



Historic Preservation Commission Meeting Minutes

Wednesday, September 10, 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 September 10, 2025, at 4:00 p.m.

2. **Roll Call**

PRESENT

HP Commission Chair Leo Diede
HP Commission Vice Chair Molly Brown
HP Commission Trevor Santochi
HP Commission Beverly Posey
HP Commission Diana Williams

City Commissioner Charles Eagleson

ABSENT

HP Commission 2nd Vice Chair Anita Knipper
HP Commissioner Jesse Allen

STAFF PRESENT

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

Susan Trucano, Neighborworks

3. **Approval of Minutes**

- a. HPC Meeting Minutes - August 27th, 2025

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Meeting Minutes of August 27, 2025. 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 \$68,533.29. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

- b. HP Grant Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve Grant Vouchers in the amount of \$20,295.82. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Revolving Vouchers in the amount of \$41,552.74. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Robert and Mary Sjomeling - 416 Williams - Request to forgive loan
Tom and Janet McNary -- 14 Van Buren -- Life Safety loan request
Nancy Fairbairn -- 57 Forest -- Extension request

It was motioned by Commissioner Posey and seconded by Commissioner Brown to forgive loan for Robert and Mary Sjomeling, 416 Williams, to approve a Life Safety loan for Tom and Janet McNary, 14 Van Buren, and extension on loan for Nancy Fairbairn, 57 Forest. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

- b. Alan & Phyllis Wright - 822 Main St. - Elderly Resident Grant

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Alan and Phyllis Wright, 822 Main, into the Grant Program. Voting Yea: Posey, Santochi, Diede, Brown, Williams.

6. Old or General Business

7. New Matters Before the Deadwood Historic District Commission

- a. COA 250168 - 817 1/2 Main - Tyler Peterson - Replace siding and railing

Mr. Kuchenbecker stated this is a Certificate of Appropriateness for work at 817 1/2 Main, a non-contributing structure located in the South Deadwood Planning Unit. The applicant is requesting permission to replace the front second story siding of the structure. Plans are to replace with smooth 5" reveal and match the siding that's on the addition back part of the structure. Replace the metal rail with like material. 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.

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

- b. COA 250167 - 69 Sherman St - Mike Trucano - Construct 6' privacy fence

Mr. Kuchenbecker stated the applicant is here. This is a contributing structure located in the South Deadwood Planning Unit, circa 1910. The applicant is requesting permission to construct a privacy fence. It will be a 6' cedar fence. Staff's opinion on 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 and the Deadwood National Historic Landmark District. We did a site visit to look at site lines, etc. and it's in commercial zoning, there are zero lot lines. He could put a building right up to the lot line, as well, if it fit within the Historic District. If you have any questions, Mike is here.

Chairman Diede stated which building is it.

The applicant stated across from the post office, the old cable tv building. Next to the Pumphouse.

Mr. Kuchenbecker stated the building kind of wraps around the back side of the Pumphouse. It will be on the Miller Street parking lot side. He has a garage door there.

It was moved by Commissioner Santochi 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.

- c. COA 250148 - Dale Berg - 650 Main Street - Application withdrawn

Mr. Kuchenbecker stated this was continued from the last meeting. The application has been withdrawn.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250169 - 49 Terrace - Tyler Peterson - Remove stucco and wood siding, remove vinyl and wood slide windows

Mr. Kuchenbecker stated this is non-contributing structure located in the Cleveland Planning Unit circa 1895. The applicant is seeking permission to remove the stucco siding and wood siding replace with a 6" smooth lap siding which would give it a 5" reveal. Remove the vinyl and wood slide windows and bring back the 32" x 60" double hung windows. Lastly, take back the original wood framing by removing the sheetrock. He's going to gut the house and rebuild, rehabilitate. You can see in the photos how the windows used to be and bring into original configuration. Replacement of the inappropriate siding will move this towards returning to contributing status. Staff have reviewed 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 haven't we seen this same request once before.

Mr. Kuchenbecker stated yes it was for the front porch and we stopped because he was putting vinyl windows in there. He's finally coming around to doing the exterior of the building.

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 250172 - 51 Highland Ave - Bob Bailey - Install composite shakes as new roof

Mr. Kuchenbecker stated we've seen this a few times over the past few months. This is a contributing structure located in the Highland Planning Unit, circa 1895. The applicant is requesting permission to install composite shakes as a new roof material to mimic the original shake roof, while increasing the longevity of the roof. (50-year warranty). Staff met with the applicant to review the proposed roof replacement. 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.

Mr. Kuchenbecker stated this will be similar to the forest service houses, where we've allowed that substitute material, which is in the Presidential District.

Commissioner Santochi stated this is shakes opposed to shingles then.

Mr. Kuchenbecker stated yes.

Mr. Kuchenbecker stated they are on the forest service houses.

It was moved by Commissioner Santochi 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.

- c. PA 250171 - 822 Main - Alan & Phyllis Wright - Replace deck railing to meet code

Mr. Kuchenbecker stated this is a non-contributing structure located in the Upper Main Planning Unit, circa 1930. The applicant is requesting permission to replace the deck railing to meet code. 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.

Mr. Kuchenbecker stated as you look at the pictures here, from the 2008 architectural survey and what it looks today, it's made some tremendous changes, and the railing is another step in that direction.

Commissioner Posey stated is it going to be wood or metal.

Mr. Kuchenbecker stated the railing will be wood.

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

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

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

Chairman Diede stated the property on 827 Main Street, Grace Lutheran Church. Has there been any movement to making that a contributing structure again.

Mr. Kuchenbecker stated we have the amendment to the contributing and non-contributing status. We've had that for about 6 months. Bonny has done an extreme amount of work. Unfortunately, this work has been placed on the back burner due to Summertime arriving and very busy. We plan to go back and start looking at that again. We do owe that to the State Historic Preservation Office. We paid for a part of that architectural survey; they paid for the other part. Bonny has looked at the database that they use which is the 1993 architectural survey, which listed them as contributing and non-contributing. Listed in 2008, we did an architectural survey and listed them as contributing and non-contributing. We use that as our database for our staff reports and that has never been amended through the National Parks. This one once we get done will be an amendment and reclassification. We've started to go through that list of all contributing structures that may now be non-contributing and non-contributing will now be in contributing and we want to verify that. We believe there are some additional non-contributing structures that we may have reversed enough appropriate alterations that will make them contributing. There are about 700 properties that we will need to go back and look at.

Mr. Kuchenbecker stated unfortunately over the past 30 years, there were decisions made where a "weekend warrior" has done something and the structure lost its significance. Some were also demolition, for example, the Methodist Church. On the 1993 architectural survey it was a contributing structure, but now it doesn't exist.

Mr. Kuchenbecker stated there is an effort, it was stalled over the summer months.

10. **Staff Report**

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

Mr. Kuchenbecker stated in your Agenda is a "Big Thank You" invite from 5:00-7:00 p.m. Staff is encouraged to attend. We will post that as a potential Quorum.

Mr. Kuchenbecker stated there was a Sesquicentennial meeting today, preparing for the 150th. We are at the point that we will put it on our Agenda to go over the calendar events to know what's going on. Lots of activities and events planned throughout the year.

Mr. Kuchenbecker stated the city is going through budget meetings. There will be forthcoming budget adjustments from the budget already presented to you. That will revolve around Firewise. At this point we don't have a Firewise Program and the Fire

Department had budgeted some money towards this project. This was removed from the budget at this time, so we would like to remove from ours and put together a plan and come back in 2027 with actual expenditures, but there's no use putting money in the budget if you don't have a plan to spend it.

Mr. Kuchenbecker stated we did find out our Server for the City is in need of replacement. That's about \$150,000.00 for a new Server and storage. As you can imagine for Historic Preservation with all of our digital archives takes the majority of that space so we will probably take that Firewise money and put it towards the Server for 2026.

Mr. Kuchenbecker stated I am pleased to say that we will now, coming out of this budget cycle with the City of Deadwood, have an actual line item for a Capital Improvement Plan, both funding and projects, identified and not part of each individual departments operating expenses which can skew them. Last year the Parks department had a \$7M budget, in which \$6M was the FEMA Project.

Mr. Kuchenbecker stated we had final walk-through's of retaining wall on Jackson and just a small punch list there. There is concern about the tree at the back, so we are working with certified arborists to evaluate that because we removed a portion of the root system and now the homeowners are worried about the large tree with the house.

Mr. Kuchenbecker stated we will be hosting the Appropriations Committee on the September 17th.

Mr. Kuchenbecker stated on Monday night City Commission will consider a petition to deannex the section of Boot Hill Estates from the city limits. It was heard in front of Planning and Zoning Commission at the last meeting with P&Z coming forth with a recommendation to deny the request. The property is within the National Historic Landmark District. If it's outside the city limits, it could be a challenge amending the Historic District and losing a portion of the site, setting and environs which define Deadwood. We would also lose control of zoning surrounding the city so there would be no control over what would happen to that property.

Mrs. Anfinson stated she has putting together some numbers for Chris Nelson at SHPO for his State Preservation Survey that he's doing from 2021-2025. While I was doing that, she did run some numbers for Deadwood. She went back to 2016 for the Paint, but since 2016 we have given out \$118,820.00 in the Paint Grant. Not-for-Profit, since 2001, we've given out \$1,208,762.00. For Siding, since 2015, \$511,690.00. Windows and Doors, \$1,117,571.00. Foundation, \$561,000.00. Elderly Resident, \$643,000.00 and the Façade Program, \$1,622,000.00.

Commissioner Eagleson stated for the Sesquicentennial, will the Commission be controlling the logo or will the Chamber. Mr. Kuchenbecker stated the logo will be trademarked. Commissioner Eagleson stated will third-party people be allowed to print anything. Mr. Kuchenbecker stated once it's trademarked, similar to the Deadwood Logo, if someone wanted to sell t-shirts from the "Patch shop", they would have a Royalty fee for the use of the logo. Commissioner Eagleson stated the Royalty fee would be paid to the Chamber or the Sesquicentennial Commission. Mr. Kuchenbecker stated there is no Sesquicentennial Commission, it's a work group and partnerships with a variety of organizations including the City of Lead, in which they have their own logo.

11. **Committee Reports**

Commissioner Posey stated we had a Design Committee Meeting yesterday there were all 5 of us there. We are making plans to look for new projects, new beautification projects that we can put on our docket.

Commissioner Eagleson stated this is the last week for the Farmers Market from 4-7p.m. at Gordon Park.

12. **Adjournment**

The HP Commission meeting adjourned at 4:34 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant