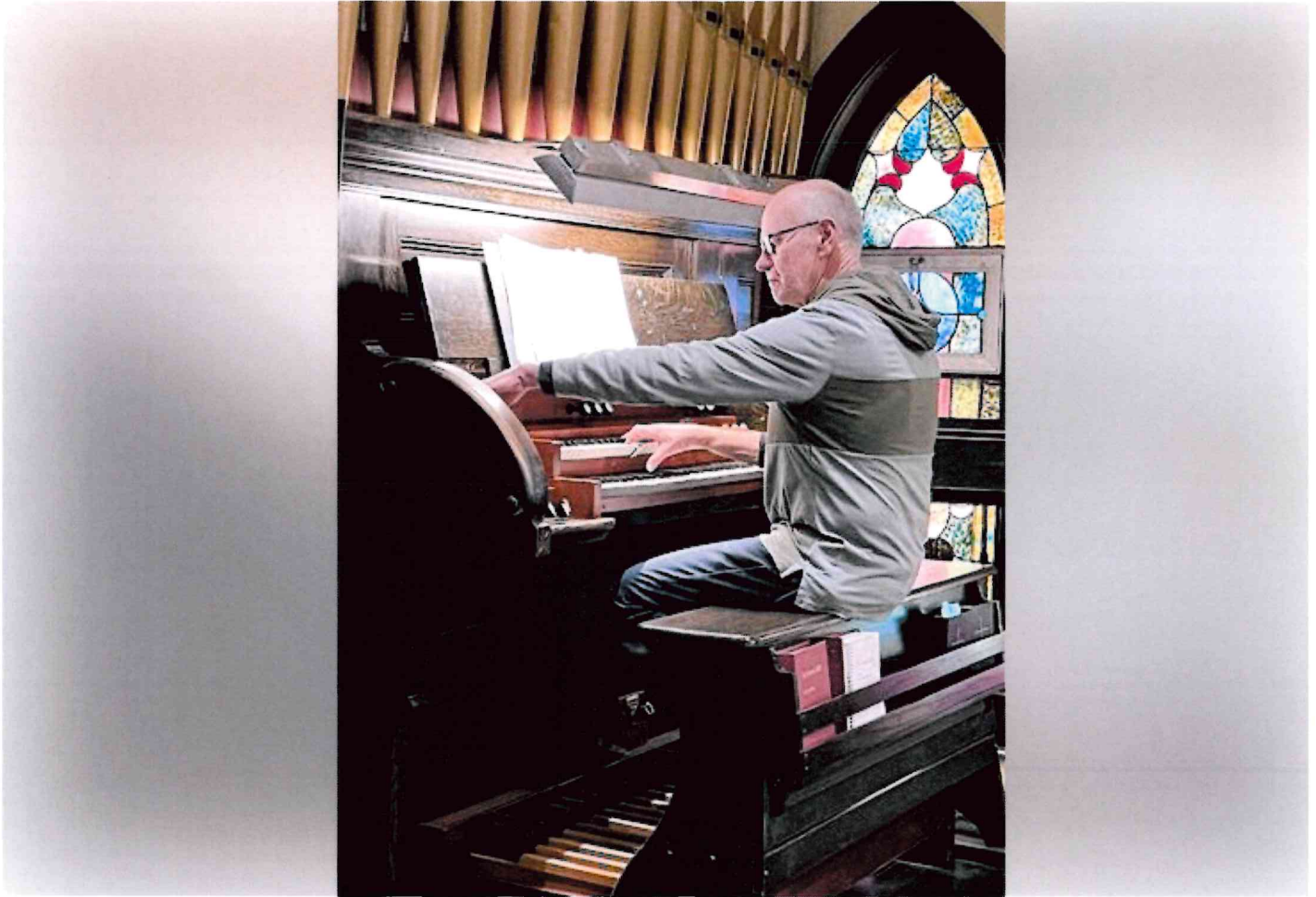


[https://www.bhpioneer.com/local\\_news/christ-church-episcopal-celebrates-new-window-restoration/article\\_f1ce9aae-9cec-11ed-8869-e3da617868ab.html](https://www.bhpioneer.com/local_news/christ-church-episcopal-celebrates-new-window-restoration/article_f1ce9aae-9cec-11ed-8869-e3da617868ab.html)

## Christ Church Episcopal celebrates new window restoration

By Wendy Pitlick Black Hills Pioneer

Jan 26, 2023



Christ Church Episcopal member Dean Peterson fires up the pipe organ that was restored using Outside of Deadwood funds. The organ was brought to the church in the early 1900s. Pioneer photo by Wendy Pitlick  
[Click to purchase this photo](#)

**LEAD** — Members of Christ Church Episcopal in Lead recently met with representatives from the Deadwood Historic Preservation Commission to acknowledge the Outside of Deadwood grants that have helped pay for key restorations in the church.

Since 2003, the church has received more than \$63,000 in Outside of Deadwood grant funding to restore windows and an organ for the historical church that was built in the late 1800s. Most recent \$5,000 grant was used to restore a stained glass window that had begun to shift. The money was

to transport the window to Iowa, where artist Mark Bogenreif fixed the window and transported it back to Lead.

Special features in the window include colored Austrian glass medallions, that were created by melting two different colors of glass together. Bogenreif told members of the church that the method of creating the medallions is rare and irreplaceable, said church member Trudy Regan.

“These are the original windows,” said Bob Thrall, historian for the church. “A long time ago it cost \$700 to put them all in. There are tiny medallions that are unusual, and they come from Austria.”

In addition to restoring the window, the church has also received grants to restore an original pipe organ that was shipped to the church in the early 1900s. Bob Thrall, historian for the church, said historical rumor has it that when the organ arrived, it was much larger than what was originally ordered. But the cost of returning it would have been too high, and so the church was allowed to keep the larger purchase at no extra charge.

Deadwood Historic Preservation Officer Kevin Kuchenbecker said other Outside of Deadwood grants to the church have also been used to restore the other stained glass windows. It’s a good use of historic preservation funds, he said.

“Obviously Lead and Deadwood are sister cities, and so there is a strong Deadwood connection,” he said. “This is a beautiful historic building. We’ve done a lot of stained glass over the years in different religious buildings across the state. It’s a competitive program.”

Kuchenbecker said so far for 2023, Deadwood Historic Preservation has 11 applicants for Outside of Deadwood grants. There is \$100,000 available that will be given in two different installments of \$50,000 each. Successful applicants can receive up to \$10,000 for their historical projects.

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## January Archives Monthly Report

### RESEARCH REQUESTS

I received and answered sixteen (16) research requests in January. These requests took the form of emails, city employee and department head requests, and researchers.

### COLLECTIONS MANAGEMENT

- **Collection 2010.03.14 – Lawrence County Tax Records:** This included renumbering and checking the digital files to the microfilm rolls. Upon completion, I created a memo and contract for the 2023 year. To date there are 156,053 records in this database spanning the years 1879 to 1906.
- **2023 City / HPC Bonded Project Inventory:** I began organizing and developing a master index of bonded projects housed in the archives. The second step will be consolidating and standardizing the boxes of materials and developing finding aides for each project.
- **Shane Pollreisz Acquisition (2023.02):** I lined up a certified appraiser (Peg Aplan) and created photocopies of Pollreisz’s collection and researched the contents of this collection. This data was then given to Peg Aplan to review. We received the completed appraisal on January 27, 2023.
- **Archaeological Collection 2019.02 – FourPoints Hotel:** Trevor Santochi and I worked 22.5 hours sorting and reclassifying the objects from the FourPoints archaeological project.
- **Collection 2023.01 – MacroVision Video Library:** I cataloged and updated the PastPerfect and Microsoft Access databases. To date I have cataloged 124 BETA-Cam videos.
- **2023 Photograph Requests:** I received and answered two photograph requests in January.

### PROJECTS

- **Poker Alice “Nude” Painting:** In January, I located a conservator in the Denver, Colorado area who would be willing to repair the plaster and gold guild frame that broke in 2022 at the Brothel Museum. The frame will be hand delivered to the conservator in February.
- **Touch Screen Monitor Project:** I presented Kevin and Forest scanned digital files of the Deadwood Century Awards. This data will be added to the new touch screen monitors in the HPC hallway.
- **Hebrew Text Project:** As part of archaeological collection 2019.02, I separated out the burnt Hebrew text and located a linguist to translate the document fragments from Yiddish to English.
- **Basement Exhibits:** I began designing and writing the text for the two new display cases in the basement of city hall. The title and themes of these cases are *Crime, Law & Punishment* and *Golden Age of Quackery*.

- **Outdoor Interpretive Sign:** I began working on “*Louie’s Chicken Hut*” outdoor interpretive sign. This sign is being funded by the Jewish American Society for Historic Preservation and will discuss the life of African American businessman, Louis Banks.
- **Online Search Engine / Archives Webpage:** At the end of the month, I worked on the city archives webpage and fixed a few links caused by data migration.

#### MISCELLANEOUS ITEMS

- **2023 National Wild Turkey Federation Presentation:** On January 21, 2023, I gave a 45-minute presentation titled, “*Stories from the Deadwood Archives*”. There were 20 people who attended this presentation.
- **January Safety Meeting:** On January 4, 2023, I attended the city safety meeting.
- **Tour of Archives:** On January 6, 2023, dispensary owner Todd Smith toured the City Archives and requested the use of photographs and objects for his new store. On January 11, 2023, I gave an hour tour of the archives and archaeological lab. On January 25, 2023, staff from the SD-SHPO toured the city archives and archaeological lab. On the same day, Todd Weber also toured the archaeological lab.
- **Offsite Site Visits:** On January 11, 2023, Trent Rechetto and I delivered 34 Lawrence County Tax records to the Case Library at BHSU in Spearfish, SD. On January 13, 2023, Kevin and I went to the Bullock Hotel to review several historic objects. Three of these items (framed and signed tee shirts from the first Deadwood Jam) were donated to the City Archives (Collection 2023.02).
- **South Dakota Tourism Conference:** Kevin requested the use of four traveling exhibit panels to be displayed at the 2023 South Dakota Tourism Conference.
- **Panoramic Photographs in the Commission Chamber:** I helped hang the four, double sided panoramic photographs in the council chambers. The images came from the Coburn Family Collection on file in the city archives.

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

Mike Runge, City Archivist