



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 Augsbury - 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, Diederich, 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, Diederich, 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