



Historic Preservation Commission Meeting Minutes

Wednesday, August 27, 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 August 27, 2025, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede
HP Commission Vice Chair Molly Brown
HP Commissioner 2nd Vice Chair Anita Knipper
HP Commissioner Trevor Santochi
HP Commissioner Beverly Posey
HP Commissioner Jesse Allen

City Commissioner Charles Eagleson

ABSENT

HP Commissioner Diana Williams

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. 2026 HP Budget Meeting Minutes

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve 2026 HP Budget Meeting Minutes of August 21, 2025. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

b. HPC Meeting Minutes 08-13-2025

It was motioned by Commissioner Knipper and seconded by Commissioner Posey to approve minutes of August 13, 2025, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Brown.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Allen to approve Operating Vouchers in the amount of \$5,565.33. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Grant Vouchers in the amount of \$16,319.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- c. HP Revolving Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve Revolving Vouchers in the amount of \$26,400.68. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Requests

Dorrene Julius -- 33 1/2 Jackson -- Request to forgive siding loan
Lee Thompson -- 47 Forest -- Request to defer loan payments

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to forgive siding loan for Dorrene Julius, 33 1/2 Jackson and defer loan payments for Lee Thompson, 47 Forest. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- b. HP Program Application Request

Anne Monfred Wieringa - 61 Madison - Foundation & Elderly Resident Grants

Mr. Kuchenbecker stated the applicant submitted an application for review by the Loan Committee and recommends approval. This property is owner occupied, non-contributing. The applicant has submitted the required paperwork. Staff as well as the Loan Committee has determined the proposed project, and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Anne Wieringa, 61 Madison, into the Grant Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

6. Old or General Business

7. New Matters Before the Deadwood Historic District Commission

- a. COA 250148 - Dale & Susan Berg - 650 Main - Install Window in Façade

Mr. Kuchenbecker stated this is a contributing structure located in the Original Town Deadwood, Circa 1880. We have participated in the Façade Easement on this Façade program in 2016 for this structure. Based on a historic photo, it appears there were windows on the second floor at one time. In discussion with the applicant the window will be a 4x4 picture wood window. A current picture from the inside of the structure shows the actual window opening. Plans are to rent this area out as office space. To install the window the historic awning will have to be

removed. The applicant has stated plans to replace the awning later and lower the awning. My concern is that it will change the scale of the building that we reversed when we did the Façade Easement and if it was approved, the window would be behind the awning and reinstalled within one month. The proposed work, if those contingencies are met, then the project would not encroach upon, damage, or destroy a historic resource or have an adverse effect on the character of the building or the character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. That is only if the awning is removed, windows up, awning put back and give them some light. I don't think that's what he wants, it's unclear in his application as submitted. I am concerned about how this project moves forward in the future, due to past history.

Mr. Kuchenbecker stated the original floor to ceiling on first floor was probably 18 feet tall, so it's got a mezzanine in there. The applicant has an office in that mezzanine that he wants to put a window in and if you lower that it's going to change the scale of the building.

2nd Vice Chair Knipper stated I am not sure how you can lower the awning; it'd be too low; you wouldn't be able to walk under it, so I think maybe that was a mis-state on his part, was to lower the awning.

Chair Diede stated was there a window there before.

Mr. Kuchenbecker stated if you think of the Bodega, they have the very tall, tall windows, that's what the historic front looked like.

Chair Diede stated when they put the mezzanine in, that's when the fish windows went in and that was about late 30's or early 40's, end of the Decko period.

Chair Diede stated you also stated the awning was historic. When was there an awning there, because from personal experience I can state in the 70's and 80's there was not one on there?

Mr. Kuchenbecker stated there was a canopy "Good Food". When we did the Façade Program in 2016, that was removed, but then we put an awning on it to give back the proportions to give back to the building. Which is on it right now.

Chair Diede stated if we put the awning will be at the same lining as the window? Or would the awning cover part of the window? I'm confused.

Mr. Kuchenbecker stated you'd be able to look down on the sidewalk with some natural light coming in when you looked down.

Vice Chair Brown stated can you explain how it affects the Conservation Easement.

Mr. Kuchenbecker stated no, because we don't have plans. If the awning was removed to not put up or lowered it would be in violation of the Conservation Easement.

It was moved by Commissioner Santochi and seconded by Commissioner Posey based upon the guidance and what was submitted to deny due to lack of plans. The exterior alterations of the proposed work is incongruous with the aspects of the District. Voting Yea: Knipper, Posey, Santochi. Voting Nay: Diede, Brown, Allen.

Roll Call

Voting Yea:

Commission 2nd Vice Chair Knipper Voting Yea

Commissioner Posey Voting Yea

Commissioner Santochi Voting Yea

Chair Diede Voting Nay

Vice Chair Brown Voting Nay

Commissioner Allen Voting Nay

Motion fails.

It was moved by Commissioner Allen and seconded by Commissioner Brown based upon all the evidence presented to continue to the next meeting and request more information from the applicant. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250150 - Dale Berg - 874 Main - Construct wall with shed roof

Mr. Kuchenbecker stated in front of you should be familiar with this as we've had it a few times in the past. This is a Contributing resource on Upper Main. The applicant is requesting permission to construct a 13-foot wall along the west side of the pool deck to block the view of the camper and add a shed roof to provide shade on the pool deck. The length of the wall will be 44-feet long and 13-feet high. Once again, very limited plans, staff added descriptors for the benefit of the Commission. What you see in black marker is what we have provided before you. The submittal appears to be removing the actual roof and balancing the sides walls from previously denied plans to create screening for the camper at the rear of the lot, behind a full house. There is not enough alteration to previous plans to change the opinion of staff that it encroaches upon, damages and destroys, however the applicant's apparent conflict with staff and assumption that staff is unfair and equitable to the applicant, staff does not have the opinion written out, we leave it to the Commission to decide.

2nd Vice Chair Knipper stated is this what he submitted the last time?

Mr. Kuchenbecker stated it's a wall and a lean-to on the front of it, instead of building over the camper, now putting 13-foot fence with a lean-to on the front of it.

Chair Diede stated it was a scale and massing issue.

Mr. Kuchenbecker stated you have a new application in front of you.

Chair Diede stated we have a new application in front of us, but I don't believe it's a complete application. I'm unsure what he really wants to do. We don't have dimensions this time, like we did last time.

Mrs. Anfinson stated I put the dimensions in there, that's where I came up with the drawings, I based it off conversation that I had with Trent, and what he had submitted to Trent.

2nd Vice Chair Knipper stated it's too hard to tell what it would look like even when he completes it, based on the drawing the applicant has. Did the applicant say what material he was even going to use, it is just wood, is it going to be painted wood?

Chair Diede stated even if the applicant scaled down, just some, we would've maybe approved the application.

Commissioner Santochi stated the applicant isn't going to be able to fit a camper inside something scaled down. The applicant was already scaling to the maximum he could and still fit his camper in there. It doesn't serve his purpose, and this one serves his purpose because of the camper. It's about the camper. When he leaves that house, the camper will go with him. Then we won't have a structure up there.

Mr. Kuchenbecker stated what the applicant is doing is a 13-foot wall with a lean-to and posts out front. So it would be 44-feet long and 13-feet tall.

Chair Diede stated and again, visible from the street.

It was moved by Commissioner Posey and seconded by Commissioner Santochi based upon all the evidence presented, I 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. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

It was moved by Commissioner Santochi and seconded by Commissioner Posey 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. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- b. PA 250151 - Larry Shama - 138 Charles St - Replace Siding

Mr. Kuchenbecker stated this is a contributing structure in the Cleveland Planning Unit, circa 1895. The applicant is requesting permission to replace siding on the left side of the addition with LP Smart Siding, same reveal. 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 Knipper 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: Knipper, Posey, Santochi, Diede, Brown, Allen.

- c. PA 250152 - Michael Guilbert - 14 Harrison - Replace garage door

Mr. Kuchenbecker stated this is a contributing resource in the Ingleside Planning Unit, circa 1890. The applicant is requesting permission to replace the garage door with a new automated garage door. Design will be a carriage house type with upper panel windows. The color will match and complement the house color. The attached estimate is for no windows but will be getting upper panel windows. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Commissioner 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: Knipper, Posey, Santochi, Diede, Brown, Allen.

- d. PA 250153 - Donna Wiese -- 58 Pleasant -- Replace Windows & Siding

Mr. Kuchenbecker stated this is a contributing structure in the Highland Park Planning Unit, circa 1900. The applicant is requesting permission to replace 10 windows with Jeld-wen wood W-5500 hung. Replace siding with LP Smart Siding, 5-inch reveal. Staff conducted a site visit to review the windows with the applicant and contractor. At the time there was no discussion about replacing the siding but it was submitted in the project approval application. However, upon review of the siding while there, it appeared to be in good shape. Staff is recommending approval of the window replacement contingent upon the correct molding of the windows and does not recommend replacement of the siding at this time. 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 National and State Register Historic Districts or the Deadwood National Historic Landmark District.

Commissioner Santochi stated why are they wanting to replace the siding on the house?

Commissioner Posey stated I think the windows are all narrow, so in replacing the windows, they're going to disturb the siding. And they have eyebrows on the top of the windows too.

Mr. Kuchenbecker stated from what we observed, there is no bad siding on it.

Commissioner Santochi stated if they break it, they would come talk to you about it. Are they requesting funds too or no?

Mr. Kuchenbecker stated yes.

Mrs. Anfinson stated it would come out of loans.

2nd Vice Chair Knipper stated are they looking to replace are not the same size of the windows that are currently in the structure then?

Mr. Kuchenbecker stated it's got an addition, if you're looking at the front of it, from the back left side that has a more modern addition that has some vinyl windows. And then at back of the house on the far-left window are wood replacement windows probably from the 70's, just guessing that timeframe. The original windows are on the side. They are replacing the replacement windows.

Mr. Kuchenbecker stated the front windows are tall double hung and those do not replaced, those get repaired. It's replacing the back windows that have been added on an addition.

Commissioner Posey stated are they putting in the original size windows?

Mr. Kuchenbecker stated yes, they are not changing the window openings.

2nd Vice Chair Knipper stated They are not. So there shouldn't be any damage to the siding then?

Mr. Kuchenbecker stated there shouldn't be.

Mrs. Anfinson stated they are not doing anything with the front. On that second page in your packet, you will see that addition on the back. So they're going to replace the ones in the first picture, then one on the back. Then there is four on the very back.

It was moved by Commissioner Posey and seconded by Commissioner Knipper based upon all the evidence presented, I move to make a finding that this project is approved contingent upon the molding staying the same and the refusal of the siding. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

9. Items from Citizens not on Agenda

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

10. Staff Report

Mr. Kuchenbecker stated thank you for attending the budget meeting last week. It was greatly appreciated and we're moving through the rest of the City budget. We are actively involved in helping other staff.

Mr. Kuchenbecker stated we did have a wall on Van Buren that we just received quotes and it's under \$100,000.00. We will be moving forward with City Commission. On the back side of Larry Shama's house, across the street. It'll be nice to get some of those taken care of.

Mr. Kuchenbecker stated on Tuesday night we will have first reading of the new ordinance which would prohibit sandwich boards in the core historic district. I counted 32 of them the other day. They have just kind of gotten out of control; we've gotten several complaints about them. We also have had numerous complaints about the merchandise, t-shirts, etc. We will have a first reading of an ordinance that would prohibit merchandise on the exterior of storefronts and allow administrative citation. There will be three ordinance changes going in front of the City Commission.

Mr. Kuchenbecker stated we will have one more food truck ordinance task force meeting and hopefully be moving forward with that.

Mr. Kuchenbecker stated on the 2nd of September we will have a second meeting of allowing Ride-Share in Deadwood (Uber and Lyft).

Mr. Kuchenbecker stated we received a complaint, and I will be working with MSI and the Chamber on getting word out about the conditions of the sidewalks. Lots of puke and alcohol. A lot of these complaints have come from fellow business owners. This is beyond the butt patrolling.

Chair Diede stated wasn't there an attempt for an ordinance on merchandising out on the street before?

Mr. Kuchenbecker stated a few years ago there was a citation issued to one of the owners for merchandising on the outside of a building and the argument was that they had a mechanism on the inside of the building and therefore is still part of the inside of the building. We lost that and then did not enforce any of it. With this re-writing based on the court ruling, we can define what the inside and outside of the building is. Even though a door is open and opens out and the door is open to the out, it is technically exterior. And that is going to be defined in the ordinance as well. Part of it is defining the right-of-way and working with legal counsel. Hopefully we've got the right ordinance placed.

Chair Diede stated some of the t-shirts are a little obnoxious.

Mr. Kuchenbecker stated that turns into a freedom of speech issue.

Mrs. Anfinson stated please explain what Administrative Citation is.

Mr. Kuchenbecker stated under our sign ordinance that somebody has a sign violation, we do have the ability to issue a citation. The staff have this ability and not have to go through the courts. They would appeal to the Commission. The Commission could side with staff or with the violator. We would give them a warning first, but if they don't like that, then they can take it to court. Say somebody has a sandwich board that has profane language on it, we have the ability to take the sandwich board issue a warning or citation of \$100.00 and then they pay it or appeal to the City Commission. Now, we don't have it for merchandise and those types of things. The CSO's still have the ability to give citation.

11. Committee Reports

Commissioner Allen stated Kool Deadwood Nites is over and it was the biggest one we've ever had as far as registered cars. 844 cars and over 32,000 visitors. Bid 1-6 sponsored the free Trolley rides. There was roughly over 13,000 rides.

Commissioner Allen stated we have a Deadwood Alive meeting on Thursday (tomorrow).

Commissioner Allen stated Stagecoach and carriage are back out there.

12. Adjournment

The HP Commission meeting adjourned at 4:47 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant