

Historic Preservation Commission Meeting Agenda

Tuesday, November 25, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. [11/12/2025 Meeting Minutes](#)
4. **Voucher Approvals**
 - a. [HPC Operating Vouchers](#)
5. **HP Programs and Revolving Loan Program**
6. **Old or General Business**
7. **New Matters Before the Deadwood Historic District Commission**
 - a. [CoA 250225 - 5 Charles - Darin Buskohl - Replace 4 upper windows and repair 2 main floor windows and add wood-framed storm windows](#)
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. [PA 250221 - 12 Dakota - Annie Tice-Poseley - New Addition to House](#)
9. **Items from Citizens not on Agenda**

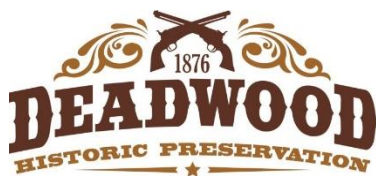
(Items considered but no action will be taken at this time.)
10. **Staff Report**

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

 - a. [2026 HPC Budget documentation presented to South Dakota State Historical Society.](#)
11. **Committee Reports**

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

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



Historic Preservation Commission Meeting Minutes

Wednesday, November 12, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on November 12, 2025, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Molly Brown

HP Commissioner Trevor Santochi

HP Commissioner Beverly Posey

HP Commissioner Diana Williams

City Commissioner Charles Eagleson

ABSENT

HP Commissioner 2nd Vice Chair Anita Knipper

HP Commissioner Jesse Allen

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning, and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Susan Trucano, Neighborworks

ABSENT

Cammie Schmidt, Administrative Assistant

3. Approval of Minutes

- a. 10/22/2025 Meeting Minutes

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve minutes of October 22, 2025, meeting. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

4. Voucher Approvals

- a. HPC Operating Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Operating Vouchers in the amount of \$142,908.87. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

- b. HPC Grant Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve Grant Vouchers in the amount of \$248,541.92.

Voting Yea: Posey, Santochi, Diede, Brown, Williams.

- c. HPC Revolving Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Revolving Vouchers in the amount of \$66,052.53.

Voting Yea: Posey, Santochi, Diede, Brown, Williams.

5. HP Programs and Revolving Loan Program

- a. Accept Kevin Schilling at 18 Jefferson Street into the Elderly Resident Program

Mr. Kuchenbecker stated this property is owner occupied, contributing. The applicant is in the retaining wall program, and the project has been bid with construction starting this fall. The applicant's share of the retaining wall is \$28,238.00. The applicant would like to use Elderly Grant for \$10,000.00 to cover part of the owner's cost of the retaining wall and the remaining \$18,238.00 the applicant plans to pay out of pocket. We have done this previously on two other walls at 77 Stewart and 53 Taylor.

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to accept Kevin Schilling, 18 Jefferson, into the Elderly Resident Grant Program. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

6. Old or General Business

- a. Permission to sponsor the 2026 Dakota Conference on the Northern Plains entitled "The Future Northern Plains: Opportunities and Challenges" in the amount of \$750.00 (To be paid from HP Public Education line item).

Mr. Kuchenbecker stated we have done this for several years. They are asking for \$750.00 for this regional conference. Local conferences are normally \$500.00, regional conferences \$750.00, and state conferences are \$1,000.00, which is what we have been using as a rule of thumb and staff recommends the sponsorship of \$750.00. It is held in Sioux Falls, at Augustana University.

It was moved by Commissioner Brown and seconded by Commissioner Posey to support the sponsorship of \$750.00 to the 2026 Dakota Conference on the Northern Plains. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

- b. Days of '76 Inc. - Not-for-Profit Grant - Request to increase due to additional scope of work

Mr. Kuchenbecker stated in May of this year, we approved \$16,710.00 and after, the contractor at Jorgenson Log Homes stated additional work needs to be done, including a special blasting which is an additional \$9600.00. They are asking for an increase from \$16,710.00 to \$26,310.00.

Mr. Kuchenbecker stated full disclosure, my wife manages this Not-for-Profit, but there is no pecuniary interest.

It was moved by Commissioner Posey and seconded by Commissioner Santochi to accept Days of '76 Inc. Not-for-Profit Grant to increase from \$16,710.00 to \$26,310.00. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

c. Grace Lutheran Church Not-for-Profit Grant Request

Chairman Diede abstained from any conversation on this matter.

Mr. Kuchenbecker stated Grace Lutheran Church submitted a Not-for-Profit grant to replace the boiler circulator in the church. They are asking for \$335.92 for a boiler circulator into the church. In March of 2025 they received a grant for the storm windows on the church leaving \$6,042.00 available.

It was moved by Commissioner Santochi and seconded by Commissioner Posey to accept Grace Lutheran Church Not-for-Profit Grant request in the amount of \$335.92 to add a boiler circulator to the church. Voting Yea: Posey, Santochi, Brown, Williams. Abstained: Diede.

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

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

a. PA 250207 - 390 Williams Street - Lee Augsburg - Replace and remove double hung windows on left side of house

Mr. Kuchenbecker stated the applicant is requesting permission to remove and replace the metal-hung windows on the left side of house. It is a contributing structure in the Forest Hill Planning Unit, circa 1880. The applicant is looking to remove and replace 4 crestline brand double-hung windows with Pella Reserve wood double-hung windows. The windows will be painted red and green to match the original photos provided by the homeowner. The interior and exterior trim details match the existing profiles. This is phase 2 and will be similar to phase 1 that was recently completed. The current windows are not original to the structure. Based on staff research it looks like the windows were replaced in 1994 in a rehabilitation project. It is staff's opinion the proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Commissioner Posey stated I was working downstairs with Mike in Archives, pulling ancestor sheets and this house was one of them. And there were multiple pictures when it was under serious reconstruction back in 1994. The new siding and the new windows. It was impressive.

It was moved by Commissioner Posey and seconded by Commissioner Brown 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: Posey, Santochi, Diede, Brown, Williams.

- b. PA 250212 - 58 Pleasant - Donna Wiese - Construct new residential structure on open lot

Mr. Kuchenbecker stated the applicant's agent is here to answer any specific questions. This is for the new structure in the Highland Planning Unit. It will involve a 30 x 36 single-story residential structure with 1,080 square feet, including the 20 x 13 single-car garage and the rest will be made into a living space. The garage will have a 4/12 hip roof with a small gable above the front entry to resemble the neighboring house on the next lot. Materials lists are included. The applicant has submitted preliminary plans for the proposed structure. Official drawings will be completed for review by the building official and Planning and Zoning departments. Any major changes from the conceptual design to the final drawing of any substance would come back in front of the Historic Preservation Commission review. The applicant and contractor are aware and working through the Archaeological requirements and contracted with qualified Archaeologists to start the survey work and research. Based on the guidelines, it is staff's opinion that the structure needs the guidelines set forth for the setting, size, scale, and overall compatibility to the historic district. Based on this, it is further staff's opinion, the proposed work and changes do not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Commissioner 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, contingent upon review and approval of final plans by staff and submission of the archaeological report prior to any grading beginning. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

9. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)

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

Mr. Kuchenbecker stated Jessica, the Mayor, Sharon Martinisko, and myself will be going down to Pierre to have a meeting with Commissioner of Budget and Finance Jim Terwilliger to discuss the legislative formula on gaming revenues.

Mr. Kuchenbecker stated the contract for 85 Charles will start the pillars for the front porch. The windows are supposed to be here the first or second week in December. They were held up for finishing, fabricating and manufacturing the doors. We were supposed to get them last week, now it looks like we will get them sometime after Thanksgiving week. They are going to start with the front porch. City crews did take some of the rubble off of it, brought in some fill dirt and leveled out the front of the yard today. We

will also be getting the siding of the house, Bonny, Bobby Rock and Shanna Knox picked out colors.

Mr. Kuchenbecker stated the 150th is coming together. We just got the mockup of the challenge coin. We will make the logo available for merchants on Main Street.

Mr. Kuchenbecker stated last Monday the City Commission awarded the bid for the retaining wall at 18 Jefferson, which we had earlier on the agenda. That retaining wall will begin this fall.

Mr. Kuchenbecker stated if you have not already, please let Bonny know if you plan on going to the Tourism Conference. Deadwood should have a big contingency there. Wednesday, January 21st Deadwood is hosting the reception and Thursday, January 22nd is Deadwood Day at the capitol.

Mrs. Anfinson stated a contractor is putting together a quote for 5 Charles. It was recently purchased, and the owners want to put vinyl windows in. If they agreed to put all wood windows on all three sides of the house can they do a fiberglass frame on the back. Currently, the contractor is asking Historic Preservation Commission for their opinion.

Mr. Kuchenbecker stated it has been something the Commission has denied in the past. The Commission has determined they are not appropriate due to physical conditions.

Commissioner Santochi asked about the property on Pleasant and if they are planning to do a lot of grading there? It doesn't look like the pad is very big. Is it going to be rented out?

Mr. Kuchenbecker stated the house isn't very big either. The property owner also owns 58 Pleasant which is currently a long-term rental. When she comes to visit, she wants a place to stay.

Commissioner Santochi asked have the 2026 calendars come out yet? Mr. Kuchenbecker stated my understanding is that they're just coming back from the printer and is being mailed out around Thanksgiving.

Vice Chair Brown asked when will the 150th logo be available?

Mr. Kuchenbecker stated it is available now. A form needs to be approved for the merchandise. There is no cost as long as it's appropriate.

Mr. Kuchenbecker stated on December 12th we will be going to Pierre to present the budget to the South Dakota State Historical Society's Board of Trustees. If a commissioner wants to go to Pierre, please let Bonny know, or you can Zoom in.

11. **Committee Reports**

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

Vice Chair Brown stated Ho-Ho Horseshoe numbers are getting passed out today. MSI will be starting with 700 Tickets. Last year they sold out so get them early!

Vice Chairman Brown stated there will be a free Christmas dinner at the VFW on Christmas Day.

Commissioner Posey stated they stuffed 750 envelopes with postcards for the Ho-Ho Horseshoes last night at the Charles Utter Theater.

Chairman Diede stated he attended Big Whiskey last weekend and it was a very successful event. He believed there were only had 12 no-shows. Charles and he walked around town and considering the nasty weather, it was really busy around town and the event was well attended.

12. **Adjournment**

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

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

Historic Preservation Commission

Bill List - 2025

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 113,387.55

Approved by _____ on ____/____/____
HP Vice Chairman

HPC	11/24/25
Batch	12/02/25

11/24/2025 1:43 PM
PACKET: 07281 HP OPERATING 12/2/25 CS
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-3314	CENTURY BUSINESS PRODUCTS, INC(** CONTINUED **)					
I-823821		CANON/TM-305 8/9/25-11/8/25	34.90			
12/02/2025	FNBAP	DUE: 12/02/2025 DISC: 12/02/2025		1099: N		
		CANON/TM-305 8/9/25-11/8/25		101 4640-428	UTILITIES	34.90
=== VENDOR TOTALS ===			278.86			
=====						
01-0951	DEADWOOD ALIVE					
I-1309-25		PAYMENT NOVEMBER 2025	4,000.00			
12/02/2025	FNBAP	DUE: 12/02/2025 DISC: 12/02/2025		1099: N		
		PAYMENT NOVEMBER 2025		215 4573-345	HIST. INTERP. LIVING HIS	4,000.00
=== VENDOR TOTALS ===			4,000.00			
=====						
01-3558	DEADWOOD HISTORY, INC.					
I-32871		2026 CALENDAR PRODUCE/PRINTED	2,829.17			
12/02/2025	FNBAP	DUE: 12/02/2025 DISC: 12/02/2025		1099: N		
		2026 CALENDAR PRODUCE/PRINTED		215 4572-235	VISITOR MGMT ADVOCATE	2,829.17
=== VENDOR TOTALS ===			2,829.17			
=====						
01-3060	QUIK SIGNS					
I-52054		PECKS GARDEN UTILITY WRAPS	715.57			
12/02/2025	FNBAP	DUE: 12/02/2025 DISC: 12/02/2025		1099: N		
		PECKS GARDEN UTILITY WRAPS		215 4576-630	PROFES. SERV. NEIGHBORH.	715.57
=== VENDOR TOTALS ===			715.57			
=====						
01-3872	STUEN CONSTRUCTION, LLC					
I-2720		FILL DIRT AT 85 CHARLES	520.00			
12/02/2025	FNBAP	DUE: 12/02/2025 DISC: 12/02/2025		1099: N		
		FILL DIRT AT 85 CHARLES		215 4575-505-04	85 CHARLES ST	520.00
=== VENDOR TOTALS ===			520.00			
=====						
01-5494	TOURISM COALITION OF SOUTH DAK					
I-2025-110.00		2025 HP MEMBERSHIP	110.00			
12/02/2025	FNBAP	DUE: 12/02/2025 DISC: 12/02/2025		1099: N		
		2025 HP MEMBERSHIP		215 4572-235	VISITOR MGMT ADVOCATE	110.00
=== VENDOR TOTALS ===			110.00			

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION	
=====							
01-4687	TREE WISE MEN						
=====							
I-1612		WATER ST. TREE REMOVAL/HAUL	3,600.00				
12/02/2025	FNBAP	DUE: 12/02/2025 DISC: 12/02/2025		1099: N			
		WATER ST. TREE REMOVAL/HAUL		215 4577-775	CAPITAL ASSETS GENERAL M	3,600.00	
=== VENDOR TOTALS ===			3,600.00				
=====							
01-0977	UNIVERSITY OF SOUTH DAKOTA						
=====							
I-15-187		ARCHIVE PROJ-ALL ROADS TO DWD	42.50				
12/02/2025	FNBAP	DUE: 12/02/2025 DISC: 12/02/2025		1099: N			
		ARCHIVE PROJ-ALL ROADS TO DWD		215 4573-340	HIST. INTERP. GIS	42.50	
=== VENDOR TOTALS ===			42.50				
=====							
01-4739	WATERS HARDWARE-HP PAINT PROGR						
=====							
I-13340 /S		37 DENVER	52.99				
12/02/2025	FNBAP	DUE: 12/02/2025 DISC: 12/02/2025		1099: N			
		37 DENVER		215 4575-525	GRANT/LOAN PAINT PROGRAM	52.99	
=== VENDOR TOTALS ===			52.99				
=== PACKET TOTALS ===			113,387.55				

11/24/2025 1:43 PM
 PACKET: 07281 HP OPERATING 12/2/25 CS
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

** T O T A L S **

INVOICE TOTALS 113,387.55
 DEBIT MEMO TOTALS 0.00
 CREDIT MEMO TOTALS 0.00

BATCH TOTALS 113,387.55

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
2025		101-2020	ACCOUNTS PAYABLE	174.30-*						
		101-4192-426	SUPPLIES	34.85	50,650	21,137.85				
		101-4310-426	SUPPLIES	34.85	190,000	82,459.90				
		101-4520-426	SUPPLIES	34.85	54,000	930.62				
		101-4640-426	SUPPLIES	34.85	3,000	2,353.26				
		101-4640-428	UTILITIES	34.90	3,000	2,569.84				
		209-2020	ACCOUNTS PAYABLE	34.85-*						
		209-4510-426	SUPPLIES	34.85	40,000	3,454.44				
		215-2020	ACCOUNTS PAYABLE	113,143.55-*						
		215-4572-235	VISITOR MGMT ADVOCATE	2,939.17	220,000	155,094.72		819,000	249,879.74	
		215-4573-310	HIST. INTERP. AH COLLECT	95,000.00	75,000	95,000.00- Y				
		215-4573-335	HIST. INTERP. ARCHIVE DE	1,000.00	43,300	7,049.16				
		215-4573-340	HIST. INTERP. GIS	42.50	27,250	2,295.00				
		215-4573-345	HIST. INTERP. LIVING HIS	4,000.00	148,000	4,000.00				
		215-4575-505-04	85 CHARLES ST	520.00	175,000	146,280.43				
		215-4575-515	GRANT/LOAN RETAINING WAL	5,033.36	575,000	471,951.44				
		215-4575-525	GRANT/LOAN PAINT PROGRAM	52.99	25,000	2,098.03				
		215-4576-630	PROFES. SERV. NEIGHBORH.	715.57	8,000	4,176.73				
		215-4577-775	CAPITAL ASSETS GENERAL M	3,600.00	1,245,500	1231,923.73				
		215-4641-426	SUPPLIES	205.10	15,000	2,593.46				
		215-4641-428	UTILITIES	34.86	12,500	9,117.34				
		602-2020	ACCOUNTS PAYABLE	34.85-*						
		602-4330-426	SUPPLIES	34.85	42,000	16,386.75				
		999-1301	DUE FROM FUND 101	174.30 *						
		999-1303	DUE FROM FUND 209	34.85 *						
		999-1306	DUE FROM FUND 215	113,143.55 *						
		999-1342	DUE FROM FUND 602	34.85 *						
		** 2025 YEAR TOTALS		113,387.55						

11/24/2025 1:43 PM
PACKET: 07281 HP OPERATING 12/2/25 CS
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	12/2025	174.30
209	12/2025	34.85
215	12/2025	113,143.55
602	12/2025	34.85

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

APPROVED BY _____
ON _____

Date: November 20, 2025

Case No. 250225

Address: 5 CHARLES ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 5 CHARLES ST, DEADWOOD, SD 57732, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Darin Buskohl

Owner: OLE GREY BARN LLC0

Constructed: c. 1888

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

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 City of Deadwood. It is vernacular style.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace 4 windows in the upper part of the structure and on the main floor, replace a window on the right side of the house with a storm window and the window right next to the garage door, the applicant is requesting to repair and add a wood-framed storm window. All remaining windows on the main floor, the applicant is requesting to add wood frames to storm windows. The applicant will repair trim as needed on exterior of the structure.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: Staff conducted a site visit to review the proposed project. The main floor windows will be restored and storm windows installed. The second story windows, which are not historic, will be replaced except the windows on the right far back which will be restored. A double-hung swinging egress window will also be installed on the right. The window will not have to be enlarged to meet requirements. 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 Landmark District.

Motions available for commission action:

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

OR

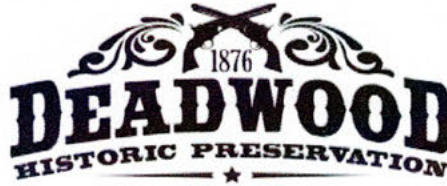
B: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to deny Certification of Appropriateness.







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



FOR OFFICE USE ONLY

Section 7 Item a.

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

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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

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

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

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

PROPERTY INFORMATION

Property Address: 5 Charles St
Historic Name of Property (if known): _____

APPLICANT INFORMATION

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

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

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

TYPE OF IMPROVEMENT

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

Updated October 9, 2019

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)					
Project Start Date: <u>Jun 2026</u>		Project Completion Date (anticipated): <u>Feb 2026</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 <u>Wood</u> 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).

Replace upstairs windows 2,3,4,5
Replace main floor window #6, add storm, repair #11 and
add storm. Remaining main floor add Wood framed storm
windows. Window numbers available on print.
Repair trim as needed on exterior

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

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

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

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

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

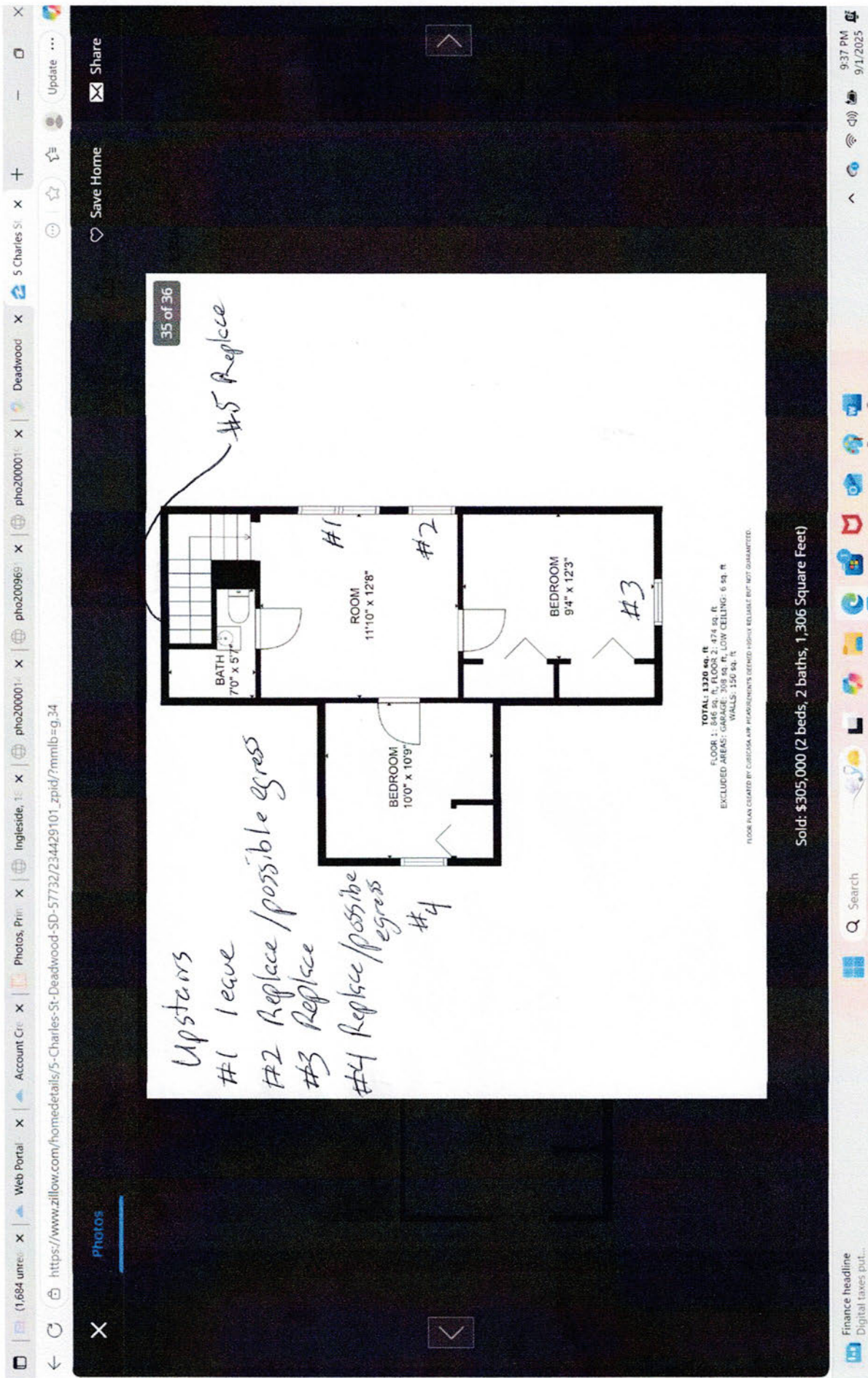
This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided 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.



Sold: \$305,000 (2 beds, 2 baths, 1,306 Square Feet)



Date: November 18, 2025

Case No. 250221
Address: 12 Dakota

Staff Report

The applicant has submitted an application for Project Approval for work at 12 Dakota, a Non-contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Annie Tice-Poseley Owner: SMITH, EDWIN K & ANITA LTICE-POSELEY,
VIRGINIA
Constructed: c 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 is a turn-of-the century house which has sustained numerous modern alterations: the exterior siding is modern, most windows are non-historic, and there is a non-historic two-story rear addition. Because of these changes, the building has lost integrity and cannot currently contribute to the Deadwood National Historic Landmark District.
2. Architectural design of the resource and proposed alterations:
The applicant is requesting permission to build an addition onto the back left side of the structure. The shingles will match the original structure.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: This project has not been reviewed yet by Planning and Zoning Department to determine setback requirements. The existing resource while dating from around 1900 has lost the majority of its historic significance and does not contribute to the historic district. The addition does appear to be a large structure, the resource is no longer considered historic. As such, the proposed work and changes do not encroach upon, damage or destroy a historic resource but does have an adverse effect on the character of the building. In its location, it is staff's opinion, the proposed project is not adverse to 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



City of Deadwood Application for

FOR OFFICE USE

ONLY Case No.

250221

☒ Project Approval

☐ Certificate of

Appropriateness Date

Received 11/18/25

Date of Hearing

Highland Park

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: 12 Dakota St. Deadwood, SD 57732

Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is: owner contractor architect consultant other _____ Owner _____

Contractor's Name: Owner

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

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

TYPE OF IMPROVEMENT
Alteration (change to exterior) New Addition to House

Updated October 9, 2019

FOR OFFICE USE
ONLY Case No.

ACTIVITY: (CHECK AS APPLICABLE)
Project Start Date: __ASAP__ Project Completion Date (anticipated): May 2026
ALTERATION Front Side(s) Rear
ADDITION Front Side(s) Rear
NEW CONSTRUCTION Residential
ROOF New with shingles matching house

WINDOWS STORM WINDOWS DOORS STORM DOORS

Material Vinyl Style/type _____

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).

Attached with the building plans and material will be matching with the original house

Page 2 of 3 Updated October 9, 2019

**FOR OFFICE USE
ONLY** Case No. _____

SIGNATURES

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

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

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

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

Page 3 of 3 Updated October 9, 2019

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:

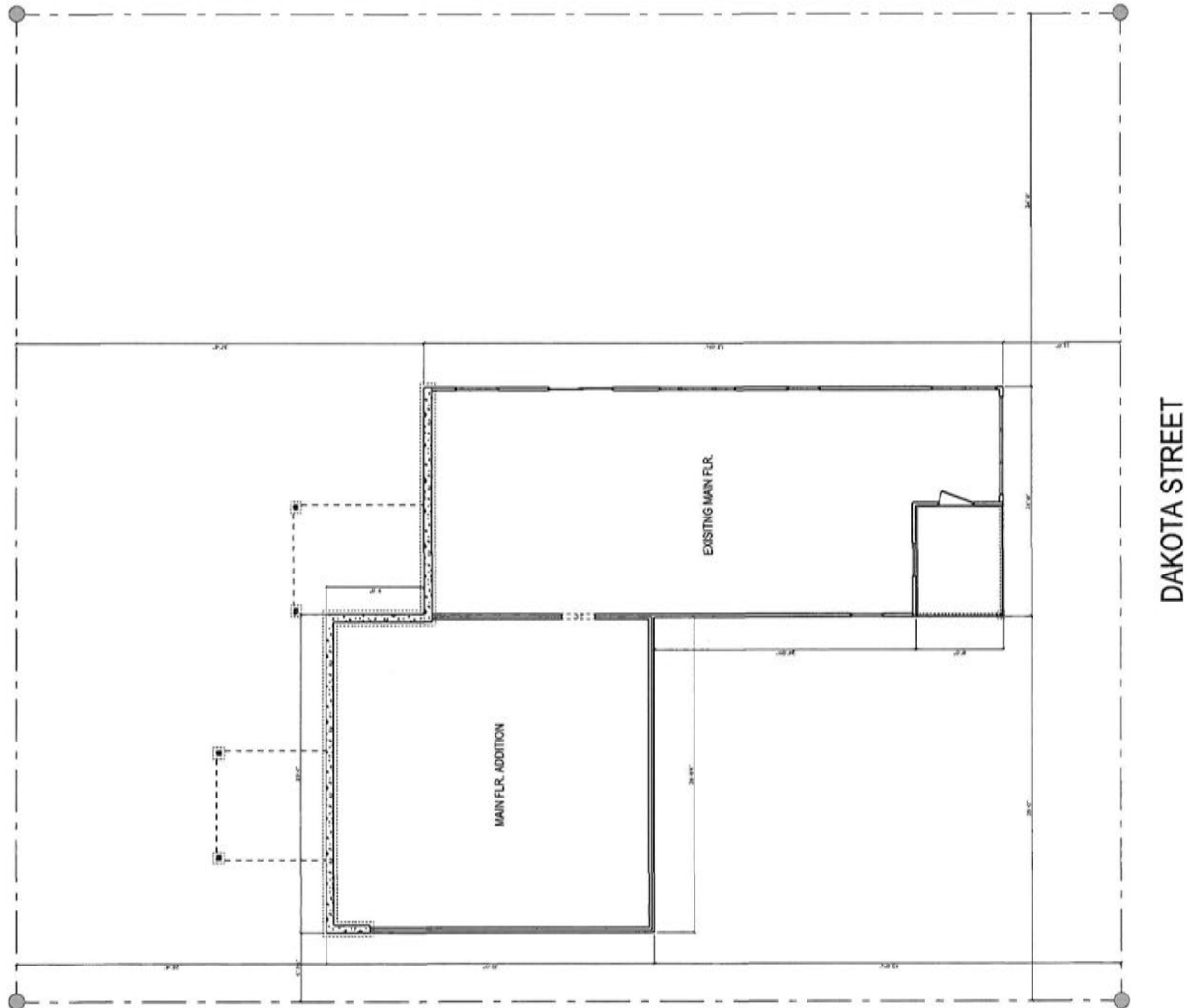
- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

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.





2026 BUDGET



Wong Fee Lee Plaque dedication and family reunion

2026 Budget Documentation for the South Dakota State Historical Society Board of Trustees

from the

Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

Deadwood to celebrate its Sesquicentennial in 2026

In 2026, the historic town of Deadwood, South Dakota, will commemorate an extraordinary milestone: its 150th anniversary. Founded in 1876 during the height of the Black Hills Gold Rush, Deadwood has played a significant role in American history, captivating generations with its legendary stories, vibrant culture, and enduring spirit.

Deadwood sprang to life as an illegal settlement on land officially granted to the Lakota people by the Treaty of Laramie. Despite its outlaw beginnings, the town quickly grew into a bustling frontier community, attracting gold seekers, entrepreneurs, and infamous figures such as Wild Bill Hickok and Calamity Jane. The rapid influx of people turned Deadwood into a symbol of the American West's promises and perils.

Throughout its 150-year journey, Deadwood has transformed from a rough-and-tumble mining town into a beloved historic destination. The town's meticulously preserved Historic Main Street, iconic saloons, and annual events keep the spirit of the Old West alive. Visitors come from all over the world to experience reenactments, casinos, museums, and the scenic beauty of the surrounding Black Hills.

The 150th anniversary in 2026 will be marked by a year-long celebration, inviting locals and visitors alike to honor Deadwood's rich past and vibrant present. Planned festivities include:

- Historical reenactments and parades
- Special exhibits and tours highlighting Deadwood's unique heritage
- Concerts, cultural performances, and vintage baseball games
- Commemorative publications and memorabilia
- Community gatherings and educational programs for all ages

Deadwood's story is more than gold and guns—it's about resilience, reinvention, and the enduring allure of the West. As the town reflects on 150 years, it celebrates not just its storied past, but also its ongoing commitment to preservation, community, and hospitality.



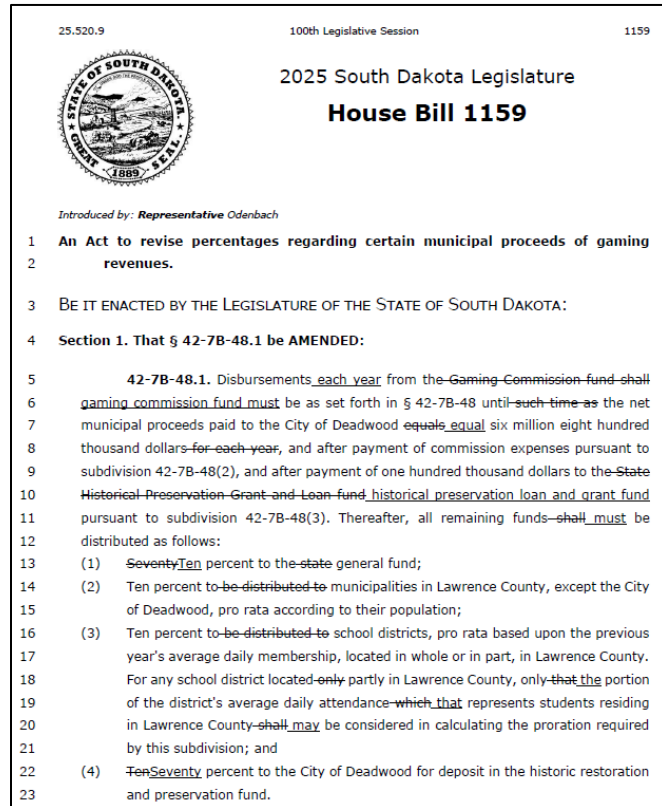
A Recap of Legislative Efforts for Deadwood Historic Preservation

The net municipal proceeds disbursed to the City of Deadwood has been capped since 1995 at \$6,800,000 each year with a small percentage after this amount with a complex legislative formula. Historic Preservation efforts in Deadwood and across the state are hindered due to lack of provisions to increase the funding through the formula involving tax revenues derived by Deadwood's gaming industry.

Between the annual increase in inflation and overall construction costs including labor challenges, Deadwood is consistently challenged in keeping up with our historic preservation efforts. This has necessitated flat funding for our preservation partners, slight decreases in other areas, and deferred projects due to a lack of "true" increases in revenues.

The City of Deadwood and Deadwood Historic Preservation Office have made previous attempts in the Legislative Session to remedy Deadwood Historic Preservation's funding cap through the introduction of bills in the House and Senate. During the 100th Legislative Session, we were able to get House Bill 1159 – An Act to revise percentages regarding certain municipal proceeds of gaming revenues. The Bill made it to the Joint Appropriations Committee but was sent to the 41st day of legislature effectively killing the bill. Efforts have been underway to reintroduce the bill in the 101st Legislative Session.

Deadwood Historic Preservation continues to focus on education efforts with the Legislature as well as the administration. Meetings have been held with the Governor and Cabinet members during the fall of 2025.



Overview of the Budget

This document provides details of the Deadwood Historic Preservation Budget for Calendar Year 2026. This projected budget, along with supporting citations, outlines the programmatic activities which will receive funding. Descriptions of the budget line items include the sections of the South Dakota Administrative Rules which govern Deadwood's preservation work. These determinations are critical in identifying projects and activities to ensure the Deadwood National Historic Landmark is being preserved, protected, and promoted as one of South Dakota's premier preservation efforts.

The Deadwood Historic Preservation Commission takes its role as stewards of Deadwood's heritage seriously with a strong preservation ethic focusing on enhancing, protecting, and maintaining our historic resources and irreplaceable past.

While Deadwood experiences yet another record year in tourism and gaming revenues, it is important to understand these increases do little to our historic preservation budget.

Deadwood is capped in potential revenues while the state and other governmental entities reap the rewards of the increase in gaming revenue.

This table illustrates total net municipal proceeds over the past decade that Deadwood received from the South Dakota Commission on Gaming through the complex legislative formula. This activity in total consists of taxes and fees from Deadwood Gaming. For 2026, the projected revenues are \$7,135,000.00.

In FY 2002, the Net Municipal Proceeds distributed to Deadwood for the historic preservation efforts was \$7,443,519.12. This dollar amount with inflation would be the equivalent of \$13,060,872.82 today. The cap truly has a budgetary impact on Deadwood.

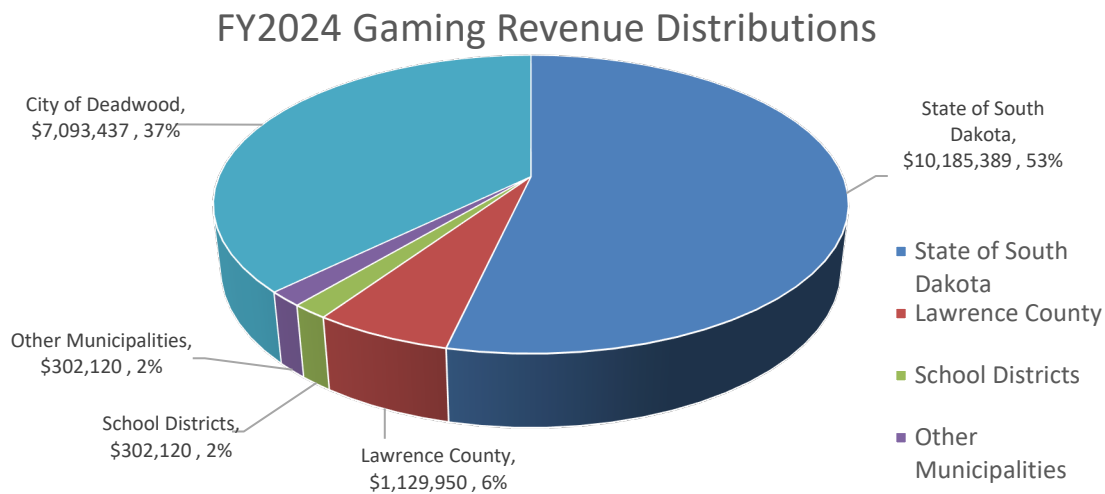
Gaming Revenues for Deadwood Historic Preservation	
FY 2014	\$ 7,124,547.24
FY 2015	\$ 7,098,056.95
FY 2016	\$ 7,266,982.86
FY 2017	\$ 6,817,770.66
FY 2018	\$ 7,234,221.10
FY 2019	\$ 6,843,921.54
FY 2020	\$ 6,567,458.45
FY 2021	\$ 7,948,809.51
FY 2022	\$ 7,149,170.34
FY 2023	\$ 7,036,827.59
FY 2024	\$ 7,093,436.72

In FY 2024 the number of licensed devices is 2,694 with 113 active retail locations (rooms with up to 30 devices) in approximately 25 gaming establishments.

The table below illustrates the total amount of distributions from FY2014 to FY2024 to all governmental entities within the complex formula from Deadwood Gaming.

Total Revenues from Gaming Taxes and Fees to State & Local Government		
FY 2014	\$	14,964,885.11
FY 2015	\$	14,803,917.77
FY 2016	\$	14,959,648.49
FY 2017	\$	14,306,738.76
FY 2018	\$	14,614,001.86
FY 2019	\$	13,802,878.02
FY 2020	\$	13,290,641.80
FY 2021	\$	14,960,362.78
FY 2022	\$	16,708,923.09
FY 2023	\$	16,453,498.79
FY 2024	\$	17,004,705.24

Basically, the State of South Dakota and its agencies now receive 53% of all gaming revenues as shown in the pie chart. The Deadwood Historic Preservation Commission must make difficult decisions each year to fund the necessary projects and activities with no significant increases in revenues.



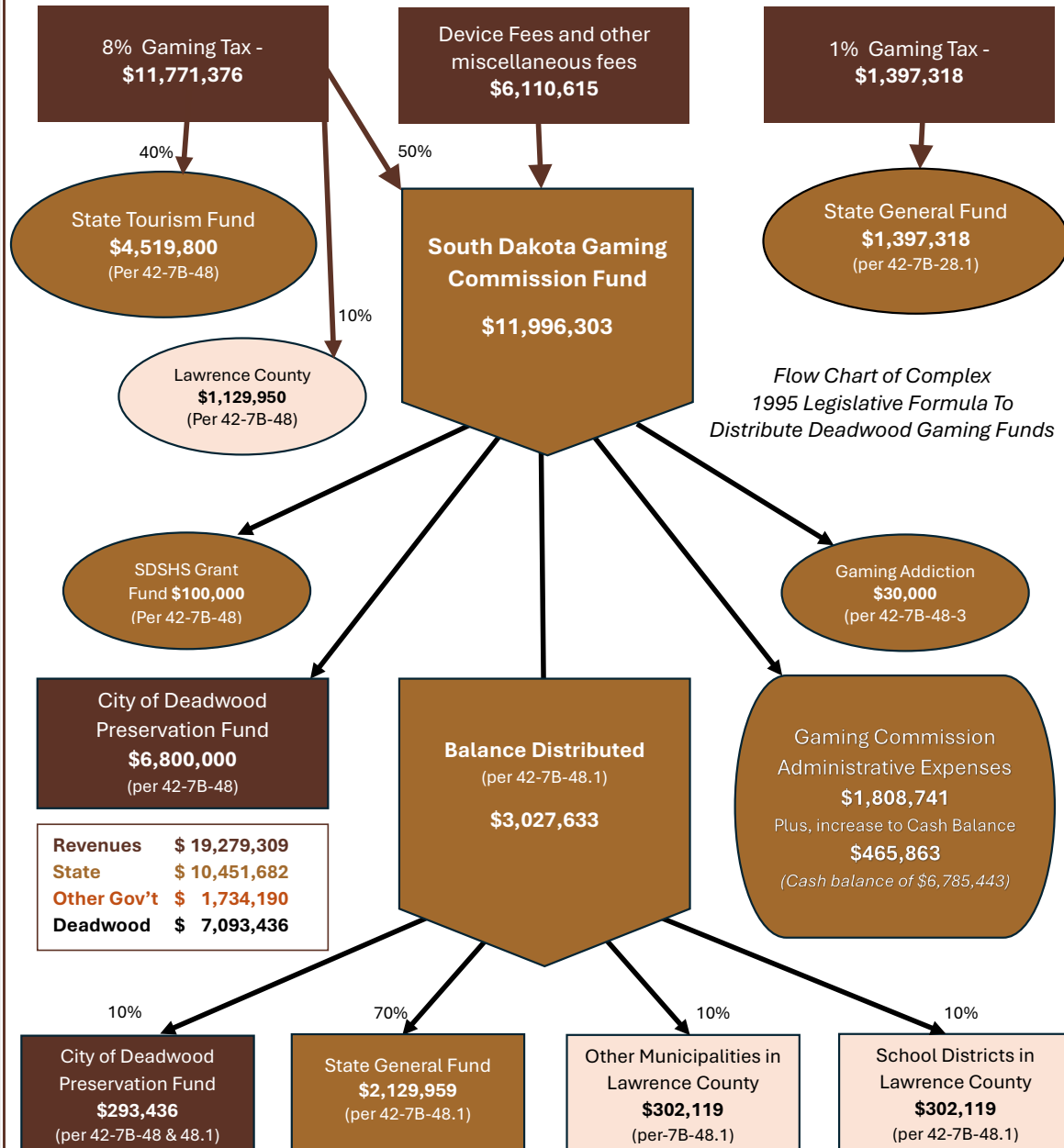
To further understand the dynamics of the gaming revenues, we are attaching the South Dakota Commission on Gaming's annual report for Fiscal Year 2024 (July 1, 2023 through June 30, 2024). The Commission on Gaming no longer uses the flowchart in their report so we have constructed a similar chart which illustrates the complexity of the revenue and activity related to gaming revenues generated in Deadwood, South Dakota.



GAMING FUNDS DISTRIBUTION Fiscal Year 2024

Gaming Revenues Generated = **\$19,279,309**

**Numbers based on the South Dakota
Commission on Gaming Annual Report*



City of Deadwood | Historic Preservation Office | 108 Sherman Street | Deadwood, SD 57732 | 605-578-2082 | www.cityofdeadwood.com

2026 Historic Preservation Commission Budget

The following spreadsheet summarizes the proposed revenue and expenses of the Deadwood Historic Preservation Commission for the calendar year 2026. Details for each expenditure follow in this document.

(CONTINUED ON NEXT PAGE)

2026 HPC Budget			Current Budget	Proposed Budget
			2025	2026
INCOME				
215-3000-352	Projected Income		\$ 7,100,000.00	\$ 7,135,000.00
215-3000-610	Interest Earned		\$ 85,000.00	\$ 102,500.00
215-3000-680	Grant Application Fee		\$ 1,500.00	\$ 2,250.00
215-3000-690	Book Royalty		\$ 250.00	\$ 250.00
215-3000-693	Book Publishing Revenue (repayment)		\$ -	\$ 1,920.00
215-3000-695	Recovery Prior Year Expenses		\$ -	\$ -
215-3000-699	Misc. Revenue		\$ -	\$ 1,250.00
	TOTAL		\$ 7,186,750.00	\$ 7,243,170.00
EXPENSES				
	Fixed Expenses			
215-4579-441/449/470	Bond Payment		\$ -	\$ -
	HP Office			
	HP Operations		\$ 462,580.00	\$ 520,000.00
215-4573-320	Archaeology		\$ 27,500.00	\$ 30,000.00
215-4573-335	Archives		\$ 35,750.00	\$ 50,250.00
215-4573-325	Dues & Subscriptions		\$ 2,750.00	\$ 4,500.00
215-4573-330	Collections / Acquisition		\$ 25,000.00	\$ 25,000.00
215-4573-340	GIS		\$ 35,000.00	\$ 35,000.00
215-4573-380	Scholarship		\$ 3,000.00	\$ 3,000.00
215-4572-235	Advocacy/Public Education		\$ 245,000.00	\$ 292,500.00
215-4577-795	Firewise		\$ -	\$ -
	Sub Total		\$ 836,580.00	\$ 960,250.00
	Grants & Loans			
215-4575-500	Cemetery Headstones		\$ 5,000.00	\$ 4,500.00
215-4575-510	Not-for-Profit Deadwood Grants		\$ 50,000.00	\$ 50,000.00
215-4575-520	Outside of Deadwood Grants		\$ 100,000.00	\$ 100,000.00
215-4575-512	Book Publishing		\$ 5,000.00	\$ 5,000.00
215-4575-515	Retaining Wall Program		\$ 850,000.00	\$ 500,000.00
215-4575-525	Paint Program		\$ 25,000.00	\$ 25,000.00
	Sub Total		\$ 1,035,000.00	\$ 684,500.00
	Capital Assets			
215-4577-775	Building/Maintenance		\$ 803,000.00	\$ 480,000.00
	Capital Improvement Planning			
215-4577-755	City Retaining Walls		\$ 600,000.00	\$ 600,000.00
215-4577-775-03	Wayfinding		\$ 50,000.00	\$ 75,000.00
215-4577-775-05	City Projects		\$ 775,000.00	\$ 775,000.00
215-4577-735	Rodeo Grounds		\$ 400,000.00	\$ 440,000.00
	Sub Total		\$ 2,628,000.00	\$ 2,370,000.00
	Visitor Management			
215-4572-200	Trolley Operations Shortfall		\$ 40,000.00	\$ 40,000.00
215-4572-210	Marketing (Chamber)		\$ 414,000.00	\$ 414,000.00
215-4572-215	History & Info Center		\$ 70,000.00	\$ 70,000.00
	Sub Total		\$ 524,000.00	\$ 524,000.00
	Interpretation			
215-4573-375	Days of 76 Museum		\$ 110,000.00	\$ 110,000.00
215-4572-250	Days of 76 Rodeo		\$ 65,000.00	\$ 65,000.00
215-4573-305	Adams Museum		\$ 95,000.00	\$ 95,000.00
215-4573-310	Adams House		\$ 75,000.00	\$ 75,000.00
215-4573-390	HARCC		\$ 38,000.00	\$ 38,000.00
215-4573-345	Living History (Deadwood Alive)		\$ 148,000.00	\$ 148,000.00
215-4573-385	Fassbender		\$ 20,000.00	\$ 21,000.00
215-4573-350	Century Award/Wall of Fame		\$ 1,000.00	\$ 1,000.00
	Sub Total		\$ 552,000.00	\$ 553,000.00
	Professional Services			
215-4576-600	Professional/Current Expenses		\$ 85,000.00	\$ 80,000.00
215-4576-620	Legal Services		\$ 15,000.00	\$ 30,250.00
215-4576-630	Neighborhood Block Clubs		\$ 8,000.00	\$ 8,000.00
215-4576-640	State Office		\$ 70,000.00	\$ 70,000.00
	Sub Total		\$ 178,000.00	\$ 188,250.00
	Impact Dollars for City Services			
	Sub Total		\$ 1,483,170.00	\$ 1,483,170.00
GRAND TOTAL EXPENSES			\$ 7,236,750.00	\$ 7,243,170.00
	Difference		\$ (50,000.00)	\$ -

BOND PAYMENTS

Bond Payments

\$0.00

The Historic Preservation Commission has utilized funds obtained from gaming revenues to continue to update much of Deadwood's infrastructure, thereby facilitating the heritage tourism industry and providing the necessary access and utilities for the protection and maintenance of Deadwood's historic resources. Many of these projects have been funded through the issuance of bonds. In the past, the bond payment was as great as \$2.8 million; however, today this amount would be unobtainable due to the increased costs associated with other areas of the historic preservation budget. The funds allocated in this line item would be used to make the annual debt payments and related fees on the new bond series. All current bond series have been paid in full.

The Historic Preservation Commission and the City of Deadwood will be continuing planning for the historic Rodeo Grounds with consideration of issuing a bond for this project. The Days of 76 Rodeo and Celebration is over a century old and has been an award-winning event, Rodeo Grounds improvements are needed to maintain and expand this historic venue. This allocation is allowed under Section 24:52:10:09-2 of the South Dakota Office of History's Administrative Rules.

Bonded projects have included the following projects since 1989:

- | | |
|--|---|
| ▪ Carnegie Library Building Restoration | ▪ Adams House Museum Restoration |
| ▪ City Hall Acquisition and Rehabilitation | ▪ Water Street Improvements |
| ▪ Deadwood Recreation Center Rehab | ▪ Back of Main Utility Relocation |
| ▪ History & Information Center Restoration | ▪ Gateways and Signage |
| ▪ Mt. Moriah Cemetery Restoration | ▪ Historical Studies and Comprehensive Plan |
| ▪ City-wide Interpretation Projects | ▪ Various Water, Sewer, Street Projects |
| ▪ Visitor Center Exhibits | ▪ Methodist Memorial Park |
| ▪ Rodeo Grounds Rehabilitation | ▪ Adams Museum Building Rehabilitation |
| ▪ Trolley System Implementation | ▪ Facility Construction/Rehab of HARCC |
| ▪ Whitewood Creek Trail Project | ▪ Slime Plant Conservation Easement |
| ▪ Historic Neighborhood Improvements | ▪ Construction of Days of '76 Museum |
| ▪ Historic Main Street Enhancements | ▪ Rehabilitation of Various Buildings |
| ▪ Façade for Parking Garage | ▪ City Retaining Wall Projects |
| ▪ Charles Street Improvements | ▪ Deadwood Street Reconstruction |
| ▪ Wild Bill Hickok Statue | ▪ St. Ambrose Cemetery Restoration |
| ▪ Fire Station Expansion | ▪ Construction of Outlaw Square |

FIXED CAPITAL ASSET AND CAPITAL IMPROVEMENT PLANNING

The Deadwood Historic Preservation Office in conjunction with the City of Deadwood's Public Works Department are responsible for the maintenance and preservation of the

historic buildings, structures, features, and sites owned by the city. The acquisition and preservation of several of these assets has occurred over the past 30 plus years using historic preservation funds. The ongoing maintenance of our historic assets is an important preservation expense. Over the past several years a concentrated effort has been made to address the ongoing maintenance of these historic resources.

Money is allocated on a project-by-project and year-by-year basis thus providing the Historic Preservation Commission with the opportunity to develop capital expenditure plans for each separate building or asset. All buildings, structures, features, and sites are contributing resources in the Deadwood National Historic Landmark District, eligible as an individually listed resource on the National Register of Historic Places, house historical collections, or promote and interpret Deadwood's history. This line item uses the historic preservation funds exclusively for repair and capital expense items and not for daily operations and is also further broken down to the individual projects. The precise expenditures are often difficult to predict as they sometimes involve unanticipated repair or replacement of damaged or deteriorated building components.

All work conforms to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as required by Section 24:52:10:04 of the Office of History's Administrative Rules. The allocation is allowed under Sections 24:52:10:08-10 and 24:52:10:09-1 of the South Dakota Office of History's Administrative Rules.

City Hall 45,000.00

Constructed in 1936, this building is the last vestige in Deadwood of the Fish and Hunter Company. Heating system upgrade and sidewalk repairs are anticipated.

Adams Museum 35,000.00

In 1930 pioneer businessman W.E. Adams founded the Adams Museum in Deadwood, with the purpose of preserving and displaying the history of the Black Hills. He donated the building to the city which is responsible for repairs and maintenance of the resource. Repairs need to be made on the original flooring.

Adams House Museum 5,000.00

Built in 1892, the Queen Anne-style home is well-known for its oak interiors, hand-painted canvas wall coverings, stained-glass windows, thoroughly modern 19th century plumbing, electricity, telephone service, and original furnishings. Repairs are being made to the historic plaster.

Library 10,000.00

The Deadwood Public Library is housed in a 1905 Carnegie building. The library was one of 25 Carnegie buildings in South Dakota and is one of the few still serving its original purpose. Improve brightness of historic lighting.

Rodeo Grounds 440,000.00

This Juso Brothers constructed log facility needs constant maintenance and repairs. As the home of the multi-year national award-winning Days of '76 Rodeo and Parade, it is the intention of the Historic Preservation Commission to assist in the on-going efforts to rehabilitate and enhance the facility. Maintenance of the log structure, upgrade lighting and enhancements will be conducted in 2026.

History and Interpretive Center 10,000.00

Built in 1897, this building served as the depot for the Fremont, Elkhorn & Missouri Valley and the Chicago & Northwestern Railroads. This historic structure has been restored and serves as the History and Interpretive Center for Deadwood. Normal maintenance is needed with masonry and camera upgrades.

Historic Street Lights 15,000.00

The City purchases replica historic streetlights as an essential component of our street projects. The City attempts to maintain a consistent historic appearance throughout the community. Streetlight poles suffer from damage and environmental forces which necessitate repair on a regular basis. The Historic Preservation Commission has initiated a long-term painting program resulting in each streetlight pole being repainted and the globes are replaced after a useful life on a regular basis.

City Retaining Walls 600,000.00

Retaining walls holding up streets within the National Historic Landmark District are in constant need of repair and reconstruction. Since 2020, the Historic Preservation Commission dramatically increased this line item due to the decrease in debt service from previous bond payments and to catch up on these critical walls without unnecessary budget constraints to other organizations before we move into the next major series of bonded projects. These walls typically are complex public infrastructure improvements.

Wayfinding 75,000.00

Wayfinding provides directional signage to navigate from one place to another as well as improve movement for pedestrians, cyclists, and motorists. The Wayfinding Project is an initiative to make it easier for residents and visitors to find Deadwood destinations and attractions. Wayfinding was an action item outlined in the Deadwood Comprehensive Historic Preservation Plan adopted by the Deadwood Historic Preservation Commission and City Commission in December 1990. This project began in 2013 with passage of proper SD-DOT required ordinances. In 2014, Berberich Designs developed necessary plans and specifications for a comprehensive program. Budgeting began in 2015 to allow a phased implementation and installation of the wayfinding signage to begin. The majority of vehicular wayfinding matters have been implemented; however, pedestrian wayfinding is drastically needed for our visitors to Historic Deadwood.

Benches and Trash Cans 35,000.00

In an ongoing effort to enhance the City's public spaces and to service the increases in visitors, additional seating areas, benches, trash cans, and cigarette containers are needed.

General Maintenance 135,000.00

This general maintenance line item is used for repairs and ongoing maintenance for historic resources owned by the City of Deadwood and Deadwood Historic Preservation.

Throughout each year, there are several unanticipated matters dealing with these properties which arise and need to be addressed in a timely matter.

Days of '76 Museum 30,000.00

The Days of '76 celebration began in 1924 to honor Deadwood's first pioneers - the prospectors, miners, muleskinners, and madams who poured into the Black Hills in 1876 to settle the gold-filled gulches of Dakota Territory. Since then, the Days of '76 have grown into a legendary annual event with a historic parade and an award-winning PRCA rodeo. The museum is an important element of the Days of '76 and needs annual maintenance and repairs to ensure a secure environment for the artifacts it houses.

Senior Center 775,000.00

The Historic Black Hills Granite and Marble Works building located at 142 Sherman Street has been acquired by Deadwood Historic Preservation Commission for the building's contents, including business receipts, ledgers and other archival ephemera. This historic structure was constructed in 1910 by A.L. Duchene and has been used as a cemetery monument company for 114 years. It became one of the longest family run businesses in Deadwood but will no longer operate as a monument shop due to the death of its owner. Deadwood has a significant number of residents who qualify as senior citizens; however, there is currently no public, multi-use facility designated for residents to meet, host events or socialize. This has been identified as an unfulfilled need for our community for many years as outlined in Deadwood's comprehensive plan.

85 Charles Exterior Restoration 125,000.00

The property at 85 Charles Street has been on the City's minimum maintenance violation list since 2013. This structure is in the main thoroughfare coming into Deadwood prompting the community to request the restoration of this property. After reviewing with a structural engineer, it was determined the building is sound, although in an extreme state of disrepair, the building could be restored. This property was purchased by the Deadwood Historic Preservation Commission for the purpose of restoring the exterior envelope of the structure and either making it available for an individual to finish the project or complete rehabilitation. A Conservation Easement will be placed on the structure in perpetuity with a deed restriction for a single family or duplex and no short-term rental use. This may assist with Deadwood's need for single family housing and/or affordable housing issues.

VISITOR MANAGEMENT AND INFORMATION

Trolley Operations

40,000.00

In the early 1990s, the City of Deadwood established a free-wheel trolley system to serve as a municipal transportation system. The overall operation of the trolley system is partially subsidized from Historic Preservation funding and revenue generated through the Parking and Transportation Committee. The trolley system is an invaluable part of the city's infrastructure and helps alleviate the parking problems present in the Historic Districts. The Historic Preservation Commission continues to support the operation of the system to the extent necessary to supplement the income produced by trolley fees. The funding covers a small portion of the operating deficit which has decreased over the years. Such expenses are allowed as the production of visitor management activities under Sections 24:52:10:08-14 and 24:52:10:08-15 of the South Dakota Office of History's Administrative Rules.

Marketing

414,000.00

The Historic Preservation Commission continues to support heritage tourism efforts and the promotion of history in Deadwood through the Chamber of Commerce and Visitor's Bureau. Other organizations such as the Days of 76 Rodeo, Deadwood History, Inc. and Deadwood Alive also market our rich heritage. It continues to be evident from formal and informal surveys directed to visitors that Deadwood's primary attraction is our history as well as the activities of historic preservation. The Chamber is the primary tool along with the South Dakota Department of Tourism for reaching audiences outside of Deadwood. Activities and programs funded by the Historic Preservation Commission are those directly related to the marketing of Deadwood's heritage. The funds allocated in this line item will allow the Chamber to continue marketing Deadwood's heritage as a tourist destination to the people of South Dakota and the nation. Marketing of Deadwood's historic character, historical development, and historic image is allowed under Sections 24:52:10:08-7 and 24:52:10:09-14 of the South Dakota Office of History's Administrative Rules.

Visitor Centers/Interpretive Center

70,000.00

Deadwood's History and Information Center, located in the restored 1897 Fremont, Elkhorn, and Missouri Valley Railroad Depot, continues to serve as an important resource for tourists visiting the city. Interpretive exhibits provide visitors with information about Deadwood's history and historic preservation efforts as well as tourist information regarding Deadwood's many historic resources and attractions. This line item funds the operation of the visitor centers, including personnel services, contractual services, supplies and materials. Funds are used to staff the depot, welcome center, and portable information center (chuckwagon) during the height of the tourist season. The allocation of funds for visitor centers is allowed under Section 24:52:10:08-10 of the South Dakota Office of History's Administrative Rules.

HISTORIC INTERPRETATION AND INFORMATION

Days of '76 Rodeo 65,000.00

The Days of '76 Rodeo and Parade is a significant historic event that is a major part of the history of Deadwood and helps to define Deadwood's western character. Its historic parade recaptures the history of the community every year. Marketing of Deadwood's historic character, historical development, and historic image is allowed under Sections 24:52:10:08-7 and 24:52:10:09-14 of the South Dakota Office of History's Administrative Rules.

Deadwood History, Inc. (HARCC) 38,000.00

Deadwood History, Inc. is the parent organization which manages and promotes five properties within Deadwood housing various collections relating to Deadwood's history. These facilities include the Days of '76 Museum, Adams Museum, Historic Adams House, the Brothel Deadwood, and the Homestake Adams Research & Cultural Center. This year once again, at the request of Deadwood History, funding was appropriately allocated to these facilities while their total amount remained the same. The allocation of these funds is allowed under Sections 24:52:10:08-2 and 10 of the South Dakota Office of History's Administrative Rules.

Days of '76 Museum 110,000.00

The Days of '76 Museum contains a unique collection of horse-drawn vehicles and artifacts associated with Deadwood and Black Hills history. With the construction of the museum, the collection now has proper security and climate control, and the proper care and interpretation of the exhibits are in place. Financial support from Historic Preservation assists in the cataloging, accessioning and conservation of the artifacts associated with the museum. The allocation of these funds is allowed under Sections 24:52:10:08-2 and 10 of the South Dakota Office of History's Administrative Rules.

Adams Museum 95,000.00

The Historic Preservation Commission allocates funds each year for the continued support of the Adams Memorial Museum. These funds are used for preservation and display of the Adams Museum's collections and other expenses associated with the care of the varied collections of artifacts and objects. Funds also allow for further marketing Deadwood history and the programming associated with Deadwood History, Inc. The allocation of these funds is allowed under Sections 24:52:10:08-2 and 10 of the South Dakota Office of History's Administrative Rules.

Adams House Museum 75,000.00

Deadwood's Adams House has been open as a house museum since July 2000. The funds in this line item are used for the administrative and program costs associated with the operation of the museum. These expenses include salaries and personnel services for a curator and docents, as well as supplies, and marketing. Funds are also used for preservation and display of the Adams House's collections and other expenses associated

with the care and use of a varied collection of artifacts and objects. Funding is allowed under Section 24:52:10:08-10 of the South Dakota Office of History's Administrative Rules.

Historical Re-enactments 148,000.00

The visitor experience in Deadwood is enhanced by the presentation of historical information utilizing a variety of re-enactments. Deadwood Alive provides an opportunity for visitors, school children and residents to have a greater appreciation for the history of Deadwood. Presentations include both street performances and performances of "The Trial of Jack McCall". Deadwood Alive also offers stagecoach rides on Historic Main Street. These costs are allowed under Section 24:52:10:08-3 of the South Dakota Office of History's Administrative Rules.

Fassbender Photographic Collection 21,000.00

The collection of photographs, negatives, slides and film footage by Josef and George Fassbender are getting the attention they deserve. This massive collection - over 800,000 images - is being cataloged and preserved by the Cities of Spearfish, Deadwood, and Lead. Each City has once again allocated funds towards the goals to preserve, conserve, and make available for public education the beautiful and fascinating images which captured over a century of Black Hills history. The allocation of these funds is allowed under Sections 24:52:10:08-2 and 10 of the South Dakota Office of History's Administrative Rules.

Century Award 1,000.00

The Deadwood Historic Preservation Commission's Century Awards program began in the early 1990s to recognize and honor historic commercial structures in Deadwood which are a century old. Two awards are created per nominated structure with one being presented to the owner(s) of the nominated structure and the other is installed in the Century Room located in Deadwood City Hall. To date, the Historic Preservation Commission has presented 76 Century Awards. The allocation of these funds is allowed under Sections 24:52:10:08-2 and 10 of the South Dakota Office of History's Administrative Rules.

HISTORIC PRESERVATION OFFICE

Historic Preservation Office 520,000.00

This line item funds the administrative costs of the Historic Preservation Office, including personnel services, contractual services, travel costs, capital expenditures, publications, supplies and materials. These costs are allowed under Section 24:52:10-03 and 08 of the South Dakota Office of History's Administrative Rules.

Public Education/Advocacy 292,500.00

This line item allows the Historic Preservation Commission to continue its commitment to public education and the dissemination of historical and preservation related information within the City of Deadwood. The Commission sponsors lectures and conferences pertaining to the history and preservation of Deadwood and the surrounding region. Advocacy activities include walking tour brochures, Wall of Fame, Century Awards, interpretation

signage, and website. The costs of public education and advocacy are allowed under Section 24:52:10:08-6, 7, & 12 of the South Dakota Office of History's Administrative Rules.

Archaeology 30,000.00

The Deadwood Historic Preservation Commission has determined the potential for the discovery of archaeological resources during normal city activities is essential to provide both funds and guidelines to ensure the archaeological heritage of Deadwood is preserved and studied. This budget allocation allows for the documentation and continued care of artifacts recovered from the excavation at archaeological sites in Deadwood as well as archaeological investigations necessary for the City of Deadwood. Archaeological costs are allowed under Section 24:52:10:08-4 of the South Dakota Office of History's Administrative Rules.

Dues/Subscriptions 4,500.00

This line item funds the cost of maintaining memberships in the South Dakota State Historical Society, the National Trust for Historic Preservation, the American Chuck Wagon Association, and the National Stagecoach and Freight Wagon Association. These memberships increase the education and awareness of commission members and staff. Such expenses are allowed under Sections 24:52:10:08-9 of the South Dakota Office of History's Administrative Rules.

Collections/Acquisitions 25,000.00

The visitor experience in Deadwood is enhanced by the opportunity to view, enjoy and understand the collections of historic artifacts and documents and those items that interpret the history of Deadwood. From time to time, the Historic Preservation Office identifies collections for acquisition. These costs are allowed under Section 24:52:10:08-3 of the South Dakota Office of History's Administrative Rules.

Archival Development 50,250.00

The Historic Preservation Commission continues to acquire and develop archive and manuscript collections documenting the history of Deadwood and the surrounding region. The Commission funds a full-time archivist and interns to accession, catalog, and maintain the existing collections. The archivist also responds to research questions from residents and visitors and provides research services as needed for city departments and outside clients. These costs are allowed under Section 24:52:10:08-2 of the South Dakota Office of History's Administrative Rules.

Geographic Information System 35,000.00

The accumulation and digitization of survey information provides important information needed in the ongoing efforts of both the local and state Historic Preservation Offices, including implementation of Deadwood's comprehensive plan. Funds from this line item will allow the Commission to view information within the city limits and to place this information into a computerized database system. The database includes written information, photographs and maps. The Sanborn Fire Insurance Maps are available on our

online GIS homepage. These expenses are allowed under Sections 24:52:10:08-4 and 8 of the South Dakota Office of History's Administrative Rules.

Scholarship

3,000.00

The Historic Preservation Commission has determined the provision of a scholarship for a worthy graduate of Lead-Deadwood High School is an appropriate expenditure of funds. High school senior students at Lead-Deadwood High School will be eligible to apply for two \$1,000.00 scholarships for higher education at a college or university and two \$500.00 scholarships for a vocational technical school. These scholarships are based on review of grades, academic career and achievements along with an essay on the importance of historic preservation. These costs are allowed under Section 24:52:10:08-12 of the South Dakota Office of History's Administrative Rules.

City of Deadwood Departmental Funds

\$1,483,170.00

On November 1, 1989, the State of South Dakota authorized legalized gaming in the City of Deadwood. As part of this authorization, a Historic Preservation funding mechanism was established which included the increased costs for city government based on a formula agreed upon by the City of Deadwood and the South Dakota State Historical Society Board.

The formula is based on the increased impact to the City of Deadwood of the 1989 authorization. The basis for this formula has remained the same since 1989. This formula is based on 1988 City of Deadwood budget (adjusted for inflation) and City of Deadwood budget after 1989.

The 1988 City of Deadwood budget, adjusted for inflation using the CPI inflation factors, was compared to 2012 City of Deadwood Budget and the differences were determined to be the cost allowed under Section 24:52:10:08 (15) of the South Dakota Office of History's Administrative Rules and unanimously approved by the state board.

For 2012, this amount was \$1,483,170.00. This amount has not been escalated and these funds have been allocated from the Deadwood Historic Preservation Fund to the City of Deadwood without specific spending restrictions or instructions to avoid complex city decision making procedures.

Additional comparisons have been made against other cities' budgets to that of Deadwood's. The first comparison was with cities of similar size (less than 3,000 people) and a second comparison was with cities over 5,000 residents. These comparisons show Deadwood has had a larger cost burden, even with the additional Historical Preservation funding.

DEADWOOD GRANT AND LOAN FUNDS

Grant Fund for Non-Profit Institutions

50,000.00

The Historic Preservation Commission established a grant fund to assist those buildings and sites not eligible for the South Dakota Property Tax Moratorium within Deadwood. The budgeted amount for this program is for nine buildings: St. John's Episcopal Church, St. Ambrose Catholic Church, First Baptist Church, Grace Lutheran Church, the Broken Boot

Gold Mine, the Deadwood Masonic Center Association, Deadwood Elementary, the Lawrence County Courthouse and the Deadwood Elks Lodge. Grant funds cannot be used for program or personnel costs. Grant funds must be spent on physical improvements or interpretation of the historic building or site. The program provides assistance for historic buildings that might otherwise be unable to obtain assistance. Many of the buildings and properties in this category are not suitable candidates for a loan program. Projects funded by the program must preserve a property's historic character and integrity or affect the life-safety of its occupants. All projects funded through these programs must also meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as required by Section 24:52:10:04 of the Office of History's Administrative Rules. The allocation of funds for the program is allowed under Section 24:52:10:09-1 of the South Dakota Office of History's Administrative Rules.

Retaining Wall Program

500,000.00

Due to Deadwood's location in the Northern Black Hills, settlement in this area has required the construction of numerous retaining walls. There are several walls entered into the program; however, due to budget constraints, many of these retaining walls have been pushed out for reconstruction until such times funds are available. With the payoff of our bond series, the Historic Preservation Commission can increase this line item to catch up on some of these critical retaining walls. There are 28 retaining walls in the program with an estimated proposed repair costs well over \$2,500,000.00. Most walls are in desperate need of repair or replacement. The funds in this line item allow the Commission to provide a program to assist in covering a portion of a project's total cost, plus engineering fees. Only historic retaining walls, walls threatening a historic resource, or walls affecting life-safety, are eligible for the program and projects must meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as required by Section 24:52:10:04 of the Office of History's Administrative Rules. The costs of this program are allowed under Section 24:52:10:09-1 of the South Dakota Office of History's Administrative Rules.

Cemetery Headstone Program

4,500.00

This line item is an allocation of funds for the Historic Preservation Commission's Cemetery Headstone Program. The program assists individuals with the placement of a lost or missing headstone on relatives who settled in this area and are buried in one of our historic cemeteries. To qualify for the program, the applicant must provide documentation on the family, and we must identify the burial site prior to the placement of a new headstone. The costs for this program are allowed under Section 24:52:10:09-1 of the South Dakota Office of History's Administrative Rules.

Grant Fund for Projects Outside of Deadwood

100,000.00

The Deadwood Historic Preservation Commission has graciously determined a need to continue to protect, promote and enhance certain buildings and sites outside of the City of Deadwood related to the history of Deadwood. The Commission continues to implement a grant fund to assist sites listed on or eligible for the National Register of Historic Places and show a direct and meaningful relationship to Deadwood history and to undertake projects

to enhance the knowledge of Deadwood history or place Deadwood history in a statewide context. Grants up to \$10,000.00 each are available for the maintenance, rehabilitation or interpretation of any building or site that is not eligible for the South Dakota State Property Tax Moratorium. Grants are also available for studies providing a deeper understanding of Deadwood's history and its place in a statewide or regional context. All South Dakota National Historic Landmarks sites and buildings are also eligible for grants. To date over \$4,000,000.00 has been awarded to communities including but not limited to: Lake Preston, Buffalo Gap, Sisseton, Dell Rapids, Hitchcock, Hot Springs, Gettysburg, Philip, Lead, Pierre, Ft. Pierre, Whitewood, Mobridge, Rapid City, Spearfish and Sioux Falls. The allocation of funds is allowed under Section 24:52:10:08-3 and Section 24:52:10:08-12 of the South Dakota Office of History's Administrative Rules.

Paint Grant 25,000.00

The Historic Preservation Commission recognizes pride of ownership improves the quality of life in this community. The Commission has established the Paint Grant Program to inspire home maintenance and improvement of Deadwood's historic neighborhoods. Use of the Paint Grant Program is expected to preserve and protect Deadwood's historic residences and make the City more attractive for residents and visitors alike. This program is open to residential and commercial properties. The allocation of funds is allowed under Section 24:52:10:09-1 of the South Dakota Office of History's Administrative Rules.

Historic Publication Fund 5,000.00

The Historic Preservation Commission believes great books are the lifeblood of any historic community. Therefore, it is beneficial to have a program to assist in the publication of well-written, well-researched books on Deadwood and Black Hills history. The program objective is to financially assist publication projects with funding for upfront cost to publish a book(s) on the History of Deadwood and/or the Black Hills. The allocation of these funds is allowed under Sections 24:52:10:08-12 of the South Dakota Office of History's Administrative Rules.

PROFESSIONAL SERVICES

Professional Services 80,000.00

Architects, structural engineers, historians, and other professionals are frequently required to support the Historic Preservation Commission's many projects and activities. The Commission uses this line item to procure these services to assist private citizens and city staff with issues relating to historic preservation and architectural and structural issues found in public and private buildings. Professional Services are allowed under Section 24:52:10:08-13 of the South Dakota Office of History's Administrative Rules.

Legal Services 30,250.00

This line item enables the Historic Preservation Commission to defend its ordinances, prosecute violations thereof, and seek legal counsel when necessary. The City of Deadwood and the Deadwood Historic Preservation Commission has contracted with Gunderson, Palmer, Nelson, and Ashmore for legal services. This budget reflects the anticipated costs

associated with legal expenses. The Historic Preservation Commission will not be sharing a full-time attorney with the City Commission. Legal expenses are allowed under Section 24:52:10:08-5 of the South Dakota Office of History's Administrative Rules.

Historic Neighborhood Revitalization 8,000.00

To foster civic pride in the community, the Historic Preservation Commission provides funds to enhance and encourage the revitalization of neighborhoods and private residences. These programs include Plant the Town, Paint the Town and support for Block Club activities and leadership training. Such expenditures are allowed under Section 24:52:10:09-2 of the South Dakota Office of History's Administrative Rules.

SD State Historic Preservation Office 70,000.00

The Historic Preservation Commission budgets funds to support staff at the State Historic Preservation Office to facilitate reviews of Deadwood projects and to provide greater communication between the State Historic Preservation Office and the City of Deadwood. A five-year agreement is in place for these services. These costs are allowed under Section 24:52:10:08-1b of the South Dakota Office of History's Administrative Rules.

Revolving Loan Programs

Professional Services 47,500.00

The revolving loan program is administered through a contract with NeighborWorks – Dakota Home Servies. This professional entity provides the loan processing, underwriting and overall coordination with applicants to present to the Deadwood Historic Preservation Commission for consideration.

Matured Loan & Closing Cost Expenses 2,500.00

Elderly Resident Program 80,000.00

This program provides assistance to Deadwood's Elderly Residents. The applicant must be 65 years of age or older and the project must exist as part of a residential property within the Deadwood City Limits. Mobile homes and manufactured structures are not eligible for this program.

The project must also affect individual life safety and structural deficiencies as determined by the City of Deadwood's Building Inspector and applicable life safety codes. All eligible applications are subject to the review of the Deadwood Historic Preservation Commission.

Windows & Doors Program 80,000.00

The program provides a forgivable loan or grant for the restoration of an existing opening or for the removal of an inappropriate alteration and installation of an item with appropriate material and style of operation for a particular house. The program is based on total number of windows, storm windows, and/or exterior door(s). The program also provides a forgivable loan or grant per window opening for the purchase and installation of new wood windows if restoration of the existing windows is not an option or is not possible.

Siding Program **50,000.00**

The funds are to be used for the repair of historic siding, when possible; the replacement of original siding, when necessary; or the removal and replacement of inappropriate siding material. Residential structures with exterior masonry construction can use the program for repairs and tuck pointing.

Façade Easement Program **450,000.00**

Through the Façade Easement Program, the owner of a participating building agrees to make approved improvements to the building façade(s) and transfer to the Deadwood Historic Preservation Commission an easement on the character-defining façade.

The actual cost of restoring or rehabilitating the façade(s) is used in determining the value purchase of the façade easement. There is a maximum award allowed per building. The standard maximum award per building is 80 percent of the qualified expenditures. The standard award is not to exceed \$3,000 per linear foot of prominent façade frontage. Furthermore, any award cap may be increased by up to \$1,000 per linear foot of secondary frontage for buildings on corner lots and with more than one prominent façade.

Foundation Program **50,000.00**

The Foundation Program is available for repairs to a residential resource listed as an historic property in the Deadwood National Historic Landmark District. The City of Deadwood's Historic Preservation Officer determines a project's eligibility. All eligible applications are subject to the review by the Deadwood Historic Preservation Commission.

Ghost Mural Grant Program **20,000.00**

There are several ghost murals or historic advertisements located on exteriors of historic structures in Deadwood and to protect and preserve these murals the Historic Preservation Commission has created a grant program to assist in the proper restoration of these remnants of our history.

The property owner submits an application for the mural restoration. The Historic Preservation Commission would review and submit the mural into the program. The City is responsible for 100% of the mural costs. A covenant will be required and recorded to protect the mural as well as the view of the mural.



For more information please contact:

Deadwood Historic Preservation Office
Kevin Kuchenbecker, Planning, Zoning & Historic Preservation Officer
108 Sherman Street
Deadwood, SD 57732
605-578-2082