

Historic Preservation Commission Meeting Agenda

Wednesday, September 09, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**

2. **Roll Call**

3. **Approval of Minutes**

- [a.](#) Minutes of 8/25/26 Budget Meeting
- [b.](#) HP Meeting Minutes August 26, 2026

4. **Voucher Approvals**

- [a.](#) HP Operating Vouchers September 9, 2026
- [b.](#) HP Grant Vouchers
- [c.](#) HP Revolving Vouchers

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

- a. HP Revolving Request Request
 - Lee Thompson, 47 Forest Ave. - Loan Modification Revision from August 26, 2026 meeting

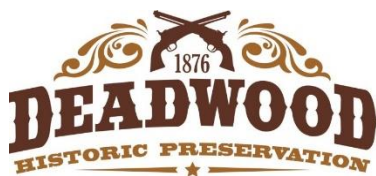
6. **Old or General Business**

- [a.](#) South Dakota State Historic Preservation Office update and agreement - Continued from August 12, 2026 meeting
- [b.](#) Request to hire Rebecca Madison with Appraisals West, Inc. in the amount not to exceed \$1,500.00 to conduct appraisal on Judge John Burns Collection for possible acquisition.
- [c.](#) Permission to enter into contract with Julie Stone of Lead, SD in the amount not to exceed \$15,000 to conduct records research for our Geographical Information System mapping and updating Boots on Bricks publication information.
- [d.](#) Approve Headstone Grant Program application for the following in Mount Moriah Cemetery: Berti Meriot Billington, James Billington, and Edna Billington
- [e.](#) Historic Rapid City request to change scope of work for the 2026 Round II Outside of Deadwood Grant Project.
- [f.](#) Permission to purchase real property in the amount of \$315,437.50 for the parcel legally described as Tract F of MS #283, City of Deadwood, Lawrence Co., SD; Lots 1-8, Block 1, Howard Addition, City of Deadwood, Lawrence Co., SD; Lot 6, Block F, Fargo Addition, City of Deadwood, Lawrence Co., SD; consisting of approximately 2.25 acres overall. Funding from the Deadwood Historic Preservation Commission

for viewshed protection and public space and allow Historic Preservation Officer to sign purchase agreement and associated documents.

7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. HPC - PA 280189 - 62 Denver Ave. - Jay and Danelle Weiher - Replace Stairs and Patio
 - b. PA 260190 - 37 Lincoln - Danika McFarland - Request to change design of front porch
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. Update on Laura Ingles home project for Outside of Deadwood Grant
11. **Committee Reports**
(Items considered but no action will be taken at this time.)
12. **Adjournment**

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



Historic Preservation Commission 2027 Budget Meeting Minutes

Tuesday, August 25, 2026, at 8:30 AM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Knipper called the Deadwood Historic Preservation Commission Budget meeting to order on August 25, 2026, at 8:30 a.m.

2. Roll Call

HP Commission Chair Anita Knipper
 HP Commissioner 2nd Vice Chair Jesse Allen
 HP Commissioner Beverly Posey
 HP Commissioner Molly Brown
 HP Commissioner Diana Williams
 HP Commissioner Bobby Rock
 HP Commissioner Lexi Lux

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
 Bonny Anfinson, Historic Preservation Coordinator
 Leah Blue Jones, Historic Preservation Coordinator
 City Commissioner Charles Eagleson

3. Old or General Business

Mr. Kuchenbecker presented the proposed 2027 Historic Preservation Fund budget as follows:

- a. HP Projected Revenues and Income for 2027
- b. HP Fixed Expenses - Bond Payments
- c. HP Office - Operation Budget
- d. HP Grants and Loans
- e. HP Capital Assets
- f. HP Capital Improvement Projects
- g. HP Visitor Management
- h. Historic Interpretation
- i. HP Professional Services
- j. HP Impact Dollars for City Services
- k. HPC Revolving Loan Fund
- l. Recommendation to City Commission on 2027 Historic Preservation Fund budget

It was motioned by Commissioner Rock and seconded by Commissioner Brown to recommend approval of 2027 Historic Preservation Fund Budget to City Commission. Voting Yea: Knipper, Posey, Allen, Brown, Williams, Rock, Lux.

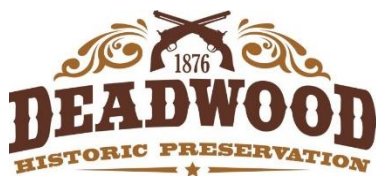
4. Adjournment

The HP Commission meeting adjourned at 10:17 a.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Coordinator



Historic Preservation Commission Meeting Minutes

Wednesday, August 26, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commissioner Chair Knipper called the Deadwood Historic Preservation Commission meeting to order on August 26, 2026, at 4:00 p.m., at City Hall.

2. Roll Call

PRESENT

HP Commissioner Chair Anita Knipper
 HP Commissioner Vice Chair Jesse Allen
 HP Commissioner 2nd Vice Chair Beverly Posey
 HP Commissioner Bobby Rock
 HP Commissioner Alexandra Lux
 HP Commissioner Diana Williams
 HP Commissioner Molly Brown

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
 Bonny Anfinson, Historic Preservation Coordinator
 Leah Blue-Jones, Planning and Zoning Coordinator
 Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks
 Jenny Reinbold, Neighborworks

3. Approval of Minutes

- a. Approve the minutes of the August 12, 2026, Historic Preservation Commission Meeting.

It was motioned by Commissioner Allen and seconded by Commissioner Rock to approve minutes of the August 12, 2026, meeting. Voting Yea: Rock, Posey, Lux, Knipper, Brown, Allen, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers August 26, 2026

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve the operating vouchers in the amount of \$23,110.63. Voting Yea: Rock, Posey, Lux, Knipper, Brown, Allen, Williams.

- b. HP Revolving Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve Revolving Loan Vouchers in the amount of \$10,090.00. Voting Yea: Rock, Posey, Lux, Knipper, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Request

Lee Thompson, 47 Forest Ave. Loan Modification

It was motioned by Commissioner Posey and seconded by Commissioner Williams to accept a Loan Modification for Lee Thompson, 47 Forest Ave. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

- b. Neighborworks Updates

Mrs. Trucano stated we provided last month's financials for the loan report and delinquency list.

- c. Accept Craig Kostecky at 43 Centennial into the Windows and Doors Program

Mr. Kuchenbecker stated this property is owner occupied, contributing. The applicant submitted the required paperwork for the Windows and Doors Program. Staff did a site visit and the applicant is going to be doing repairs to the windows and add storm windows. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.

It was motioned by Commissioner Posey and seconded by Commissioner Lux to accept Craig Kostecky, 43 Centennial, into the Windows and Doors Program. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

6. Old or General Business

- a. Approve Outside of Deadwood Grant extension request for St. Francis Mission to October 31, 2026

Mrs. Anfinson stated the St. Francis Mission was awarded a grant of \$10,000.00 in round two of 2025 for placement of grave markers in their historic cemetery. The grant expired on July 31, 2026. Staff is recommending approval of a 90 day extension which would extend the grant to October 31, 2026.

It was moved by Commissioner Lux and seconded by Commissioner Posey to approve the 2025 Round II Grant extension for St. Francis Mission to October 31, 2026. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

- b. Accept Craig Kostecky at 43 Centennial into the Retaining Wall Program

Mr. Kuchenbecker stated we have received an application for a retaining wall at 43 Centennial. Staff conducted a site visit, and the wall fits the criteria for the program.

It was moved by Commissioner Brown and seconded by Commissioner Williams to accept Craig Kostelecky, 43 Centennial, into the Retaining Wall Program. Voting Yea: Rock, Posey, Lux, Knipper, Allen, Brown, Williams.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 260174 - 61 & 65 Sherman Street - Deadwood Sundance 2023 LLC - Construct Fence & Gate

Mr. Kuchenbecker stated this is open lot in the Original Town Deadwood Planning Unit. The applicant is requesting permission to install a metal fence and gate between the lots of 61 and 65 Sherman Street. The fence will face Sherman Street and provide secure access to the rear of Sherman street properties. The fence would go between sixty-one and sixty-five Sherman would have a drive-thru and walk-thru gates. This morning the applicant sent a rendering of a revised fence which we actually like better than what they had proposed. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

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

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260175 - 43 Centennial - Craig Kostelecky - Restore Windows

Mr. Kuchenbecker stated this is a contributing structure in the Forest Hill Planning Unit, circa 1892. The applicant is requesting permission to restore eleven windows. Staff conducted a site visit to review the windows. The proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

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

9. Items from Citizens not on Agenda

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

10. Staff Report

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

a. 2026 West River History Conference

Mr. Kuchenbecker stated the West River History Conference will be held October first through the second. Anyone that would like to attend and represent Historic Preservation Commission, the City through Historic Preservation pays for your travel, meals, and registration. It is being held in Rapid City this year. We typically have individuals attend.

Mr. Kuchenbecker stated he was inducted into the Municipal League Hall of Fame for twenty years of service.

Mr. Kuchenbecker stated we want to thank everybody for coming to Budget Meeting yesterday. Thank you to staff and especially Bonny for her work on the Budget for the last eleven years. This was also my twenty-first year of presenting the budget.

Mr. Kuchenbecker stated about five to seven people worked on a trail this morning. We punched in and prepped seven-tenths of a mile of trail with weed-eating, moving rocks, and cutting branches. Commissioner Jesse has walked the trail several times and we encourage you to go up there and walk it. BLM provided all equipment for us. We have shovels, rakes, hoes, heavy duty equipment, weed eaters, and the City has an enclosed trailer that we have not used in a few years and we will allowing the Trail Committee to use it and have a place to store the equipment.

Mr. Kuchenbecker stated this Monday, City Commission approved the purchase of the Porter property at the intersection of Crescent and Dunlap Streets.

Mr. Kuchenbecker gave an update on the Crescent Street project.

Mrs. Anfinson stated we are doing a plaque presentation for the McGillicuddy house in Rapid City in the upcoming weeks.

11. Committee Reports

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

Commissioner Allen stated it has been a busy few weeks around Deadwood. Stagecoach is back on Main Street.

Commissioner Brown stated get your tickets for the Midland concert in September!

Commissioner Lux stated Farmers Market will be held on Friday. The Northern Hills Diversion will be selling walking tacos to help fund their trip to the California Association Youth Courts Conference. We take kids that are in the program and give them the opportunity to meet other kids like them that volunteer for similar programs and bring ideas and projects back to Deadwood.

Commissioner Lux stated the Diggers had their first home football game last Friday at Ferguson Field. This year is the first year with a nine-man team. She encouraged the community to come and support the Diggers!

Commissioner Rock gave an update on Outlaw Square events.

Commissioner Knipper asked if this year we have a Creek clean-up or if anyone has scheduled a volunteer event for that.

Mr. Kuchenbecker stated at this time we do not, and the Trails Committee has not put anything together. Part of the challenge is we have the same three to four people there that always show up and then if you reach out to youth groups, you have to seek sponsors to get the youth groups there. It is a tough gig to get volunteers.

Commissioner Knipper stated would it be possible to do something similar for the parks and keeping the landscape maintained, and having that as a fundraiser for non-profits, for example the Lions Club. It is unsure where that would fit into the budget for the City of Deadwood though. Non-profits do struggle and maybe it would be a win-win situation to look into this.

Mr. Kuchenbecker stated we will take that into consideration; that is a great idea.

12. Adjournment

The HP Commission meeting adjourned at 4:25 p.m.

ATTEST:

Chair, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

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

Historic Preservation Commission

Bill List - 2026

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 192,312.87

Approved by _____ on ____/____/____
Chairman

HPC	09/09/26
Batch	09/22/26

PACKET: 07615 9/22/26 HP OPERATING CS
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
=====						
01-4848	ADOBE INC					
I-3567773048		INDESIGN CITY NEWSLETTERS	410.92			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N		
		INDESIGN CITY NEWSLETTERS		215 4641-428	UTILITIES	410.92
=== VENDOR TOTALS ===			410.92			
=====						
01-5619	AIRSHOW INC					
I-3936		GOLD BELT BASEBALL VIDEO	7,074.20			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N		
		GOLD BELT BASEBALL VIDEO		215 4573-335	HIST. INTERP. ARCHIVE DE	5,074.20
		GOLD BELT BASEBALL VIDEO		206 4550-429	TECHNOLOGY/HOSTING	2,000.00
=== VENDOR TOTALS ===			7,074.20			
=====						
01-0776	ALBERTSON ENGINEERING, INC.					
I-INV08260235		10 CENTENNIAL & 10 DENVER RW	50.00			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N		
		10 CENTENNIAL & 10 DENVER RW		215 4576-600	PROFES. SERV. CURRENT EX	50.00
I-INV08260237		37 JACKSON RW	50.00			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N		
		37 JACKSON RW		215 4575-515	GRANT/LOAN RETAINING WAL	50.00
I-INV08260238		31 CENTENNIAL RW	475.00			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N		
		31 CENTENNIAL RW		215 4575-515	GRANT/LOAN RETAINING WAL	475.00
I-INV08260239		56 LINCOLN RW	75.00			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N		
		56 LINCOLN RW		215 4575-515	GRANT/LOAN RETAINING WAL	75.00
I-INV0860236		FREMONT ST & RW	4,155.20			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N		
		FREMONT ST & RW		215 4577-755	CAPITAL ASSETS RETAINING	4,155.20
=== VENDOR TOTALS ===			4,805.20			
=====						
01-0725	ALL METAL MANUFACTURING INC					
I-26072		52 TAYLOR RAILINGS	8,365.73			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N		
		52 TAYLOR RAILINGS		215 4577-755	CAPITAL ASSETS RETAINING	8,365.73
=== VENDOR TOTALS ===			8,365.73			

PACKET: 07615 9/22/26 HP OPERATING CS

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----		GROSS		P.O. #	
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME----- DISTRIBUTION
=====					
01-4711 AMAZON CAPITAL SERVICES					
=====					
I-1TXF-GVNR-TLK7		COD USB FLASHDRIVES	482.99		
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N	
		COD USB FLASHDRIVES		215 4641-426	SUPPLIES 482.99
=== VENDOR TOTALS ===			482.99		
=====					
01-5052 AVID4 ENGINEERING					
=====					
I-23-123.34		TROLLEY REVIVE, HP GIS	580.00		
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N	
		HP GIS		215 4573-340	HIST. INTERP. GIS 507.50
		TROLLEY REVIVE		610 4360-422	PROFESSIONAL SERVICES 72.50
=== VENDOR TOTALS ===			580.00		
=====					
01-0475 DEADWOOD CHAMBER & VISITORS BU					
=====					
I-9826		HPC & 150TH MARKETING	36,914.37		
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N	
		HPC MARKETING		215 4572-210	VISITOR MGMT MARKETING 36,505.03
		150TH MARKETING		215 4572-215	VISITOR MGMT HISTORY/INF 409.34
=== VENDOR TOTALS ===			36,914.37		
=====					
01-5458 DYNAMITE MEDIA SOLUTIONS					
=====					
I-26-22		GOLD BELT BASEBALL VIDEO	1,200.00		
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N	
		GOLD BELT BASEBALL VIDEO		215 4572-235	VISITOR MGMT ADVOCATE 1,200.00
=== VENDOR TOTALS ===			1,200.00		
=====					
01-4625 FIB CREDIT CARDS					
=====					
I-9926		AUGUST HP STATEMENT	1,448.00		
9/09/2026	FNBAP	DUE: 9/09/2026 DISC: 9/09/2026		1099: N	
		AUGUST HP STATEMENT		215 4641-422	PROFESSIONAL SERVICES 482.66
		AUGUST HP STATEMENT		610 4361-422	PROFESSIONAL SERVICES 482.67
		AUGUST HP STATEMENT		607 4580-422	PROFESSIONAL SERVICES 482.67
=== VENDOR TOTALS ===			1,448.00		

PACKET: 07615 9/22/26 HP OPERATING CS
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
=====						
01-0563 RCS CONSTRUCTION						
I-APP NO #01 31 CENTENNIAL PROJ 105,216.30						
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026	1099: N			
		31 CENTENNIAL PROJ	215 4575-515	GRANT/LOAN RETAINING WAL	105,216.30	
I-APP NO. #02 10 CENTENNIAL & 10 DENVER PRO 23,863.05						
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026	1099: N			
		10 CENTENNIAL & 10 DENVER PROJ	215 4577-755	CAPITAL ASSETS RETAINING	23,863.05	
		=== VENDOR TOTALS ===	129,079.35			
=====						
01-0515 ROCKINGTREE LANDSCAPES INC						
I-373383 TOP SOIL @ 85 CHARLES 540.00						
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026	1099: N			
		TOP SOIL @ 85 CHARLES	215 4575-505-04	85 CHARLES ST	540.00	
		=== VENDOR TOTALS ===	540.00			
=====						
01-0451 RUNGE, MIKE						
I-9926 NEWSPAPER RENEW & BBALL GLOVE 99.65						
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026	1099: N			
		NEWSPAPER RENEW & BBALL GLOVES	215 4573-335	HIST. INTERP. ARCHIVE DE	99.65	
		=== VENDOR TOTALS ===	99.65			
=====						
01-0578 WATERS HARDWARE						
I-20787 / 25 MIKE RUNGE MANEQUINN EXHIBIT 33.53						
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026	1099: N			
		MIKE RUNGE MANEQUINN EXHIBIT	215 4573-335	HIST. INTERP. ARCHIVE DE	33.53	
		=== VENDOR TOTALS ===	33.53			
=====						
01-4739 WATERS HARDWARE-HP PAINT PROGR						
I-20805 /S 143 CHARLES 133.98						
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026	1099: N			
		143 CHARLES	215 4575-525	GRANT/LOAN PAINT PROGRAM	133.98	
I-20860 /S 143 CHARLES 314.99						
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026	1099: N			
		143 CHARLES	215 4575-525	GRANT/LOAN PAINT PROGRAM	314.99	
I-20877 /S 143 CHARLES 129.98						
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026	1099: N			
		143 CHARLES	215 4575-525	GRANT/LOAN PAINT PROGRAM	129.98	

PACKET: 07615 9/22/26 HP OPERATING CS
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
=====						
01-4739	WATERS HARDWARE-HP PAINT PROGR(** CONTINUED **)					
=====						
I-20903 /S		794 MAIN	99.98			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N		
		794 MAIN		215 4575-525	GRANT/LOAN PAINT PROGRAM	99.98
=== VENDOR TOTALS ===			678.93			
=====						
01-2728	WEST RIVER HISTORY CONFERENCE					
=====						
I-9926		2026 WRHC CONFERENCE	600.00			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N		
		2026 WRHC CONFERENCE		215 4641-427	TRAVEL	600.00
=== VENDOR TOTALS ===			600.00			
=== PACKET TOTALS ===			192,312.87			

PACKET: 07615 9/22/26 HP OPERATING CS

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	192,312.87
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	192,312.87
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** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
2026		206-2020	ACCOUNTS PAYABLE	2,000.00-*						
		206-4550-429	TECHNOLOGY/HOSTING	2,000.00	6,000	2,816.15				
		215-2020	ACCOUNTS PAYABLE	189,275.03-*						
		215-4572-210	VISITOR MGMT MARKETING	36,505.03	414,000	144,490.73		881,500	388,332.26	
		215-4572-215	VISITOR MGMT HISTORY/INF	409.34	70,000	17,090.66		881,500	424,427.95	
		215-4572-235	VISITOR MGMT ADVOCATE	1,200.00	292,500	185,141.53		881,500	423,637.29	
		215-4573-335	HIST. INTERP. ARCHIVE DE	5,207.38	50,250	16,598.45				
		215-4573-340	HIST. INTERP. GIS	507.50	35,000	10,542.81				
		215-4575-505-04	85 CHARLES ST	540.00	0	211,676.03- Y				
		215-4575-515	GRANT/LOAN RETAINING WAL	105,816.30	600,000	386,073.18				
		215-4575-525	GRANT/LOAN PAINT PROGRAM	678.93	25,000	19,182.47				
		215-4576-600	PROFES. SERV. CURRENT EX	50.00	80,000	59,894.27				
		215-4577-755	CAPITAL ASSETS RETAINING	36,383.98	600,000	496,712.62				
		215-4641-422	PROFESSIONAL SERVICES	482.66	35,000	22,799.32				
		215-4641-426	SUPPLIES	482.99	15,000	8,875.17				
		215-4641-427	TRAVEL	600.00	17,500	7,336.35- Y				
		215-4641-428	UTILITIES	410.92	7,500	4,512.28				
		607-2020	ACCOUNTS PAYABLE	482.67-*						
		607-4580-422	PROFESSIONAL SERVICES	482.67	10,000	2,233.78				
		610-2020	ACCOUNTS PAYABLE	555.17-*						
		610-4360-422	PROFESSIONAL SERVICES	72.50	69,500	41,058.14				
		610-4361-422	PROFESSIONAL SERVICES	482.67	52,500	22,782.09				
		999-1302	DUE FROM FUND 206	2,000.00 *						
		999-1306	DUE FROM FUND 215	189,275.03 *						
		999-1344	DUE FROM FUND 607	482.67 *						
		999-1345	DUE FROM FUND 610	555.17 *						
			** 2026 YEAR TOTALS	192,312.87						

PACKET: 07615 9/22/26 HP OPERATING CS
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
206	9/2026	2,000.00
215	9/2026	189,275.03
607	9/2026	482.67
610	9/2026	555.17

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 13,051.00

Approved by _____ on ____/____/____
HP Chairperson

Approved by _____ on ____/____/____
HP Officer

HPC	09/09/26
Batch	09/22/26

PACKET: 07617 09/22/26 HP GRANTS BA
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4880	DAR, VICKI					
=====						
I-090926		374 WILLIAMS DAR	4,521.00			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: Y		
		374 WILLIAMS DAR		216 4653-962-04	SIDING GRANT EXPENSE	1,700.00
		374 WILLIAMS DAR		216 4653-962-03	WINDOWS GRANT EXPENSE	2,821.00
=== VENDOR TOTALS ===			4,521.00			
=====						
01-1496	LAWRENCE CO. REGISTER OF DEEDS					
=====						
I-090926		REC FEE 37 SHERMAN FACADE	30.00			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: N		
		REC FEE 37 SHERMAN FACADE		216 4653-962-05	FACADE EASEMENT EXPENSE	30.00
=== VENDOR TOTALS ===			30.00			
=====						
01-4049	POSEY, BEVERLY					
=====						
I-2607		45 TAYLOR AVE POSEY	8,500.00			
9/22/2026	FNBAP	DUE: 9/22/2026 DISC: 9/22/2026		1099: Y		
		45 TAYLOR AVE POSEY		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	8,500.00
=== VENDOR TOTALS ===			8,500.00			
=== PACKET TOTALS ===			13,051.00			

PACKET: 07617 09/22/26 HP GRANTS BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	13,051.00
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	13,051.00
--------------	-----------

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
	2026	216-2020	ACCOUNTS PAYABLE	13,051.00-*						
		216-4653-962-01	SPECIAL NEEDS GRANT EXP.	8,500.00	50,000	3,445.55				
		216-4653-962-03	WINDOWS GRANT EXPENSE	2,821.00	120,000	110,437.23				
		216-4653-962-04	SIDING GRANT EXPENSE	1,700.00	60,000	47,806.28				
		216-4653-962-05	FACADE EASEMENT EXPENSE	30.00	500,000	18,858.11				
		999-1307	DUE FROM FUND 216	13,051.00 *						
			** 2026 YEAR TOTALS	13,051.00						

PACKET: 07617 09/22/26 HP GRANTS BA
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	9/2026	13,051.00

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

9/9/2026 10:01am

HP REVOLVING LOAN FUND
A/P Invoices Report
9/1/2026 - 9/30/2026
Batch = 1

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
09/2026								
NHS OF THE BLACK HILLS - 2026-8 - 9/9/2026 - 3,850.00 - Batch: 1 - Header Memo: Servicing Contract-August 2026								
Servicing Contract-August 2026	100	5000				PROF & ADMIN FEES	3,850.00	
Servicing Contract-August 2026	100	2000				ACCOUNTS PAYABLE		3,850.00
Total:							3,850.00	3,850.00
Total:							3,850.00	3,850.00
Report Total:							3,850.00	3,850.00

BORROWER LATE REPORT

Deadwood Historic Preservation

Wednesday, September 9, 2026

Loan Account	Borrower Name	Next Payment	Billed Through	Days Late	Pmts Late	Term Left	Payments Past Due	Late Charges	Unpaid Charges	Unpaid Interest	Total Amount Due
11-260025	Joette Johnson	09/01/2026		8	1	80	\$355.18	\$0.00	\$0.00	\$0.00	\$355.18
* A payment was received on 08/10/2026 (30 days ago) in the amount of \$358.00							\$355.18	\$0.00	\$0.00	\$0.00	\$355.18

(1)

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



Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082

MEMORANDUM

Date: September 4, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: South Dakota State Historic Preservation Office Agreement

Consideration of the proposed agreement with the South Dakota State Historic Preservation Office (SHPO) was continued from the August 12, 2026, meeting. The Historic Preservation Commission determined that the proposed increase under its agreement with SHPO should be considered through the formal budget process before action is taken. The proposed agreement increases the annual funding of \$80,000, an increase from the \$70,000 annual amount under the agreement that expires in 2026.

During the budget process, the Commission is requesting consideration in implementing the proposed increase incrementally due to uncertainty regarding the revised funding formula. The proposed annual funding amounts are as follows:

2026-27 — \$70,000
2027-28 — \$72,500
2028-29 — \$75,000
2029-30 — \$77,500
2030-31 — \$80,000

Under the agreement, the SHPO will provide dedicated staff support for Deadwood's historic preservation program and work closely with the City on matters affecting historic resources. SHPO will regularly travel to Deadwood, as schedules permit, and will review and comment on nonexempt projects that may encroach upon, damage, or destroy historic properties. Initial project reviews will generally be completed within five business days.

The agreement also establishes an expedited review framework by identifying routine projects that do not require separate state review and projects with potential adverse effects that must be submitted to SHPO under state statute. Review decisions will be based on Deadwood's preservation plan and design guidelines, applicable City ordinances and building codes, South Dakota preservation statutes and administrative rules, and the Secretary of the Interior's Standards and Guidelines.

MOTION: *Move to approve the proposed phased funding increase and to recommend that the City Commission authorize the execution of an agreement with the South Dakota State Historic Preservation Office.*

AGREEMENT
 BETWEEN
 THE DEADWOOD HISTORIC PRESERVATION COMMISSION,
 THE CITY OF DEADWOOD,
 THE SOUTH DAKOTA STATE HISTORICAL SOCIETY BOARD OF TRUSTEES, AND
 THE STATE HISTORIC PRESERVATION OFFICE

This Agreement is made and entered into on this 1st day of September 2026, by and between the City of Deadwood and the Deadwood Historic Preservation Commission, hereinafter referred to as “DEADWOOD”, and the South Dakota State Historical Society Board of Trustees and the State Historic Preservation Office, hereinafter referred to as “STATE”.

The parties to this Agreement acknowledge that in order to provide for the preservation and protection of Deadwood’s historic resources, a close working relationship between DEADWOOD and the STATE is necessary. This agreement will serve to allow for careful consideration of projects that could affect the characteristics that make the City of Deadwood significant as a National Historic Landmark while also allowing the city to change and grow as a living community.

NOW THEREFORE, the parties agree as follows:

1. DEADWOOD shall provide annually to the STATE, funding to be used for the purpose of providing a staff person to work with DEADWOOD and the city’s historic preservation needs.
2. It is the intention of the parties that DEADWOOD shall make transfers to the STATE for the purposes stated in this Agreement for each year of the agreement as follows:
 - a. \$80,000 for the state fiscal year beginning July 1, 2026 and ending on June 30, 2027
 - b. \$80,000 for the state fiscal year beginning July 1, 2027 and ending on June 30, 2028
 - c. \$80,000 for the state fiscal year beginning July 1, 2028 and ending on June 30, 2029
 - d. \$80,000 for the state fiscal year beginning July 1, 2029 and ending on June 30, 2030
 - e. \$80,000 for the state fiscal year beginning July 1, 2030 and ending on June 30, 2031
3. DEADWOOD will provide the STATE an opportunity to investigate and comment on any project, which may encroach upon, damage or destroy historic resources and properties in the City of Deadwood pursuant to SDCL Chapter 1-19A. Deadwood will initiate consultation with the STATE upon receiving information regarding any project and will initiate consultation in concert with the preparation of staff reports.
4. The STATE hereby agrees that the following Projects, except as specified in Section 5 of this Agreement, will not encroach upon, damage or destroy Historic Properties, and that DEADWOOD is not required to submit the following Projects to the STATE for review under SDCL 1-19A-11.1:

- a. The issuance of building permits for interior construction within residential Historic Properties, except as provided in Section 5(f) of this Agreement, and provided that, and subject to the requirement that, DEADWOOD makes the Standards, as defined in Section 10 of this agreement, available to the property owners.
- b. The issuance of building permits for construction on Historic Properties, except as provided in Section 5(f) of this Agreement, and only when (i) DEADWOOD has issued a finding, based on the Standards, as defined in Section 10 of this agreement, that the Project will not encroach upon, damage or destroy Historic Property, and (ii) the STATE has concurred with the Commission's finding. DEADWOOD shall notify the State Historic Preservation Office and the Review & Compliance Coordinator for the STATE of its finding by either e-mail, or U.S. mail. The STATE must notify DEADWOOD of its objection to the finding within three business days after receipt of the finding. The STATE's notification of objection, sent by either the State Historic Preservation Officer or another member of the State Historic Preservation Office, may be served on DEADWOOD by telephone (with a follow-up written notification sent via email), e-mail, , or U.S. mail. Failure of the STATE to respond within three business days after its receipt of the finding will mean that the finding will stand. If the STATE timely objects to the finding, the Project must be submitted to the Office for review under SDCL 1-19A-11.1 as outlined in Sections 6 through 9.
- c. The installation, replacement, and repair of, and performance of routine maintenance on, traffic control devices (excluding support buildings necessary for operation of those devices), including but not limited to, stop signs, yield signs, and traffic signals, provided that, and subject to the requirement that, such installation and replacement is required according to the Manual on Uniform Traffic Control Devices.
- d. Routine maintenance or repair of underground utilities, both public and private, within public rights-of-way. The Parties agree that this exemption does not apply to infrequent, large-scale reconstruction projects that are not part of the City's normal maintenance and repair program.
- e. Routine maintenance or repair of above-ground utilities, both public and private, such as curb, gutter, storm sewer and other similar projects, and excluding streetlights and roadways, within public rights-of-way. The Parties agree that this exemption does not apply to infrequent, large-scale reconstruction projects that are not part of the City's normal maintenance and repair program.
- f. Routine maintenance, repair, and re-paving of roadways. The Parties agree that this exemption does not apply to reconstruction of roadways.
- g. Maintenance or repair of city resources that does not result in a loss of historical integrity of the resource, such as the loss of historic features, artifacts, structural support, historical setting, and other elements which qualified the resource, or property in the environs of the resource, as Historic Property. "Maintenance or repair" includes washing, waxing, repainting, replacement of exhausted elements of utilities such as light bulbs, care of lawns and other greenery, and other

activities that do not remove, abrade, alter or destroy the resource or its physical elements.

- h. The operation and maintenance of city parks provided that projects meet the provisions of Section 4(g) of this Agreement.
 - i. The construction or alteration of signs subject to review by the Deadwood Sign Commission.
 - j. Projects for the construction or repair of basement egress windows, not visible from any street, on Historic Properties.
 - k. Paving, maintenance and repair of existing alleys, sidewalks, driveways, and parking areas.
 - l. Foundation repair or reconstruction on Historic Properties, provided that, and subject to the restriction that, the above-ground portion of the foundation does not exceed two feet in height at any point.
 - m. Repair of any roof or roof structure on Historic Property, provided that, and subject to the restriction that, the repair will not change the external appearance of the structure or alter the roofline.
5. The Parties recognize and agree that the Projects listed below will potentially have Adverse Effects on Historic Properties, are not subject to Section 4 of this Agreement, and must be submitted to the Office for review under SDCL 1-19A-11.1, after DEADWOOD has reviewed and commented on the Projects.
- a. The issuance of demolition permits for Projects on Historic Properties.
 - b. The issuance of moving permits for Projects on Historic Properties.
 - c. The issuance of building permits for Projects proposing significant additions to Historic Properties. "Significant additions" are additions that are as large as, or larger than, the existing foot-print of the original building or structure, or that add one or more stories to the original building or structure.
 - d. The issuance of building permits for the construction of dormers and/or skylights, visible from the street, on Historic Properties.
 - e. The issuance of building permits that alter the roofline of Historic Properties.
 - f. The issuance of building permits for Projects on Historic Properties on which a Covenant is held by the STATE.
 - g. Projects for the demolition and/or moving of Non-Contributing Buildings.
6. For projects that are not exempt from review as defined in Section 4 of this agreement and that DEADWOOD has determined may encroach upon damage or destroy historic property, DEADWOOD shall submit a project notification to the STATE for review

- under SDCL 1-19A-11.1. Upon receipt of a project notification from DEADWOOD, the STATE will review the notification and comment within five (5) business days. If the STATE determines an extended period of time is needed to complete the review, the STATE will notify DEADWOOD in writing within the five (5) business days of receipt of the project notification that the STATE'S response may take up to thirty (30) calendar days from receipt of the notification as allowed by state law. Upon completion of the review, the STATE may initiate an investigation or may determine that no further review is required.
7. If the STATE initiates an investigation, the STATE will notify DEADWOOD in writing of the concerns and issues that need to be addressed through a Case Report as defined by ARSD 24:52. The STATE will provide direction as to the course of the investigation and the required elements of the Case Report. DEADWOOD will provide the STATE with requested additional information. The STATE will have twenty (20) business days from the date of receipt of information provided by DEADWOOD to review and comment.
 8. The STATE may request additional information and will have an additional twenty (20) business days from receipt of the requested information for review. Upon completion of the review, the STATE will provide an official determination on the project.
 9. If the STATE makes a final determination that the project will encroach upon damage or destroy historic property, DEADWOOD will make the final decision as to whether to allow the project to proceed. A project can proceed only after DEADWOOD has made a written determination, based upon the consideration of all relevant factors, that there is no feasible and prudent alternative to the proposal and that the program includes all possible planning to minimize harm to the historic property, resulting from such use, and ten days' notice of the determination has been given, by certified mail, to the STATE. A complete record of factors considered shall be included with such notice.
 10. DEADWOOD and STATE will use the current *Deadwood, South Dakota: Comprehensive Historic Preservation Plan; Downtown Design Guidelines, Deadwood, South Dakota; Deadwood Residential Neighborhood Design Guidelines*; Applicable Deadwood City Ordinances and Building Codes; SDCL Chapter 1-19A; ARSD Article 24:52; and the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* in preparing and reviewing project reports and case reports.
 11. The STATE and DEADWOOD will work closely regarding matters of common interest and historic preservation within the City of Deadwood. The STATE agrees that STATE staff will travel to DEADWOOD regularly and upon request, subject to mutually agreeable schedules.
 12. DEADWOOD appoints its historic preservation officer as the liaison between DEADWOOD and the STATE for purposes of this Agreement and other historic preservation matters involving DEADWOOD and the STATE. The STATE appoints its historic preservation director as its liaison officer for such purposes.
 13. This Agreement contains the entire Agreement between the parties and is subject to and will be construed under the laws of the State of South Dakota and may be amended only in writing signed by both parties.
 14. The Agreement can be terminated upon thirty (30) days written notice by either party.

15. This Agreement depends upon the continued availability of appropriated funds and expenditure authority from the Legislature for this purpose. This Agreement will be terminated by the STATE if the Legislature fails to appropriate funds or grant expenditure authority. Termination for this reason is not a default by the STATE nor does it give rise to a claim against the STATE.

16. This Agreement will continue in full force and effect until June 30, 2030.

DEADWOOD HISTORIC PRESRVATION COMMISSION

Anita Knipper, Chairperson Date

CITY OF DEADWOOD

Alea Struble-Mook, Mayor Date

Attest

Jessica McKeown
Finance Officer

SOUTH DAKOTA STATE HISTORICAL SOCIETY BOARD OF TRUSTEES

Tom Hulbert, President Date

SOUTH DAKOTA STATE HISTORIC PRESERVATION OFFICE

Garry Guan, State Historic Preservation Officer Date

PLANNING, ZONING AND
HISTORIC PRESERVATION108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084Mike Runge
Archivist
Telephone (605) 578-2082**MEMORANDUM**

Date: September 2, 2026
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **Fair Market Appraisal, Judge John H. Burns Archival Collection**

The Deadwood Historic Preservation Office is requesting permission to hire Rebecca Madison of Appraisals West to review and provide an estimate on archival materials that once belonged to early Deadwood resident, Judge John Burns. Melrose Treasures Auctions of North Hollywood, California hosted an online auction on July 30, 2026, that contained approximately ten lots of archival materials from the Burns Family.

After some research, preservation staff learned that Burns came to Deadwood in 1876 and opened a law office in today's upper Main Street (see #01, photographs of Burns office, before 1879 fire). The bulk of the archival materials pertain to the Judge Burns family who lived at 67 Stewart Street in Deadwood. Items in this appraisal include photographs, attorney files, personal memoirs, and an account chronicling Burn's involvement on December 29, 1890, Wounded Knee Massacre.

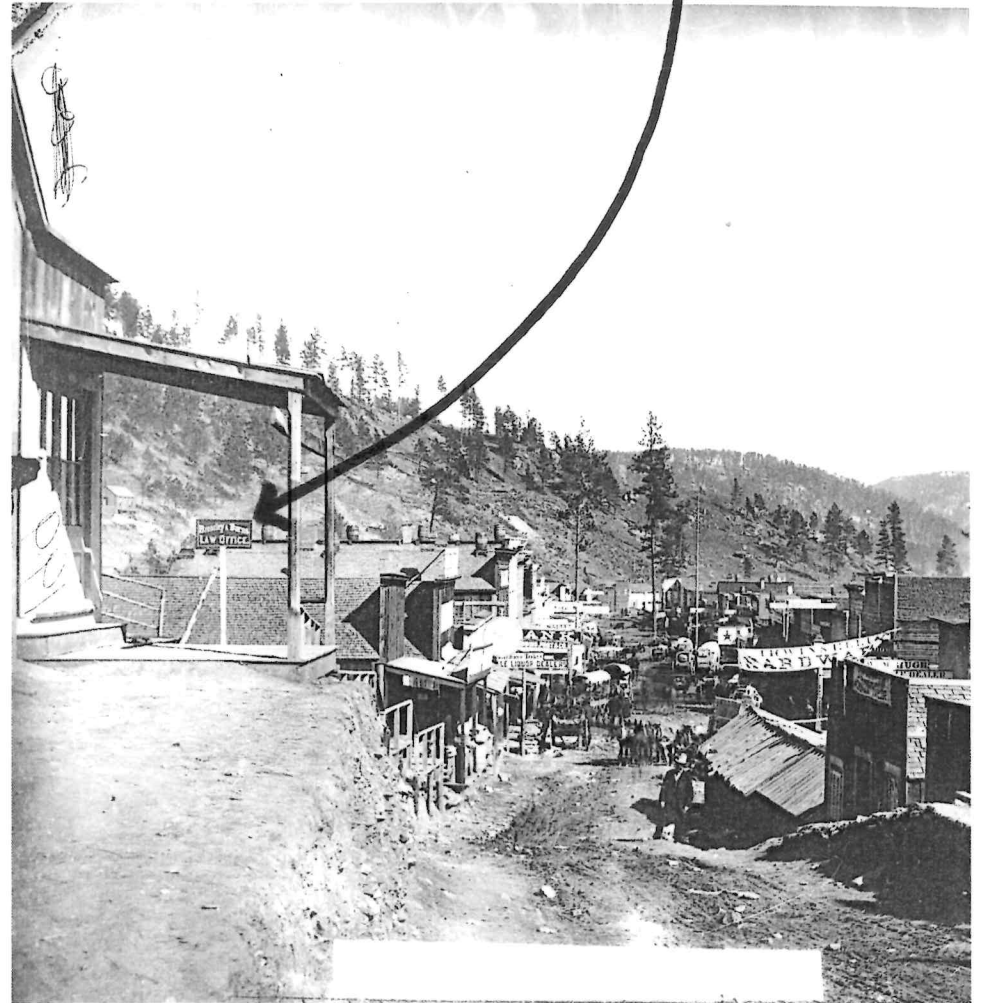
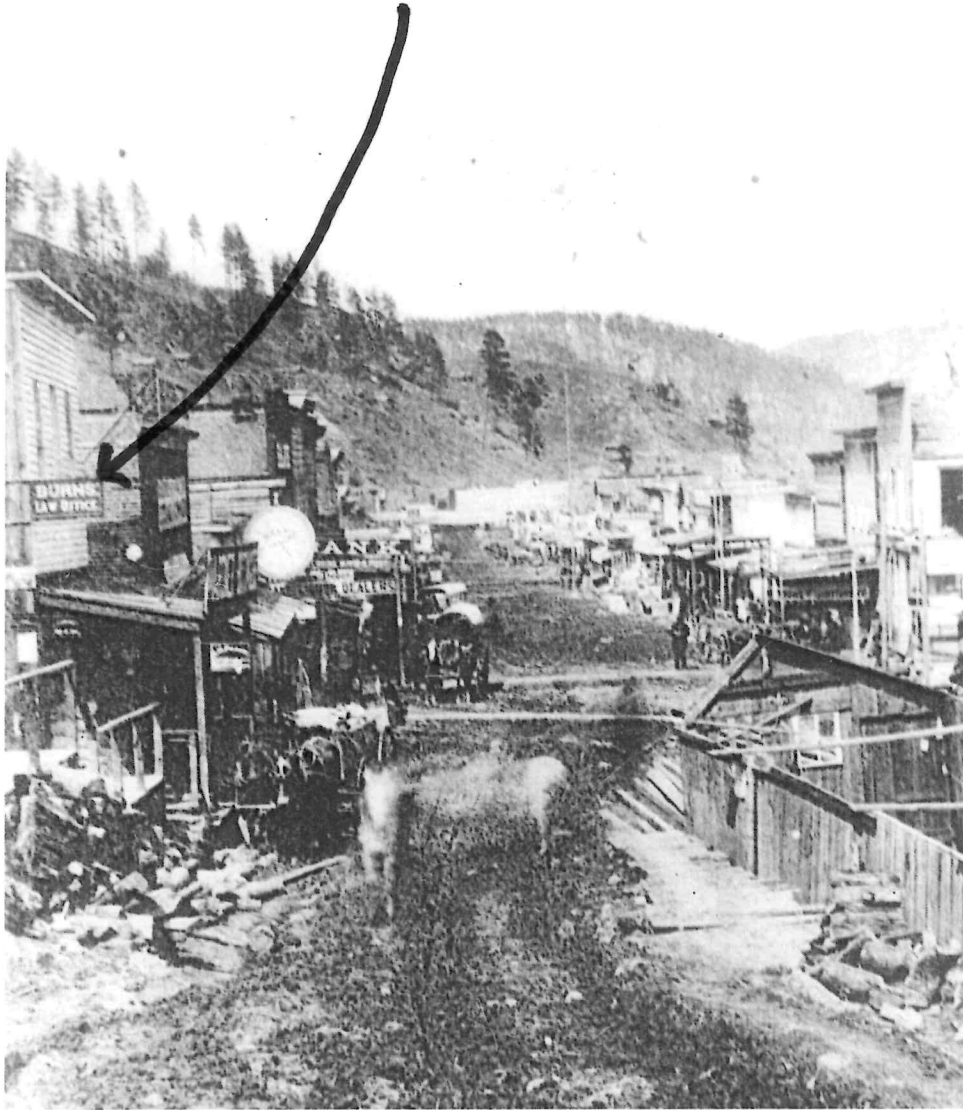
The appraisal will provide city staff and commissioners with fair market value for the archival objects at the auction. If HP/City Commissioners decide to acquire item(s) from the assemblage, the appraisal will aid in determining the monetary value of said items.

This protocol has been performed on other city acquisitions in the past (2004 Julius Deetken acquisition, 2007 glass plate transparencies, 2012 F.L. Brown acquisition, and 2019 Jack Anfinson model scale of Deadwood, 1876).

RECOMMENDATION:

Grant the Deadwood Historic Preservation staff permission to hire Rebecca Madison of Appraisals West to review and provide an estimate on archival materials that once belonged to early Deadwood resident, Judge John Burns. The cost will not exceed the amount of \$1,500.00 and will come out of the 2026 HP Acquisitions Budget.

#01 Burns Law Office on Main Street



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



MEMORANDUM

Date: September 2, 2026
To: Deadwood Historic Preservation Commission
From: Historic Preservation Office
Re: **Records Research for GIS layer / Boots on Bricks research**

The Historic Preservation Office would like to hire Julie Stone/Jason Fisher as an independent contractor to research, compile and print off paper copies pertaining to the mineral surveys and original townsites in Deadwood's downtown core district. Upon completion, this information will be added to the City's GIS files and used in research pertaining to Boots on Bricks.

Under this contract the independent contractor will:

- Resume Priority 1, more specifically Lower Main Street, Block 13 (odd # lots) on the northerly side of Main Street
- Upper-mid Main Street: There appears to be 2 Mineral Survey lots (M.C. 71 & 78) and the platted city lots within each mineral survey #.

The contract for this project will not exceed \$15,000.00 dollars. Funding for this purchase will come out of the 2026 Public Education line item.

RECOMMENDATION:

Recommend to the City Commission to enter into a contract with July Stone/Jason Fisher to compile and print off paper copies pertaining to the mineral surveys and original townsites in Deadwood's downtown core district in an amount not to exceed \$15,000, contingent upon City Attorney review of the contract, to be paid out of the Public Education line item.

Michael Runge

From: Julie Stone <julieastone@gmail.com>
Sent: Tuesday, September 1, 2026 10:18 AM
To: Jason F
Cc: Kevin Kuchenbecker; Michael Runge
Subject: Re: Deadwood research Priority 1

Thank you Jason for following up with us all. Have a great week, Julie

Sent from my iPhone

On Sep 1, 2026, at 9:51 AM, Jason F <jasonfisher79@gmail.com> wrote:

Good morning gentlemen,

We are able to resume Priority 1, but we will need to renew our contract. We should be able to finish priority 1 within this contract renewal.

The remaining research of Priority 1 contains:

Lower Main Street, Block 13 (odd # lots) on the northerly side of Main Street;

Upper-mid Main Street: There appears to be 2 Mineral Survey lots (M.C. 71 & 78) and the platted city lots within each mineral survey #.

If you would like to meet up to discuss, please schedule a time.

We look forward to continuing this project,

Jason Fisher

On Fri, Mar 20, 2026 at 10:14 AM Julie Stone <julieastone@gmail.com> wrote:

Thanks Jason, looking forward to a meeting with you all! Julie

Sent from my iPhone

> On Mar 20, 2026, at 10:00 AM, Jason F <jasonfisher79@gmail.com> wrote:

>

>

> Good morning,

>

> The next phase of research for Priority 1 encompasses the land between the easterly boundary of M.C. 38 and presumably the westerly boundary of M.C. 216, lower Main Street Deadwood. This portion in lower Main Street was not patented, therefore the research will only entail the Lots of Block 12 & 13, as described on the P.L. Rogers map. The westerly portion of Priority 1 will follow upon the completion of the easterly

portion of Priority 1.

>

> I do believe that the remainder of our contract is approximately \$2,500 +/-, which is enough to get started on lower Main Street. Should we have a meeting to discuss a contract extension/renewal and the scope of work needed to complete Priority 1?

>

> Please let us know what works for you.

>

> I look forward to our discussion,

>

> Jason Fisher

> Stone Land Services

> [605-645-1840](tel:605-645-1840)

> --

> <Deadwood_Research Progress as of 03-20-2026.pdf>

CONTRACT BETWEEN CITY OF DEADWOOD
AND
INDEPENDENT CONTRACTOR

This Agreement, dated the ____ day of September, 2026, is between the CITY OF DEADWOOD – HISTORIC PRESERVATION OFFICE, a department within the City of Deadwood, with its business offices at 108 Sherman Street, Deadwood, South Dakota 57732, hereinafter referred to as “CITY,” and Julie Stone of Lead, South Dakota hereinafter referred to as “INDEPENDENT CONTRACTOR” or “IC.”

The purpose of this Contract is to set forth the terms and conditions of the agreement between CITY and IC for services related to research and preparation of title search database as related to the history of Deadwood, South Dakota.

WITNESSETH

WHEREAS, the parties hereto desire to enter into and agreement whereby IC agrees to create and provide to the CITY title search database,

WHEREAS, IC has the experience and expertise to create and prepare the indexed database and meet the other requirements and obligations of this contract.

Based on the covenants, representations and mutual understanding and agreement of the parties, CITY and IC, agree as follows:

1. The parties agree that it is the IC’S responsibility to provide her own office space and equipment and pay all necessary taxes and insurance including Social Security and workmen’s compensation insurance.
2. IC shall create and provide CITY with one (1) digital copy of the title

2

search database along with the pertinent photocopies generated during the records search in good working order.

3. IC shall submit one (1) invoice for payment to the CITY upon completion of said project. All materials and vouchers shall become the property of the City of Deadwood.
4. CITY shall select all materials and topics.
5. CITY shall pay the IC at the rate of Seventy-Five Dollars (\$75.00) per hour for a total not to exceed Fifteen Thousand Dollars (\$15,000.00). CITY shall pay for no more than Fifteen Thousand Dollars (\$15,000.00) under this contract.
6. IC may not subcontract any portion of this contract or any portion of the work.
7. CITY may terminate this contract upon giving IC five (5) days' written notice of its intent to terminate. IC may terminate this contract for any reason upon thirty (30) days' written notice.
8. In performance of the work hereunder, IC understands and agrees it is an independent contractor and this contract shall not be construed as creating any type of relationship including but not limited to, principal and agent or employer and employee between CITY and IC. The IC shall not have authority to hire any person on behalf of CITY.
9. IC hereby agrees to indemnify, defend and hold harmless CITY, its employees and authorized representatives from and against any and all suits, claims, actions, legal and administrative proceedings, demands, damages, liabilities, costs and expense including attorney's fees arising out of or in connection with any conduct or work of the IC or anyone acting under the IC'S direction, control or on IC'S behalf in connection with or incident to the work or otherwise.
10. This agreement and the rights and obligations of the parties hereunder shall be interpreted, construed and enforced in accordance with the laws of the State of South Dakota.
11. This Agreement constitutes the entire agreement of the parties on its subject. There are no other terms, conditions or understandings of any kind or nature expressed or implied.

3

IN WITNESS WHEREOF, the Deadwood City Commission and the Deadwood Historic Preservation Commission, having duly approved this Contract, have caused this Contract to be executed in their behalf; thereunto duly authorized, attested thereto by the finance officer and have hereto attached the official seal this ____ day of September, 2026.

CITY OF DEADWOOD - CITY

Charlie Struble-Mook, Mayor

ATTEST:

Jessica McKeown
City Finance Officer

DEADWOOD HISTORIC
PRESERVATION COMMISSION

By _____

Its: _____

INDEPENDENT CONTRACTOR



MEMORANDUM

Date: September 2, 2026
To: Deadwood Historic Preservation Commission
From: Mike Runge, City Archivist
Re: **Headstone Grant Application: 26001; 26002 and 26003**

The Deadwood Historic Preservation Office is seeking permission to create and install three, 16 x 16" permanent stone monuments created by Black Hills Monument, as part of the 2026 HP Headstone Grant Program. The monuments are for the following individuals:

- **#26001 Billington, Bertie Meriot, Section 2 Lot 96, Mount Moriah Cemetery**
- **#26002 Billington, James, Section 2 Lot 96, Mount Moriah Cemetery**
- **#26003 Billington, Edna, Section 2 Lot 96, Mount Moriah Cemetery**

As part of the Headstone Grant Program, applicants are required to furnish photographs, family trees, and any other pertinent information for the Historic Preservation Files. This information will be scanned and placed in the City's mapping server for the cemetery.

After reviewing the applications, the Parks, Recreation and Events Director and Historic Preservation staff approved the applications for the 2026 Headstone Grant Program. The three applications are attached to this memorandum. The cost per monument will be \$950 and will come out of Deadwood HP Public Education line item.

RECOMMENDATION

Accept applications #26001 to #26003 into the 2026 HPC Headstone Grant Program at \$950 per monument, not to exceed \$2,900.00 and will come out of Deadwood HP Public Education line item.

Example of proposed
Headstone



Color is a representation of the granite color, the actual stone is a product of nature and will vary.

DOCUMENT CREATED THROUGH: BHM

DESIGN DATE: 8-21-26 JR

DETERMINED BY: _____

MONUMENT COLOR: SUNSET/MAHOGANY

SIZE: 1-4X0-10X1-4

Verify that the above illustrated monument is approved to be produced. All spelling, dates, designs and layout are correct.

Approved by _____ Date _____



Project Number: 2026001
 Application Date: 8/13/2026

CEMETERY HEADSTONE GRANT APPLICATION

CITY OF DEADWOOD
 108 Sherman Street
 Deadwood, SD 57732
 Tel: (605) 578-2082 Fax: (605) 578-2084

APPLICANT INFORMATION:

Name:	<u>Lana Rankin</u>		
Address:			
City/State/Zip			
Phone Number			
Email Address			

BACKGROUND INFORMATION:

Deceased Name(s): <u>Bertie Meriot Billington</u>			
Date of Death: <u>January 26, 1886</u>			
Cemetery: <u>Mt. Moriah, Deadwood Lawrence, S.D.</u>			
Individual or Family Plot: <u>?</u>			
Addition: _____	Section: <u>2</u>	Lot: <u>96</u>	Plot: _____

**CITY OF DEADWOOD
CEMETERY HEADSTONE GRANT APPLICATION**

1. Personal Information:

Nominee Name: Bertie Meriot Billington
 Nickname(s): Dee Billington, Jr
 Maiden Name (if applicable): _____
 Date and Place of Birth: August 25, 1885 Deadwood, S.D.
 Date of Death: January 26, 1886, Deadwood, S.D.

2. Family Information:

Mother's Name: Estella Loring Boyden Billington
 Date and Place of Birth: June 6, 1869 Nova Scotia, Canada
 Father's Name: Demetrius Seldon Billington
 Date and Place of Birth: July 6, 1855 Limestone Co, Texas
 Siblings: Leo, Leslie, Edna, Sidney, Hazel, Cecile, Jean, Estella
 Spouses Name: /
 Marriage Date: / Living or Deceased: /
 Children (Please list ALL Children): /

3. Education/Major Employment:

Level: / Name of School/Location: /
 Year Graduated: / Degree: /
 Dates: / Name/Location of Employer: /
 Brief Description of Duties: /

In addition to this above information, potential candidates will be required to furnish copies of photographs or paper documents relating to the nominee. This information will be submitted to the City of Deadwood.



Bertie Meriot Billington
1885-1886 • 9HP3-R2D

Vitals

Name

Bertie Meriot Billington

Sex

Male

Birth

August 25, 1885
Deadwood, Lawrence, South Dakota

Death

26 January 1886
Deadwood, Lawrence, South Dakota

Burial

27 January 1886
Mt. Moriah, Deadwood, Lawrence, South Dakota

Other Information

Alternate Name

Also Known As
Dee Billington Jr.

Alternate Name

Birth Name
Bertie Meriot Billington

Spouses and Children



Bertie Meriot Billington
1885-1886 • 9HP3-R2D

Parents and Siblings



Demetrious Seldon Billington
1855-1944 • KL66-9QN



Estella Loring Boyden
1869-1909 • K4TW-L2X

Marriage

19 MAR 1884
Lead,, Dakota Terr

Children



Bertie Meriot Billington
1885-1886 • 9HP3-R2D



Leo Sheldon Billington
1887-1942 • 9HP3-RVP



Leslie Loring Billington
1888-1949 • 9HP3-RVB



Edna Billington
1890-1890 • 9HP3-R2J



Sidney Albert Billington
1892-1945 • LZFY-328



Hazel Atkinson Billington
1895-1978 • 9HP3-RK3



Cecile Abigail Billington
1899-1991 • 9HP3-RKC



Jean Lilith Billington
1901-1909 • 9HP3-RKX



Estella Margaret Billington
1909-2001 • L6KH-6DY

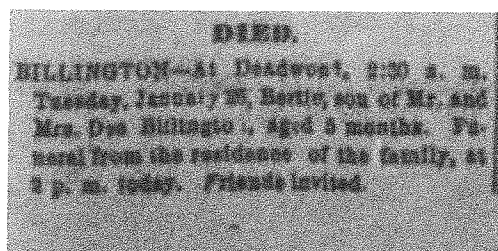


Photo added by Faye Friesen

Bertie Meriot Billington

BIRTH 25 Aug 1885
Spearfish, Lawrence County, South Dakota,
USA

DEATH 26 Jan 1886 (aged 5 months)
Deadwood, Lawrence County, South Dakota,
USA

BURIAL Mount Moriah Cemetery
Deadwood, Lawrence County, South Dakota, US

PLOT section 2 Lot 96

MEMORIAL ID 115364972

Gravesite Details

no grave marker at this time. Request pending.

Family Members

Parents



Demetrius Seldon "Dee" Billington
1855–1944



Estella Loring *Boyden* Billington
1868–1909

Siblings



Leo Sheldon Billington
1887–1942



Leslie Loring Billington
1888–1949



Edna Billington
1890–1890



Sidney Albert Billington
1892–1945



Hazel Atkinson *Billington* Colaw
1895–1978



Cecile Abigail "Tete" *Billington* Bishop
1899–1991



Jean Billington
1903–1909



Estelle Margaret *Billington* Fontana
1909–2001

LC DEATH RECORD

ID	NAME OF DECEASED	NATIONALITY	PHYSICIAN/CORONER	DATE OF DEATH (YEAR, MONTH, DAY)	CAUSE OF DEATH	LAST RESIDENCE
187	Billington, D.'s child	American		1890.11.23		Deadwood
157	Billington, D.'s infant	American	M. Rogers	1886.01.26		Deadwood
161	Billington, Jas.	American		1887.8.14		Deadwood

Bertie

Mt Moriah Cemetery Book

LAST	FIRST	MIDDLE	DATE	ADDITION	SECTION	LOT	LOT/GRAVE	AGE	COMMENT
BILLINGSTON	JAMES		1887/08/15		002	96			BABY
BILLINGSTON	D.		1886/01/27		002	96			BABY
BILLINGTON	CHILD		1890/11/23		002	96			CHILD

Please
correct
spelling
if possible
on cemetery book
- nos

**The funeral of Bertie, the young son
Mr. and Mrs. Dee Billington, who died
on Monday evening, will be buried
from the family residence, on William
street, this afternoon, at 2 o'clock.
Friends are respectfully invited to at-
tend. Rev. E. H. Martin will officiate.**

Shall
be
funeral

Funeral of baby Bertie

Clipped By:
lana_rankin
Jan 5, 2025

Origin

Section 6 Item d.

BILLINGTONS (In relation to Roberta Collins Wilson)

		Born	Died
Great-Grandfather	- James A. Billington	1-24-1829 Bed County-Tenn.	7-5-1868 Carrolton, Mo.
Great-Grandmother	- Flurinda J. Billington	2-9-1837 Adair County Kentucky	12-30-1904 Kansas City, Kansas
Great Uncle	- Demetrius Sheldon Billington	7-6-1855 Limestone County, Texas	7-5-1884 Carroll Co. Mo.
Great Aunt	- Roberta E. Billington	4-6-1856 Limestone County, Texas	11-12-1879 Deadwood City, Dakota
Great Uncle	- Quintus Sebastian Billington	12-1858 Limestone County, Texas	12-10-1864 Tyler, Texas
Grandfather	- Meriot Ciscilian Billington	10-12-1860 Limestone County, Texas	1-7-1940 Bonner Springs, Kansas
Great Aunt	- Corintha Aldonia Billington	11-4-1862 Tyler Smith County, Texas	10-4-1864 Tyler, Texas
Great Uncle	- James William Billington (Grandpa's Brother-Francelia's Dad)	4-14-1865 Smith County, Texas	9-19-1897 Liberty, Mo.
Great Uncle	- Thomas Jefferson Billington	4-13-1867 Limestone County, Texas	8-9-1869 Carral Co. Mo.
Great Aunt	Bertie Meriot Billington	8-25-1885 Deadwood, Texas	1-26-1886 Deadwood City Dakota Territory
Mother	- Gussie May Billington	7-27-1894 Bogard, Mo.	9-10-1971 Lodi, Calif.
Aunt	- Leathy Inez Billington	7-19-1897 Wakenda, Mo.	1-18-1899 Kansas City, Kansas Buried in K. C. K.
Aunt	- Roberta Billington	8-23-1904 Kansas City, Kansas	1-9-1941 Kansas City, Kansas Buried at Carrolton
Uncle	- Rollin Eddy Billington	12-5-1899 Kansas City, Kansas	
Cousin	- Evelyn Lavern Billington	11-9-1921 Sheldon, Mo.	
Cousin	- Floyd Ivan Billington	4-15-1923 Sheldon, Mo.	7-18-1965 Kansas City, Mo. Buried at Leavenworth, K
	- Roberta May Collins Wilson	6-17-1914 Kansas City, Kansas	
Brother	- Richard Billington Collins	9-6-1916 Kansas City, Kansas	
Brother	- Carl Carter Collins	5-17-1918 Fresno, Calif.	

Project Number: 2026002Application Date: 8/13/2026

CEMETERY HEADSTONE GRANT APPLICATION

CITY OF DEADWOOD

108 Sherman Street

Deadwood, SD 57732

Tel: (605) 578-2082

Fax: (605) 578-2084

APPLICANT INFORMATION:

Name:	<u>Lana Rankin</u>		
Address:			
City/State/			
Phone Num			
Email Add			

BACKGROUND INFORMATION:

Deceased Name(s): <u>James Billington</u>			
Date of Death: <u>August 14, 1887</u>			
Cemetery: <u>Mount Moriah Cemetery Deadwood, S.D.</u>			
Individual or Family Plot: <u>?</u>			
Addition: _____	Section: <u>2</u>	Lot: <u>96</u>	Plot: _____

**CITY OF DEADWOOD
CEMETERY HEADSTONE GRANT APPLICATION**

1. Personal Information:

Nominee Name: James Billington

Nickname(s): /

Maiden Name (if applicable): /

Date and Place of Birth: August 14, 1887

Date of Death: August 14, 1887

2. Family Information:

Mother's Name: Adelaide Benter Billington

Date and Place of Birth: Dec 3, 1861 Nebraska City, Nebraska

Father's Name: James Billington

Date and Place of Birth: April 14, 1865 Tyler, Texas

Siblings: Frankelia, Wanda

Spouses Name: /

Marriage Date: / Living or Deceased: /

Children (Please list ALL Children): /

3. Education/Major Employment:

Level: / Name of School/Location: /

Year Graduated: / Degree: /

Dates: / Name/Location of Employer: /

Brief Description of Duties: /

In addition to this above information, potential candidates will be required to furnish copies of photographs or paper documents relating to the nominee. This information will be submitted to the City of Deadwood.

LC_DEATH REC

ID	NAME OF DECEASED	NATIONALITY	PHYSICIAN/CORONER	DATE OF DEATH (YEAR, MONTH, DAY)	CAUSE OF DEATH	LAST RESID
187	Billington, D.'s child	American		1890.11.23		Deadwo
157	Billington, D.'s infant	American	M. Rogers	1886.01.26		Deadwo
161	Billington, Jas.	American		1887.8.14		Deadwo

James

Mt Moriah Cemetery Book

LAST	FIRST	MIDDLE	DATE	ADDITION	SECTION	LOT	LOT/GRAVE	AGE	COMMENT
BILLINGTON	JAMES		1887/08/15		002	96			BABY
BILLINGTON	D.		1886/01/27		002	96			BABY
BILLINGTON	CHILD		1890/11/23		002	96			CHILD

James

Please
correct
spelling
on cemetery
book records
if possible
-nos

**James Billington**

1887-1887 • LVF2-PVN

*family tree
info***Vitals****Name**

James Billington

Sex

Male

Birth

14 August 1887

Deadwood, Lawrence, South Dakota, United States

Death

14 August 1887

Deadwood, Lawrence, South Dakota, United States

Burial

15 August 1887

Deadwood, Lawrence, South Dakota, United States of America

Other Information**Alternate Name**

Birth Name

Billington

Spouses and Children**James Billington**

1887-1887 • LVF2-PVN

Parents and Siblings**James William Billington**

1865-1897 • KZX9-YG9

**Adelaide Bueter**

1861-1931 • 961T-VYM

Marriage

1 NOV 1886

Deadwood, Dakota Terr

Children**James Billington**

1887-1887 • LVF2-PVN

**Wanda Marguerite Billington**

1893-1961 • LDBG-YYL

**Francelia Billington**

1895-1934 • 9HP3-YSW

DEATHS.	
Jan. 31—John A. Gilman, Nebraska City.	
Feb. 1—Edward Ball, Belle Fourche.	
Feb. 2—Dr. A. M. McKinney, Hot Spas.	
Feb. 24—B. B. Benedict, Iowa.	
March 5—Thos. McMaster, San Fran.	
March 18—Grodfray Ducharme.	
March 29—John Scoolard.	
March 31—Hattie Moody.	
April 8—Leroy Cook.	
April 12—Three months old girl of Wil- son Moore.	
April 26—Mrs. Geo. Belsey, Lead.	
May 1—Thomas Thirsten.	
May 2—Robt. Hawke, Nebraska City.	
May 30—Charles Beamer.	
July 2—Peter Pluss.	
July 16—Charles Higgins.	
July 31—John Nesson.	
Aug. 14—Infant child James Billington.	
Aug. 18—Henry L. Tortat.	
Aug. 23—Andrew Deutsch.	
Sept. 27—John Rynhort.	
Sept. 28—Elijah Butterfield.	
Sept. 29—Fanny Lamphere.	
Oct. 29—A. W. Smith.	
Oct. 29—Henry Wertheimer.	
Oct. 30—Mrs. William M. Baird.	
Nov. 6—May Needham.	
Nov. 21—J. D. [unclear]	
Nov. 22—Burt Poisselle.	
Nov. 22—Dr. A. L. Ankeny, Calais, France.	
Dec. 14—Marie Blanche Parker.	
Dec. 18—Austin Haskell Flynn.	
Dec. 19—Bernard G. Caulfield.	
Dec. 25—Rosa Colman.	
Dec. 30—Samuel Tressider.	

Death date for James Billington

Clipped By:
Iana_rankin
Aug 10, 2026



Photo added by KitKat

James Billington

BIRTH 14 Aug 1887

Deadwood, Lawrence County, South Dakota,
USA

DEATH 14 Aug 1887

Deadwood, Lawrence County, South Dakota,
USA

BURIAL Mount Moriah Cemetery

Deadwood, Lawrence County, South Dakota, US/

PLOT section 2 Lot 96

MEMORIAL ID 115364973

James Billington - (14 April, 1865- Tyler, Smith, Texas-- 19 Sept, 1897 - Liberty, Clay, Missouri)-Father
Adelaide Beuter Billington-(3 Dec 1861 Nebraska City, Otoe, Nebraska--27 April, 1931- LA, Los Angeles County,
CA) Mother

Family Members

Parents



Adelaide *Bueter* Billington
1861–1931

Siblings



Francelia Billington
1895–1934

Maintained by: Find a Grave • About this manager

Originally Created by: lovemeep

Added: Aug 12, 2013

Find a Grave Memorial ID: 115364973

Find a Grave, database and images

(<https://www.findagrave.com/memorial/115364973/james-billington>:
accessed August 1, 2026), memorial page for James Billington (14 Aug
1887–14 Aug 1887), Find a Grave Memorial ID 115364973, citing Mount
Moriah Cemetery, Deadwood, Lawrence County, South Dakota, USA;

Maintained by: Find a Grave.

Project Number: 2026003Application Date: 8/13/2026

CEMETERY HEADSTONE GRANT APPLICATION

CITY OF DEADWOOD

108 Sherman Street

Deadwood, SD 57732

Tel: (605) 578-2082

Fax: (605) 578-2084

APPLICANT INFORMATION:

Name:	<u>Lana Rankin</u>		
Address			
City/State			
Phone Number			
Email Address			

BACKGROUND INFORMATION:

Deceased Name(s): <u>Edna Billington</u>			
Date of Death: <u>November 22, 1890, Deadwood, S.D.</u>			
Cemetery: <u>Mt Moriah, Deadwood, Lawrence, SD</u>			
Individual or Family Plot: <u>?</u>			
Addition: _____	Section: <u>2</u>	Lot: <u>96</u>	Plot: _____

**CITY OF DEADWOOD
CEMETERY HEADSTONE GRANT APPLICATION**

1. Personal Information:

Nominee Name: Edna Billington
 Nickname(s): /
 Maiden Name (if applicable): /
 Date and Place of Birth: September 1890 Deadwood, S.D.
 Date of Death: November 22, 1890 Deadwood, S.D.

2. Family Information:

Mother's Name: Estella Coring Bayden Billington
 Date and Place of Birth: June 6, 1869, Nova Scotia, Canada
 Father's Name: Demetrious Seldon Billington
 Date and Place of Birth: July 6, 1855 Limestone, Texas
 Siblings: Bertie, Leo, Leslie, Sidney, Hazel, Cecile, Jean, Estella
 Spouses Name: /
 Marriage Date: / Living or Deceased: /
 Children (Please list ALL Children): /

3. Education/Major Employment:

Level: / Name of School/Location: /
 Year Graduated: / Degree: /
 Dates: / Name/Location of Employer: /
 Brief Description of Duties: /

In addition to this above information, potential candidates will be required to furnish copies of photographs or paper documents relating to the nominee. This information will be submitted to the City of Deadwood.

LC_DEATH RECORDS_1878						
ID	NAME OF DECEASED	NATIONALITY	PHYSICIAN/CORONER	DATE OF DEATH (YEAR, MONTH, DAY)	CAUSE OF DEATH	LATE RESIDENCE
187	Billington, D.'s child <i>Edna</i>	American		1890.11.23 <i>22</i>		
157	Billington, D.'s infant	American	M. Rogers	1886.01.26		Deadwood
161	Billington, Jas.	American		1887.8.14		Deadwood
						Deadwood
						5 wks

Mt Moriah Cemetery Book

LAST	FIRST	MIDDLE	DATE	ADDITION	SECTION	LOT	LOT/GRAVE	AGE	COMMENT
BILLINGTON	JAMES		1887/08/15		002	96			
BILLINGTON	D.		1886/01/27		002	96			BABY
BILLINGTON	CHILD		1890/11/23		002	96			BABY
									CHILD <i>X Edna</i>

Please correct Death record date if possible

DATABASE: BH DAILY TIMES

Title: Billington daughter dies.

Journal: Black Hills Daily Times, Nov. 23, 1890, p.2, col.3.

Note: Summarization of article.

Summary: Edna, two-month-old child of Mr. and Mrs. D.S. Billington, died Nov. 22.

Subject: Billington, Edna.

Subject: Billington, D. S.

Subject: Billington, D. S. Mrs.

ID: 09-00052846



this class of work.

The friends of Dee Billington will regret to learn that he lost his infant daughter, Saturday last, with bronchitis. Mr. Billington has been an employe of Smith's hack line for a long time and has many friends in Sturgis.

Photo added by Faye Friesen

Edna Billington

BIRTH Sep 1890

Deadwood, Lawrence County, South Dakota,
USA

DEATH 22 Nov 1890 (aged 1–2 months)

Deadwood, Lawrence County, South Dakota,
USA

BURIAL Mount Moriah Cemetery

Deadwood, Lawrence County, South Dakota, US/

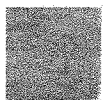
MEMORIAL ID 235928341

Family Members

Parents



Demetrius Seldon "Dee" Billington
1855–1944



Estella Loring *Boyden* Billington
1868–1909

Siblings



Dee Billington Jr
1885–1886



Leo Sheldon Billington
1887–1942



Leslie Loring Billington
1888–1949



Sidney Albert Billington
1892–1945



Hazel Atkinson *Billington* Colaw
1895–1978



Cecile Abigail "Tete" *Billington* Bishop
1899–1991



Jean Billington
1903–1909



Estelle Margaret *Billington* Fontana
1909–2001

Created by: Carl Steiger

Added: Jan 15, 2022

Find a Grave Memorial ID: 235928341

family tree info

**Edna Billington**

1890-1890 • 9HP3-R2J

Vitals**Name**

Edna Billington

Sex

Female

Birth

September 1890

Deadwood, Lawrence, South Dakota, United States

Death

22 November 1890

Deadwood, Lawrence, South Dakota, United States

Burial

23 November 1890

Mt. Moriah Cemetery, Deadwood, Lawrence, South Dakota, United States

Spouses and Children**Edna Billington**

1890-1890 • 9HP3-R2J

Parents and Siblings**Demetrious Seldon Billington**

1855-1944 • KL66-9QN

**Estella Loring Boyden**

1869-1909 • K4TW-L2X

Marriage

19 MAR 1884

Lead,,Dakota Terr

Children**Bertie Meriot Billington**

1885-1886 • 9HP3-R2D

**Leo Sheldon Billington**

1887-1942 • 9HP3-RVP

**Leslie Loring Billington**

1888-1949 • 9HP3-RVB

**Edna Billington**

1890-1890 • 9HP3-R2J

**Sidney Albert Billington**

1892-1945 • LZFY-328

**Hazel Atkinson Billington**

1895-1978 • 9HP3-RK3

**Cecile Abigail Billington**

1899-1991 • 9HP3-RKC

**Jean Lilith Billington**

1901-1909 • 9HP3-RKX

**Estella Margaret Billington**

1909-2001 • L6KH-6DY

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: September 4, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Outside of Deadwood Grant Project Change Request

Historic Rapid City received a \$5,000 Outside of Deadwood Grant in Round 2 of 2026 to reconstruct the decorative chimney at the McGillicuddy House, a historic residence at 727 South Street in Rapid City. Built in 1887 and recognized as a contributing structure in the West Boulevard Historic District, the house is undergoing restoration to preserve its historic character and support its planned use as a museum interpreting the region's medical history. The chimney project was identified as an appropriate use of grant funds because it would restore a prominent exterior architectural feature and advance the grant program's broader purpose of protecting historic properties that contribute to an understanding of Deadwood and South Dakota history.

The applicant is requesting permission to redirect the \$5,000 grant award from reconstruction of the decorative chimney to restoration of the historic wood floor. Although the floor work may contribute to the building's overall rehabilitation and future museum use, approving the request would replace the exterior project evaluated during the grant review process with a different interior improvement. The proposed change would therefore leave the chimney work unfunded and postpone restoration of a highly visible architectural feature included in the approved project scope.

The Projects Committee reviewed the request in relation to the original award and the preservation objectives of the Outside of Deadwood Grant Program. Committee members reached a consensus that the decorative chimney is a prominent exterior element that contributes substantially to the historic appearance, architectural character, and public view of the McGillicuddy House. Because the grant was awarded specifically to reconstruct this feature, the committee determined that retaining the approved scope would provide the clearest preservation benefit and remain most consistent with the purpose of the original funding decision. Redirecting the award to the wood floor would shift the project away from the exterior work on which the grant recommendation was based. The committee recommends denying the requested change.

Recommended Motion:

Move to deny the request because the chimney is a significant feature of the structure's exterior appearance and it was the original scope of work for the grant.

August 25, 2026

Bonny

Re: Deadwood Grant

This is a follow up to our conversation last Friday, August 21st, regarding our grant award of \$5,000.00 to construct the chimney on the McGillicuddy House. Per my explanation that we were not going to be able to construct the chimney at this time due to our funds being needed to complete other projects currently scheduled for the house, such as refinishing the original floor on the main level. You had indicated that we could request that those funds be used to finish the floor. The floor is clearly a defining feature of the house in that it is tongue and groove flooring laid in a pattern that contains several large Xs, a pattern that appears on Stick Style houses.

I have included several photographs. Please let me know if you need anything else from me.

Thank you,

Jean Kessloff





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: September 3, 2026
From: Kevin Kuchenbecker
 Planning, Zoning & Historic Preservation Officer
To: City Commission
RE: Authorization to Purchase Real Property for Viewshed Protection
 and Public Space

The City Commission is requested to authorize the purchase of approximately 2.25 acres of real property for a total purchase price of **\$315,437.50**. Funding will be provided by the Deadwood Historic Preservation Commission for viewshed protection and the creation of public space within the Deadwood National Historic Landmark.

Legal Description:

- Tract F of MS #283, City of Deadwood, Lawrence County, South Dakota;
- Lots 1–8, Block 1, Howard Addition, City of Deadwood, Lawrence County, South Dakota; and
- Lot 6, Block F, Fargo Addition, City of Deadwood, Lawrence County, South Dakota.

The property will support access to the Whitewood Creek Trail and will be used for public open space, hillside and viewshed protection within the National Historic Landmark, a picnic area, parking, and a dog park. Acquisition will preserve the hillside setting while expanding recreational access and community amenities.

Staff further requests authorization for the Historic Preservation Officer to execute the purchase agreement and all associated documents necessary to complete the transaction, subject to any required legal review and customary closing conditions.

Recommended Motion: Move to authorize the purchase of the real property described above for \$315,437.50, with funding from the Deadwood Historic Preservation Commission and authorize the Historic Preservation Officer to sign the purchase agreement and associated documents.

REAL ESTATE AUCTION PURCHASE AGREEMENT

**THIS IS A LEGALLY BINDING CONTRACT BETWEEN PURCHASER AND SELLER
IF YOU DO NOT UNDERSTAND IT, SEEK LEGAL ADVICE**

1. **PARTIES TO CONTRACT - PROPERTY.** DEADWOOD HISTORIC PRESERVATION COMMISSION, hereinafter referred to as Purchaser offers and agrees to purchase from KANTI & SULABHA PATEL, hereinafter referred to as Seller, upon the terms and conditions set forth, the property legally described as: M.S. 283 TRACT F includes LOTS 1 THRU 5, BLOCK F, PLAT 1985-03950, MINERAL; HOWARD'S ADDITION, LOTS 1 THRU 8, BLK 1, PLAT BOOK 1, PG 2, 19, HOWARD'S ADDN; FARGO ADDITION, LOT6, BLOCK F, BOOK 1, PAGE 184, FARGO ADDN, ALL LOCATED IN DEADWOOD, SD also known as +/- 2.25 ACRES OWNED BY KANTI & SULABHA PATEL Purchaser and Seller acknowledge that MARTIN JURISCH & ASSOC. - MARTIN JURISCH, hereinafter referred to as Auctioneer, is representing Seller in this transaction.

2. **EARNEST MONEY DEPOSIT.** Auctioneer hereby acknowledges receipt of Earnest Money in the amount of (\$ 47,315.00) FORTY SEVEN THOUSAND THREE HUNDRED & FIFTEEN DOLLARS Cash Check X is attached to this agreement, unless otherwise noted herein, to be deposited by Auctioneer on the next legal banking day after acceptance of this offer.

Other earnest money provisions: EARNEST MONEY DEPOSIT IS NONREFUNDABLE & WILL BE HELD IN TRUST AT FIRST AMERICAN TITLE COMPANY IN RAPID CITY, SD

3. **PURCHASE PRICE.** The total purchase price is to be (\$ 315,437.50) THREE HUNDRED FIFTEEN THOUSAND FOUR HUNDRED THIRTY SEVEN & 50 CENTS DOLLARS

After earnest money herein is credited, the remaining balance is to be paid by Purchaser at closing.

4. **FINANCING.**

- ☒ **Cash.** This is a cash offer. The remaining balance of \$ 268,122.50 will be paid at closing by certified check. A letter of verification from N/A regarding the availability of funds NONE is attached NO will be delivered by N/A (date) or this agreement, at the option of Seller without notice to Purchaser may be voided.

- ☐ **Contract for Deed/Private Mortgage.** See attached Addendum.

5. **SELLER'S PROPERTY DISCLOSURE.** Purchaser acknowledges receipt of Seller's property condition disclosure statement dated as required by SDCL 43-4-38 through 43-4-43 prior to signing this agreement. (initials) /
Purchaser acknowledges that no disclosure statement is required by reason of the following:
BARE LAND

6. **LEAD-BASED PAINT DISCLOSURE.** Purchaser acknowledges receipt of the pamphlet "Protect Your Family From Lead In Your Home" and Seller's lead-based paint and lead-based paint hazards form according to the Residential Lead-Base Hazard Reduction Act of 1992. This applies only to properties built prior to 1978. (initials) / N/A

INITIALS: PURCHASER KK / SELLER DS KRP / DS SKP

7. **TAXES/PRORATIONS.** Purchaser is aware that property taxes may or may not be based upon "Owner Occupied Status". Any and all Special Assessments are to be paid by Seller unless otherwise specified in this agreement.

Taxes, rents, road maintenance, water, sewer, and homeowner's association fees, if any are:

To be prorated to DATE OF CLOSING

Not to be prorated

Tax proration will be based upon the: previous year's taxes / agreed upon amount of _____ /
☒ most current county information / new construction estimate other _____

8. **TITLE.** Merchantable title shall be conveyed by Warranty Deed or other sufficient conveyance instrument, acceptable to Purchaser, subject to conditions, zoning, restrictions, and easements of record, if any, which do not interfere with or restrict the existing use of the property. An owner's policy of Title Insurance in the amount of the purchase price will be furnished with cost to be distributed: Purchaser 50% Seller 50%.

9. **SURVEY.** Seller is ☒ is not providing a boundary survey of the property. Property is sold based on legal description only. Seller is not aware of any boundary disputes. Seller further states that any fences located on the property do not necessarily represent the property boundary

10. **CLOSING/POSSESSION.** Closing date will be on or before OCTOBER 1, 2026 with possession to be given Purchaser at time of closing. Seller agrees to maintain the property in a condition comparable to its present condition and agrees that Purchaser will have the opportunity for a personal inspection prior to closing. Seller agrees to maintain all existing insurance coverage on property until time of closing.

Closing service fees, if any, cost to be distributed as follows: Purchaser 50% Seller 50%.

All personal property, including refuse, not included in the purchase price, shall be removed by Seller prior to closing. N/A

11. **EARNEST MONEY/DEPOSITS.** Auctioneer or Auctioneer's authorized closing agent shall deposit and hold all earnest money and other deposits until sale is closed. If Auctioneer is holding the earnest money and an accepted offer and agreement to purchase does not close, regardless of the circumstances, both Purchaser and Seller must agree in writing prior to release of earnest money or in the alternative, pursuant to court order in accordance with SDCL 36-21A-81.

12. **PERSONAL PROPERTY.** Any personal property, free of liens and without warranty of condition, shall be transferred to Purchaser by a separate bill of sale. Purchaser will / will not compensate Seller for fuel oil/propane remaining on date of closing. N/A BARE LAND

14. **OTHER PROVISIONS:** _____

INITIALS: PURCHASER KK SELLER DS KRP / DS SKP

15. **ADDENDA TO THIS AGREEMENT.** The following documents are addenda to this contract and are attached and become part of this contract by reference. If none, so state.

16. The laws of South Dakota govern this transaction.

Dated this 2nd day of SEPTEMBER, 2026 at 2:00 pm a.m./p.m.

<u>Kanti R Patel</u>		<u>PHPC/City of DeSoto</u>	
Purchaser	DocuSigned by:	Purchaser	DocuSigned by:
	<u>Kanti R Patel</u>		<u>Sulabha K Patel</u>
Seller	88DD52564F8944E...	Seller	88DD52564F8944E...

THE FOLLOWING IS FOR INFORMATION PURPOSES ONLY:

MARTIN JURISCH
Auctioneer

Date: September 03, 2026

Case No. 260189
Address: 62 Denver Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 62 Denver Ave., a Contributing structure located in the Deadwood City Creek Planning Unit in the City of Deadwood.

Applicant: Jay and Danielle Weiher
Owner: STOJACK, LOUIS & LINDA
Constructed: 1900

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

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

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the stairs from the street up to the residence. The existing stairs have completely failed. The applicant is also requesting approval to construct a patio over the garage.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

Staff has conducted a site visit and made suggested changes which minimize the impact on the resource. As submitted, the proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE USE ONLY	
Case No.	260189
☒ Project Approval	
☐ Certificate of Appropriateness	
Date Received	9/3/2016
Date of Hearing	____/____/____

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION
Property Address: 62 DENVER AVE
Historic Name of Property (if known): UNKNOWN

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



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

Contractor's Name: N/A
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

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

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

Updated October 9, 2019

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)					
Project Start Date: <u>10/14/26</u>		Project Completion Date (anticipated): <u>10/18/26</u>			
☐ ALTERATION	☐ Front	☐ Side(s)	☐ Rear		
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear		
☐ NEW CONSTRUCTION	☐ Residential ☐ Other _____				
☐ ROOF	☐ New	☐ Re-roofing	☐ Material		
	☐ Front	☐ Side(s)	☐ Rear	☐ Alteration to roof	
☐ GARAGE	☐ New	☐ Rehabilitation			
	☐ Front	☐ Side(s)	☐ Rear		
☐ FENCE/GATE	☐ New	☐ Replacement			
	☐ Front	☐ Side(s)	☐ Rear		
Material _____ Style/type _____ Dimensions _____					
☐ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS		
	☐ Restoration	☐ Replacement	☐ New		
	☐ Front	☐ Side(s)	☐ Rear		
Material _____ Style/type _____					
☒ PORCH/DECK	☐ Restoration	☐ Replacement	☒ New		
	☒ Front	☒ Side(s)	☐ Rear		
Note: Please provide detailed plans/drawings					
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement		
Material _____ Style/type _____ Dimensions _____					
☒ OTHER – Describe in detail below or use attachments					

DESCRIPTION OF ACTIVITY

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

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

OTHER: NEW STAIRS FROM STREET TO RESIDENCE. EXISTING STAIRS HAVE COMPLETELY

FAILED. GREEN TREATED 2" X 12" STRINGERS, 2" X 6" GREEN TREATED TREADS, 2" X 4"

GREEN TREATED FRAMING TO GRADE FOR SUPPORT. DECK: SEE PLANS FOR DEMNSIONS
AND MATERIALS.

FOR OFFICE USE ONLY

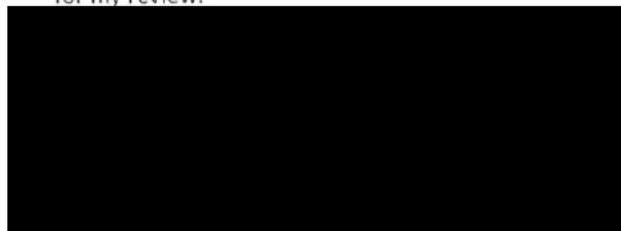
Case No. _____

SIGNATURES

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

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

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



SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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

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

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

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

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

ALL WORK:

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

RENOVATIONS AND ADDITIONS:

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

MATERIAL CHANGES:

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

PAINTING, SIDING:

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

NEW CONSTRUCTION:

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

COLORS:
 POST TO BE IVORY
 SPINDLES TO BE IVORY
 WINDOW JAMBS TO BE IVORY
 WINDOW TRIMS TO BE NAVY
 SOFFIT/FASCIA TO BE NAVY
 DOORS TO BE NAVY
 ROOF SHINGLES TO BE CHARCOAL



NO.	DESCRIPTION	DATE	BY
1	1.00	8/20/26	JAY & DANIELLE
2	2.00	8/20/26	JAY & DANIELLE
3	3.00	8/20/26	JAY & DANIELLE
4	4.00	8/20/26	JAY & DANIELLE
5	5.00	8/20/26	JAY & DANIELLE
6	6.00	8/20/26	JAY & DANIELLE
7	7.00	8/20/26	JAY & DANIELLE
8	8.00	8/20/26	JAY & DANIELLE
9	9.00	8/20/26	JAY & DANIELLE
10	10.00	8/20/26	JAY & DANIELLE

PERSPECTIVE

DESIGNED BY: JAY & DANIELLE
 DRAWN BY: JAY & DANIELLE
 CHECKED BY: JAY & DANIELLE
 CUSTOMER: JAY & DANIELLE
 NAME: JAY & DANIELLE

DATE:

8.20.26

SCALE:

NTS

SHEET:

1 OF 5

COLORS:
POST TO BE IVORY
SPINDLES TO BE IVORY
WINDOW JAMBS TO BE IVORY
WINDOW TRIM TO BE NAVY
SOFFIT/FASCIA TO BE NAVY
DOORS TO BE NAVY
ROOF SHINGLES TO BE CHARCOAL



SCALE 1/8"=1'-0"



SCALE 1/4"=1'-0"



NO.	DATE	DESCRIPTION
1	8.20.26	ISSUED FOR PERMIT
2	8.20.26	ISSUED FOR PERMIT
3	8.20.26	ISSUED FOR PERMIT
4	8.20.26	ISSUED FOR PERMIT
5	8.20.26	ISSUED FOR PERMIT
6	8.20.26	ISSUED FOR PERMIT
7	8.20.26	ISSUED FOR PERMIT
8	8.20.26	ISSUED FOR PERMIT
9	8.20.26	ISSUED FOR PERMIT
10	8.20.26	ISSUED FOR PERMIT

ELEVATIONS

REVISION:

DESIGNED BY: JAY & DANIELLE WEIHER
DRAWN BY: JAY & DANIELLE WEIHER
CHECKED BY: JAY & DANIELLE WEIHER
DATE: 8.20.26
CUSTOMER: JAY & DANIELLE WEIHER

DATE:

8.20.26

SCALE:

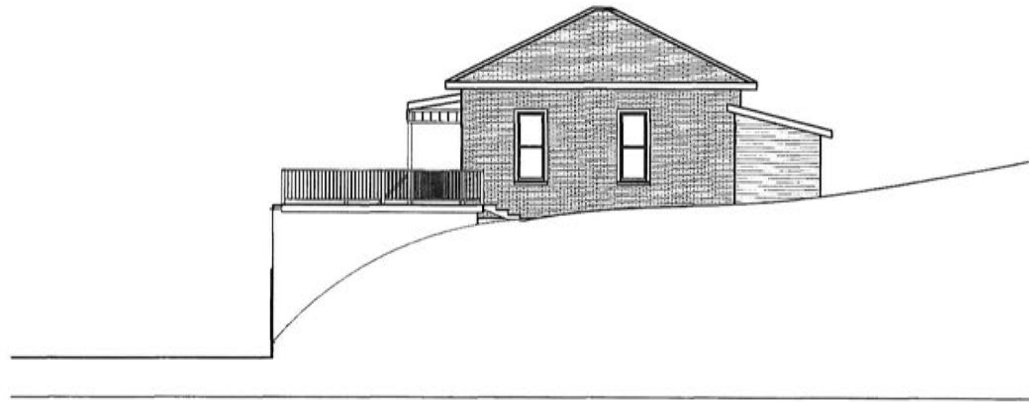
SHEET:

4 OF 5

SCALE 1/4"=1'-0"



SCALE 1/8"=1'-0"

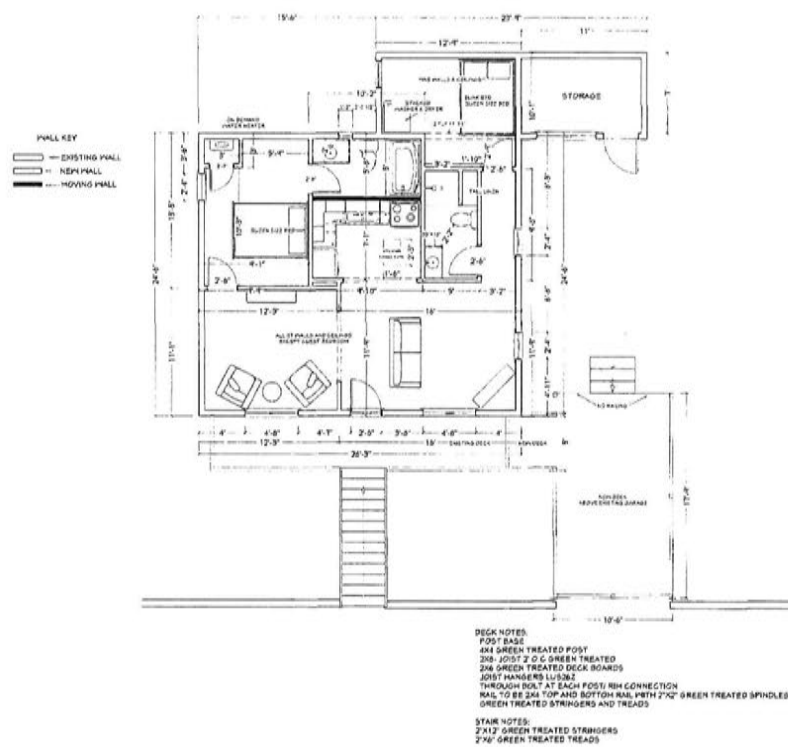


NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

REVISION
ELEVATIONS

DESIGNED BY: JR. CONSTRUCTION
15845 US-30 VERMONT, NM 88411
(505) 883-1147
CUSTOMER: JAY & DANIELLE WEIHER

DATE: 8.20.26
SCALE:
SHEET: 5 OF 5

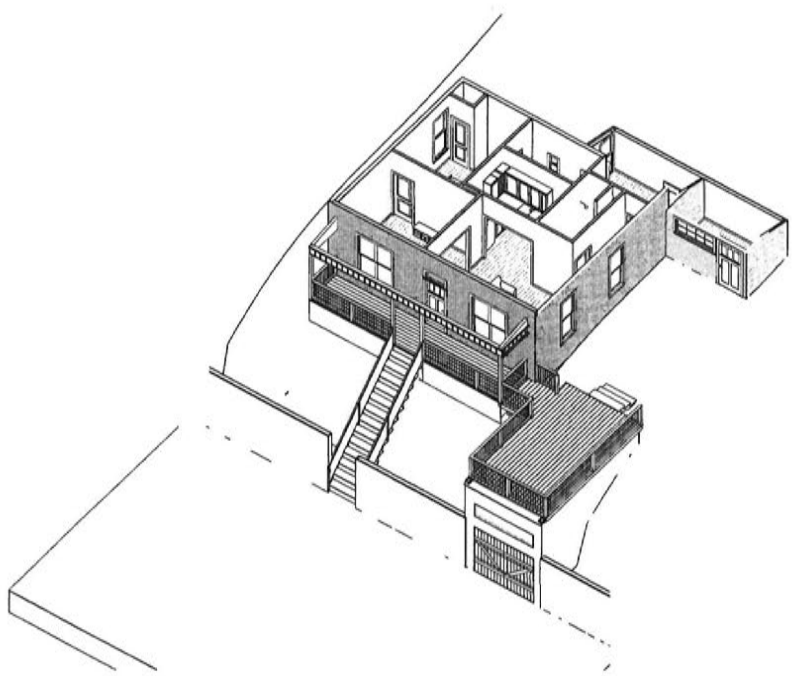


NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	GENERAL CONTRACTOR	1	FLAT FEE		
2	ARCHITECTURAL SERVICES	1	FLAT FEE		
3	PERMITS	1	FLAT FEE		
4	ENGINEERING	1	FLAT FEE		
5	LANDSCAPE ARCHITECT	1	FLAT FEE		
6	INTERIOR DESIGN	1	FLAT FEE		
7	PAINTING	1	FLAT FEE		
8	PLUMBING	1	FLAT FEE		
9	ELECTRICAL	1	FLAT FEE		
10	MECHANICAL	1	FLAT FEE		
11	ROOFING	1	FLAT FEE		
12	FOUNDATION	1	FLAT FEE		
13	CONCRETE	1	FLAT FEE		
14	WOODWORK	1	FLAT FEE		
15	GLASS	1	FLAT FEE		
16	IRONWORK	1	FLAT FEE		
17	SMITHING	1	FLAT FEE		
18	SCULPTURE	1	FLAT FEE		
19	PAVING	1	FLAT FEE		
20	LANDSCAPE	1	FLAT FEE		
21	IRRIGATION	1	FLAT FEE		
22	WATER	1	FLAT FEE		
23	SEWER	1	FLAT FEE		
24	TELEPHONE	1	FLAT FEE		
25	CABLE	1	FLAT FEE		
26	TELEVISION	1	FLAT FEE		
27	RADIO	1	FLAT FEE		
28	RECORDING	1	FLAT FEE		
29	PHOTOGRAPHY	1	FLAT FEE		
30	PRINTING	1	FLAT FEE		
31	REPRODUCTION	1	FLAT FEE		
32	TRANSLATION	1	FLAT FEE		
33	INTERPRETING	1	FLAT FEE		
34	TRAINING	1	FLAT FEE		
35	CONSULTING	1	FLAT FEE		
36	RESEARCH	1	FLAT FEE		
37	ANALYSIS	1	FLAT FEE		
38	DESIGN	1	FLAT FEE		
39	DEVELOPMENT	1	FLAT FEE		
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43	REPAIR	1	FLAT FEE		
44	REPLACEMENT	1	FLAT FEE		
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49	REDEMPTION	1	FLAT FEE		
50	REDEMPTION	1	FLAT FEE		

FLOOR PLAN

JAY & DANIELLE WEIHER

DATE: 8.20.26
SCALE: 1/8"=1'-0"
SHEET: 3 OF 5



NOTES
1. THIS PLAN SET IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
2. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.
3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

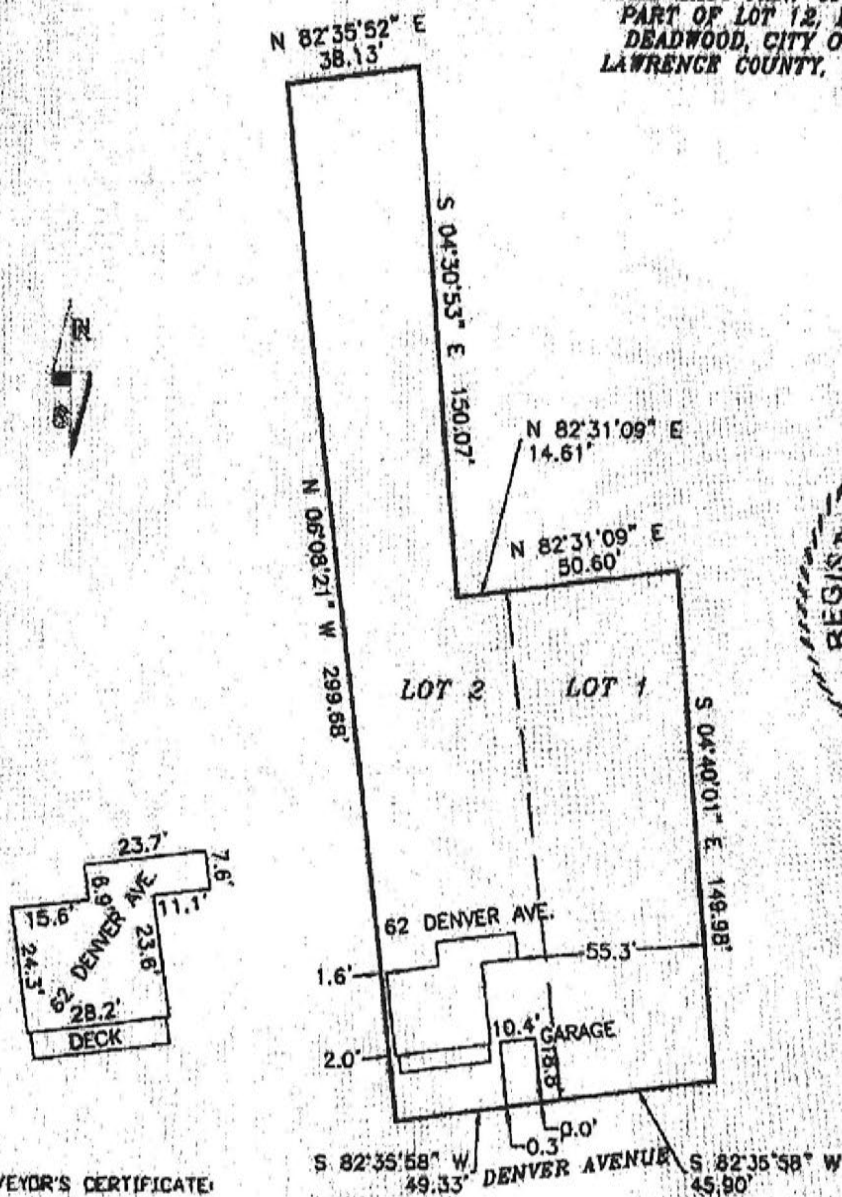
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6	8.20.26	REVISION
7	8.20.26	REVISION
8	8.20.26	REVISION
9	8.20.26	REVISION
10	8.20.26	REVISION

PERSPECTIVE

DRAWINGS PROVIDED BY: JAY & DANIELLE WEIER
15049 JAY & DANIELLE WEIER
JAY & DANIELLE WEIER
CUSTOMER: JAY & DANIELLE WEIER

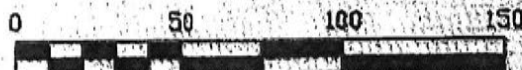
DATE: 8.20.26
SCALE: NTS
SHEET: 2 OF 5

LOTS 1 AND 2 OF TRACT 1 OF
BLOCK N, O.T. DEADWOOD; FORMERLY
THE EAST PART OF LOT 18 AND
PART OF LOT 12, BLOCK N, O.T.
DEADWOOD, CITY OF DEADWOOD,
LAWRENCE COUNTY, SOUTH DAKOTA



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS MORTGAGE LOAN INSPECTION REPORT'S SOLE PURPOSE IS TO OBTAIN MORTGAGE TITLE INSURANCE. THIS IS A MINIMUM SERVICE THAT YOUR LENDER REQUIRES FOR CLOSING YOUR LOAN. IT IS A LOCATION OF IMPROVEMENTS AND CURSORY CHECK FOR VIOLATIONS OR ENCROACHMENTS ONTO OR FROM THE SUBJECT PROPERTY BASED ON EXISTING BUT NOT CONFIRMED EVIDENCE. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. NO PROPERTY CORNERS WILL BE SET AND IT SHOULD NOT BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, STRUCTURE OR OTHER IMPROVEMENT. NO WARRANTY OF ANY KIND IS EXTENDED THEREIN TO THE PRESENT OR FUTURE OWNER OR OCCUPANT.



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332B WEST MAIN ST.
LEAD, SD 57764
(805) 722-3840

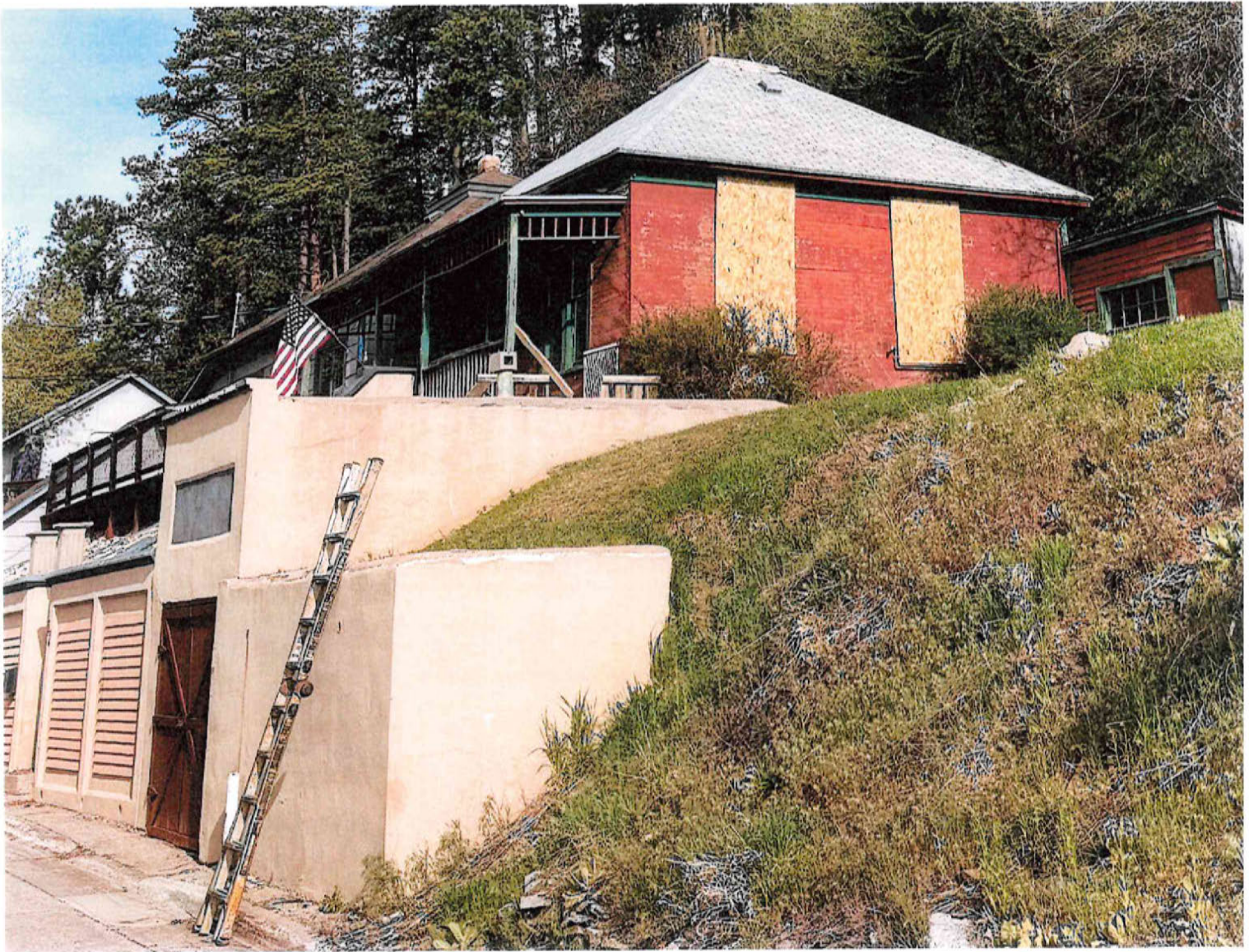
Date: 10/27/2024
Drawn By: T. MILLARD
Project No.: 24-187
Dwg. No.: 24-187-002

MORTGAGE LOAN INSPECTION

Certified by:
LINDA STODOL











Date: September 03, 2026

Case No. 260190
Address: 37 Lincoln
Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 37 Lincoln Ave., a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

Applicant: Danika McFarland
Owner: MCFARLAND, DANIKA
Constructed: c 1880

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

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

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1875, Deadwood grew quickly and became the first major urban center of western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the balusters to the caps of the porch spindles and fascia embellishments above the existing ginger breadding. Posts to be turned to create new embellishments on posts. Install a small knee heigh iron fence around plants in front. The applicant is also requesting approval for the proposed garage door for the new garage on the back of the lot. It will be a curved top as shown in the photos.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion:

In review of the request, staff does concur with the proposed design of the garage door as well as the knoll posts for front stairs and the low black metal fence around the front of the property.

However, changing the entrance and porch diminishes the character of the structure which are important in defining the overall original historic character of the building. With historic photos available for the resource, it is easy to identify, retain, and preserve the entrance and porch with its original decorative features which are important to maintaining the historic integrity of this structure.

The proposed garage door and changes to the balusters and fence do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the

historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

However, it is also staff's opinion, based on the standards and guidelines adopted by the commission, the proposed changes to the porch does damage or destroy a historic resource and has an adverse effect on the character of the building as well as the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District by creating a false sense of history by additional ornamentation which was not original to the resource.

Motions available for commission action:

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

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

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

B: First Motion:

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

C: Second Motion:

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

OR

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

OR

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

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



FOR OFFICE	Section 8 Item b.
Case No. <u>PA 260190</u>	
☒ Project Approval	
☐ Certificate of Appropriateness	
Date Received <u>1/1</u>	
Date of Hearing <u>9/9/26</u>	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 37 Lincoln

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: Danika McFarland

Architect's Name: _____

A
C
T
E

Address: _____
State: _____ Zip: _____
Phone: _____ Fax: _____
Email: _____

Contractor's Name: _____

Agent's Name: _____

Address: _____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Telephone: _____ Fax: _____

E-mail: _____

E-mail: _____

TYPE OF IMPROVEMENT

☒ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: _____ Project Completion Date (anticipated): _____

☐ **ALTERATION** ☒ Front ☐ Side(s) ☐ Rear☐ **ADDITION** ☐ Front ☐ Side(s) ☐ Rear☐ **NEW CONSTRUCTION** ☐ Residential ☐ Other _____☐ **ROOF** ☐ New ☐ Re-roofing ☐ Material
☐ Front ☐ Side(s) ☐ Rear ☐ Alteration to roof☐ **GARAGE** ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear☐ **FENCE/GATE** ☒ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____ Dimensions _____

☐ **WINDOWS** ☐ **STORM WINDOWS** ☐ **DOORS** ☐ **STORM DOORS**
☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____

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

Note: Please provide detailed plans/drawings

☐ **SIGN/AWNING** ☐ New ☐ Restoration ☐ Replacement

Material _____ Style/type _____ Dimensions _____

☐ **OTHER** – Describe in detail below or use attachments**DESCRIPTION OF ACTIVITY**

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

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

I'd like to add (new) ballusters to the caps of the porch
spindles & fascia embellishments above the
existing gingerbreading (photos emailed)
a small free height iron fence around the front-
garden. Posts to be turned to create new
flourishments/embellishments on post.

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S) _____ DATE _____	SIGNATURE OF AGENT(S) _____ DATE _____
SIGNATURE OF OWNER(S) _____ DATE _____	SIGNATURE OF AGENT(S) _____ DATE _____

APPLICATION DEADLINE

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

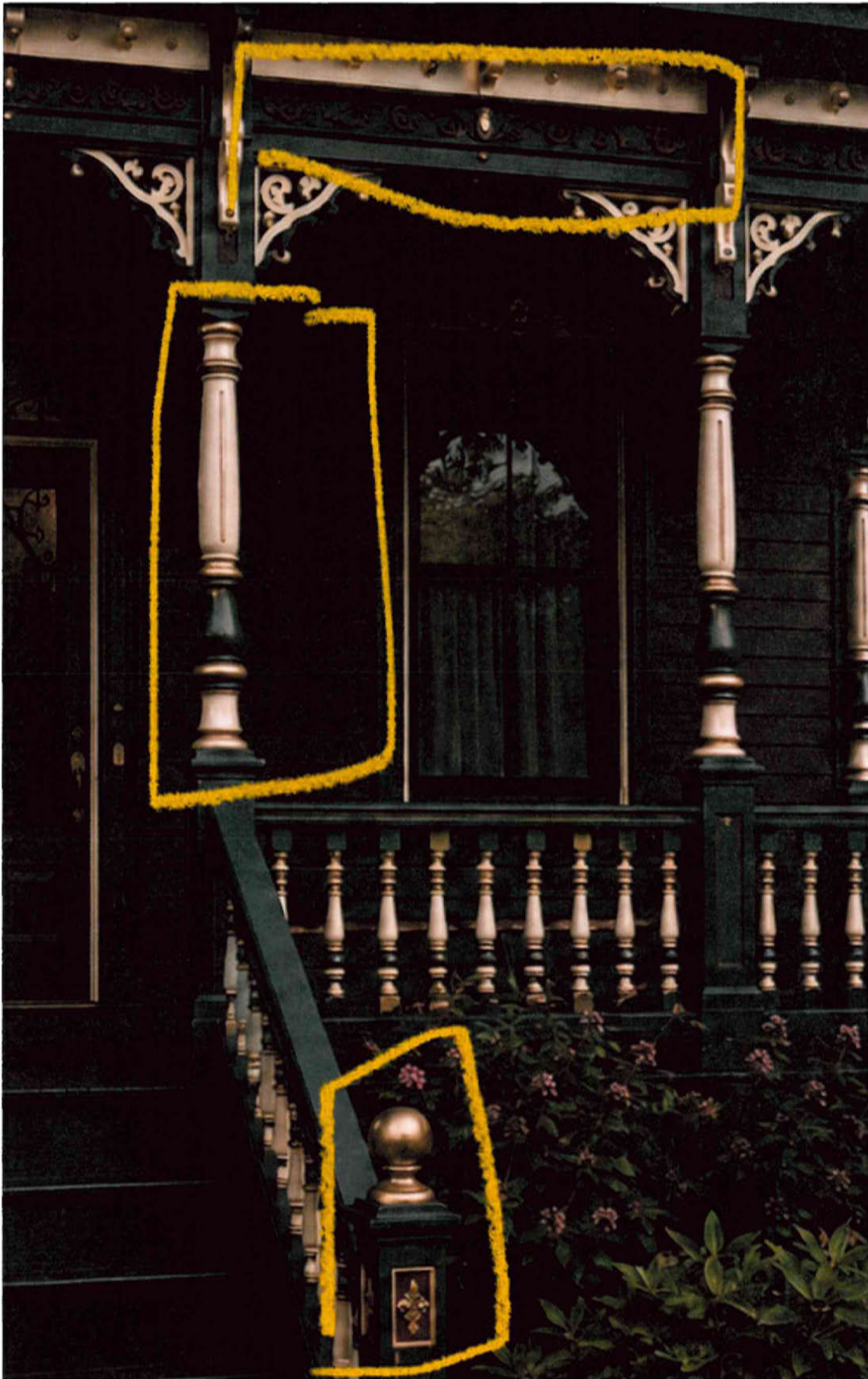
Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of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

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

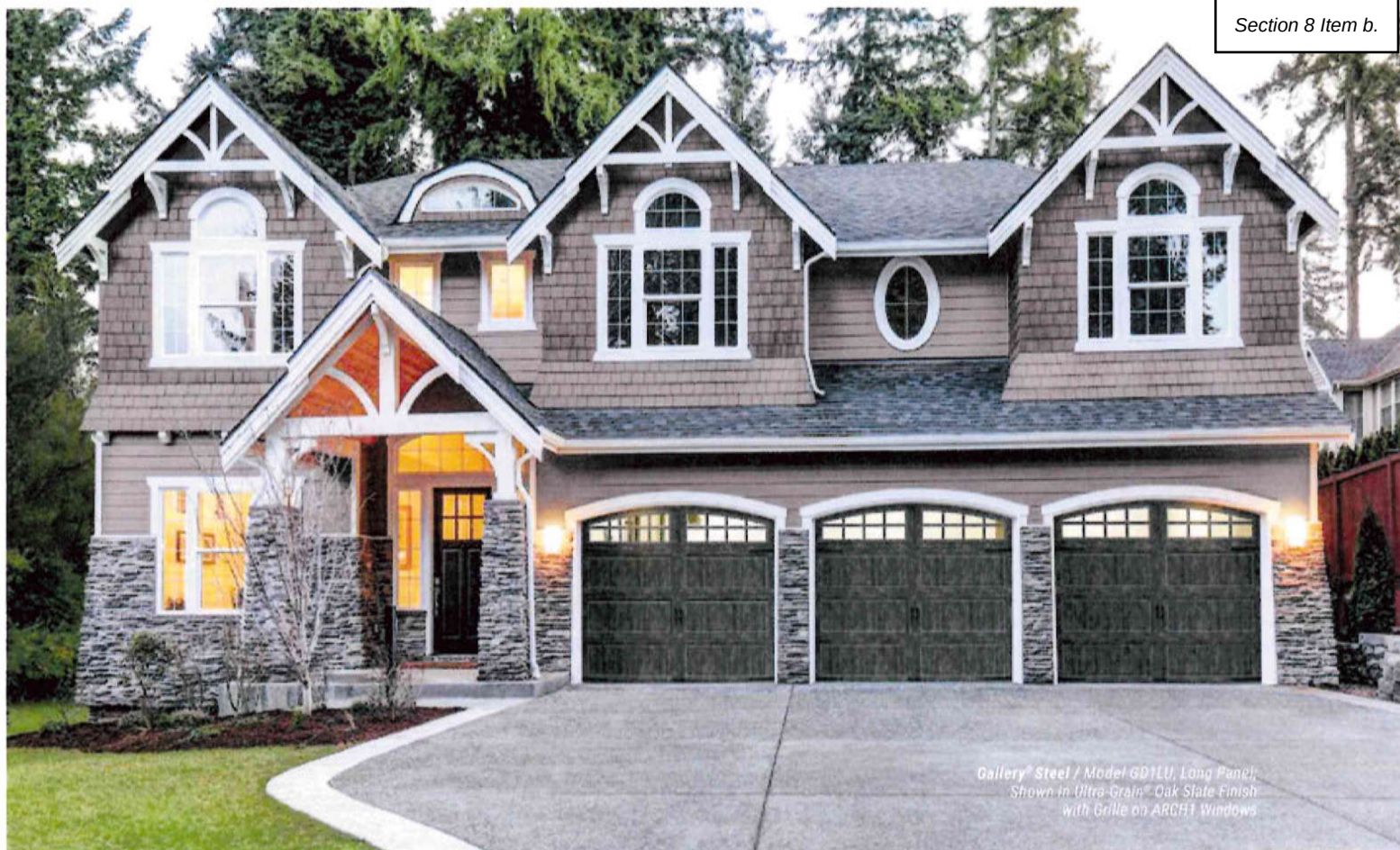


DESIGN OF FRONT PORCH

KNEE HIGH FENCE



Knoll
Post
Design



Gallery® Steel / Model GD1LU, Long Panel;
Shown in Ultra-Grain® Oak Slate Finish
with Grille on ARCH1 Windows

STANDARD COLORS



- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

**Additional charges apply.
Due to the printing process, colors may vary.*

CUSTOM PAINT OPTION



Choose from over 1,500 Sherwin-Williams® paint colors to complement your home with Clopay's Color Blast® factory-finishing option. Our durable two-part paint system is tested and backed by a five-year warranty.

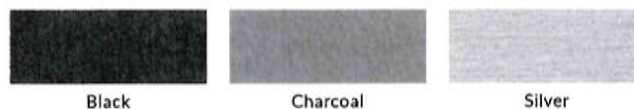
ULTRA-GRAIN® FINISH OPTION



- Painted steel surface simulates a real stained door without the need of staining and the ongoing maintenance of wood.
- Oak woodgrain runs horizontal on stiles and vertical on panels for an authentic, natural look.
- Available in Medium, Dark, Walnut or Slate finishes that complement entry doors, shutters and other exterior stained wood products.
- Exterior steel surface on an Ultra-Grain® finish door has a stucco texture to create a more natural woodgrain appearance.
- Window frames, grilles and inserts are color matched to coordinate with the Ultra-Grain® finish patterns. All window options are available.

Additional charges apply.

LUSTRA™ FINISH



Lustra™ finished garage doors feature a Black or Charcoal matte look, while Silver has a brushed metallic look. Door exterior has a smooth textured steel surface.

- These modern doors feature thick 24 gauge surface steel.
- Lustra™ finished doors cannot be painted.

*Additional charges apply.
Not available on Models GD1SU, GD1LU, GD2SP, GD2LP, GD1SP and GD1LP.*



GALLERY® STEEL

garage doors

3-LAYER CONSTRUCTION



America's Favorite Garage Doors®

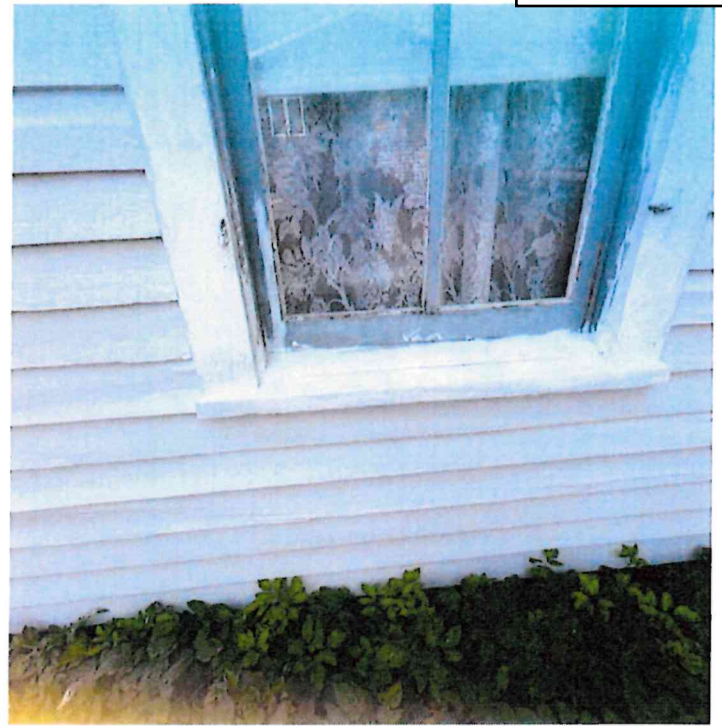


*Gallery® Steel / Model GD2SU, Short Panel;
Shown in Black with SQ22 Windows*





Kitchen Window before



Kitchen Window after

Front door sto before



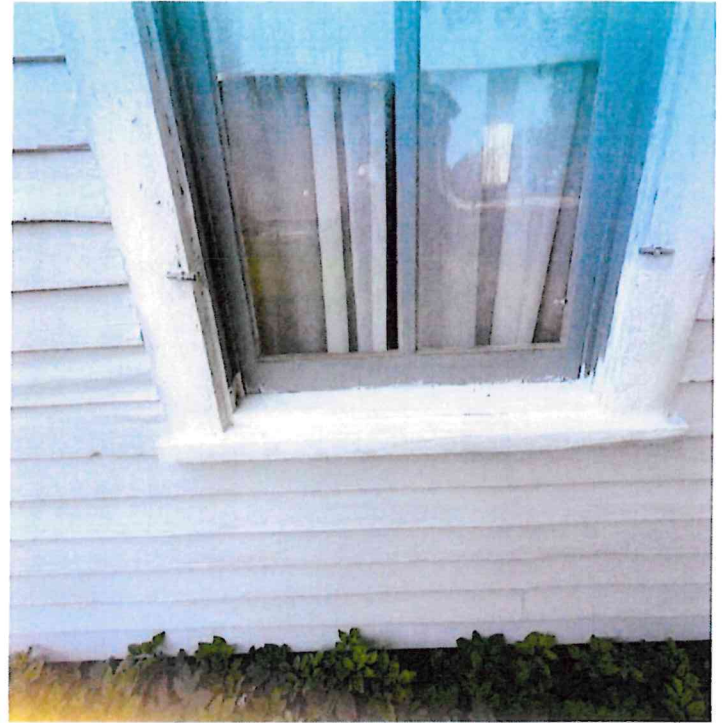
Front door stop after





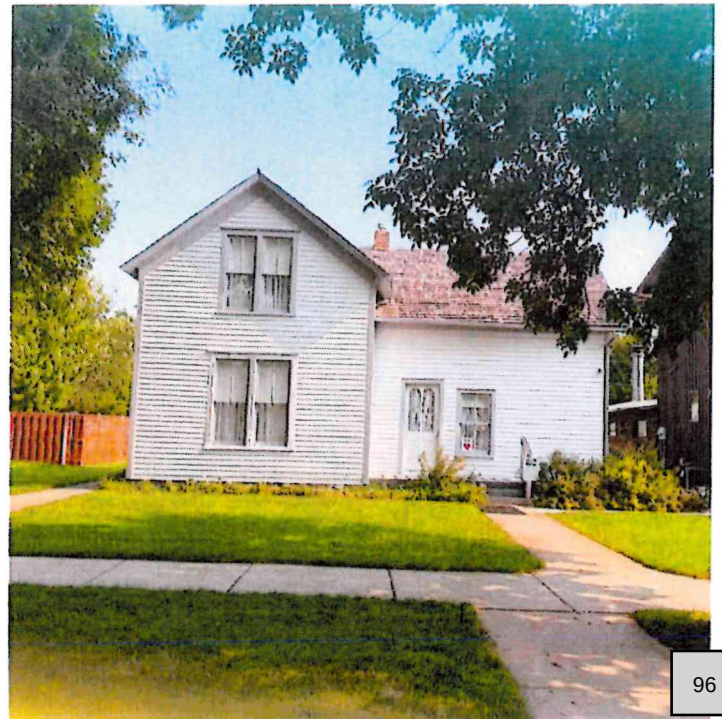
W. Parlor Window before

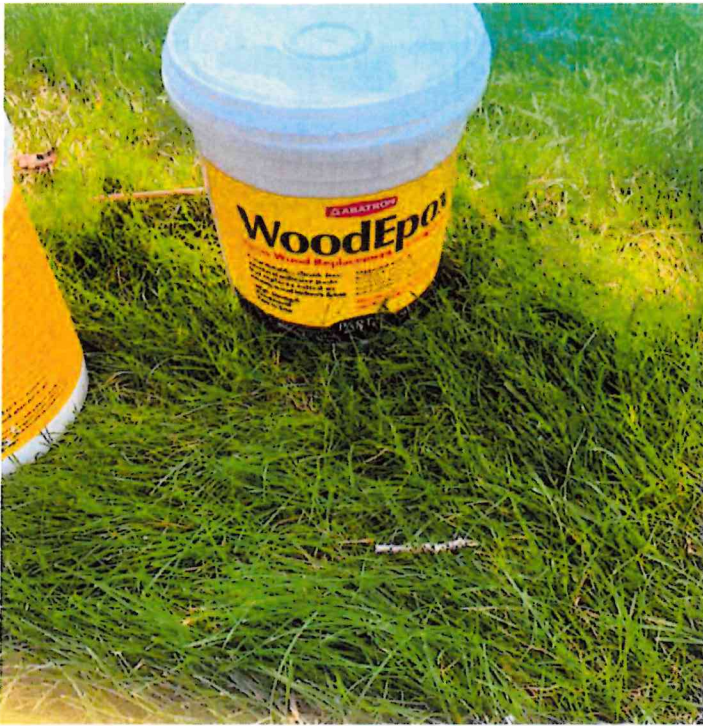
Siding being prepped for
epoxy



W. Parlor Window after

Siding finished





Sample of products used



Contractor at work on
the West side of the
building

Detailed picture of work
done

Contractor at work on
the West side of the
building

