



Historic Preservation Commission Meeting Minutes

Tuesday, May 26, 2026 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 May 26, 2026, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commissioner Chair Leo Diede

HP Commissioner Vice Chair Anita Knipper

HP Commissioner Trevor Santochi

HP Commissioner Beverly Posey

City Commissioner Charles Eagleson

ABSENT

HP Commissioner Vice Chair Molly Brown

HP Commissioner Jesse Allen

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. HPC 05.13.2026 Meeting Minutes

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Meeting Minutes of May 26, 2026. Voting Yea: Knipper, Posey, Santochi, Diede.

4. Voucher Approvals

- a. HPC Operating Vouchers May 26, 2026

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Operating Vouchers in the amount of \$22,953.49. Voting Yea: Knipper, Posey, Santochi, Diede.

- b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Knipper to approve Grant Vouchers in the amount of \$7,000.00. Voting Yea: Knipper, Posey, Santochi, Diede.

- c. HP Revolving Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Knipper to approve Revolving Vouchers in the amount of \$30.00. Voting Yea: Knipper, Posey, Santochi, Diede.

5. HP Programs and Revolving Loan Program

Mrs. Trucano discussed there are 182 loans in the amount of \$3,360,407.03, the financials are reported up to April 30, 2026, and there is also a delinquency report.

6. Old or General Business

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260062 - 59 Lincoln - Marty & Amanda Reynolds - Construct new single family home - Continued from April 22, 2026, Meeting

Mr. Kuchenbecker stated this is a non-contributing structure in the Ingleside Planning Unit, and would be new to the neighborhood. The applicant is requesting permission to construct a new single-family home on this lot. Windows will be Anderson casement and double hung with black grids. All exposed concrete will be covered with patina tin. Siding is eight inch lap. All doors leading outside will be similar in look and material to the windows. The proposed building #1 in the plans will be constructed at this location and is compatible in size, massing, scaling and proportions (other than siding reveal). The siding should be a 5 inch reveal. Staff recommends the covered porch design and double hung windows. Archaeology will be required prior to and during the construction process. This is continued from the April 22, 2026, meeting. The commission requested better rendering of what these houses would look like with the neighboring structures and site plans with the sidewalks, driveways, and landscaping. This has been reviewed by staff and the State Historic Preservation Office. Historically there was at least one additional house on Lincoln Street near the proposed location which appears to have been lost between 1923 and 1930. It is staff 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 and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. The rendering photos show a new rock wall on the lower and upper side, parking spaces in front of the structures and each structure being about 16 feet wide, two-story, each with front porches and includes the siding. These are shown in the same color scheme and we discussed the commission requested to see two different color schemes for the houses and the applicant has agreed to that and will submit when ready to go. There is a neighbor in the audience that came to listen and comment, ask questions or answer questions.

The neighbor stated many neighbors have expressed a lot of concerns about the traffic. We already have the tourist traffic going up to the cemetery. We looked at

the drawings and it looks like a parking lot is now going to be next to me. It is a small space to be putting two homes and a removal of trees will have to occur which is going to take the view away. We wonder how everyone feels if this happened to them.

Commissioner Santochi stated we are limited to what we can and cannot do. The off-street parking is to avoid more on-street parking which is already a problem up in the neighborhood.

Commissioner Posey stated the houses do suit and fit into the neighborhood as well. The rendition with the houses in a row. They followed every piece of advice commission gave them.

The neighbor asked that the new-single family homes will be rentals.

Commissioner Diede stated yes the intention is to create long-term rentals, not an AirBnB.

The neighbor stated the paint on the retaining wall is on my property, so building the retaining wall, how is that going to impact my foundation from all of the dirt work, as all of the trees are on a slope and the intention is to cut that out and build a retaining wall to the end of my driveway.

Mr. Kuchenbecker stated we are unsure of the height of the wall at this time. Anything that is 4-feet or above or having a surcharge above it, which depending on the steepness of the hillside needs to be engineered to ensure that it would hold any soils or pressures. Through building code, a geo-technical engineer may be required. The final plans have been submitted for the retaining walls and no building permits have been issued yet. The commission is here today to identify if these homes will have an adverse effect to the character of the district and adjacent properties. When we get to the retaining walls, that may require engineering and any surge above it.

The neighbor asked if all of this passes, are there confirmed dates of when this construction will start, specifically with the sidewalk and tree removal? It seems like that will be extensive work for them just to get started.

Mr. Kuchenbecker stated they are looking at two to three weeks out on the archaeology report and they will be monitoring the entire time for archaeology as required. It would start mid-summer and get the foundations and framing in by fall time, but that has not been finalized. There are a few weeks between now and any permits that will be issued.

The neighbor asked if the archaeology results could potentially change this?

Mr. Kuchenbecker stated potentially we know there are several features from previous foundations which will be recorded in. Will it stop the progress for the changings, we will not know until we receive the final report.

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 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 grant a project approval. Voting Yea: Knipper, Posey, Santochi, Diede.

- b. PA 260063 - 61 Lincoln - Marty & Amanda Reynolds - Construct new single family home - Continued from April 22, 2026, meeting

Mr. Kuchenbecker stated this is the second house in the same vicinity. The address of the structure is 61 Lincoln and constructing a new single-family home and is continued from April 22, 2026, meeting. The information for this home is the same plot plan and photos that was provided in the previous approval at 59 Lincoln. It is staff opinion as well as the State Historical Preservation Office, the criteria does meet administrative rules for new construction in historic districts and the Secretary Interior Standards.

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 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 grant a project approval. Voting Yea: Knipper, Posey, Santochi, Diede.

- c. UPDATE - PA 260085 - 95 Stewart St - Randy & Lori Johnston - Remove building

Mr. Kuchenbecker stated at this time staff does not have additional information other than through a department head in the office here and it is confirmed the owners intend to clean out the house and are preparing to sell it.

Commissioner Posey asked if the owners have an idea yet how much they will sell the house for.

Mrs. Anfinson stated in speaking with the department head, it was stated they are going to sell it for \$15,000.00. It costs \$17,000.00 to demolish it.

It was moved by Commissioner Knipper and seconded by Commissioner Posey 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.

It was moved by Commissioner Santochi and seconded by Commissioner Posey based upon all the evidence 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.

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 Mike Runge will have on the next City Commission meeting agenda permission to hire Intern Daniel Schilling pending pre-employment screening. He will be an intern from June 8 until August 31, 2026.

Mike Runge stated Daniel Schilling is from University of South Dakota and he is getting his master's degree in history and museum studies.

Mr. Kuchenbecker stated we will be soliciting quotes to build a short retaining wall on the left hand side of 85 Charles where. They are bringing in top soil and putting in a sidewalk up to the front door, insert grass and then it should be ready to be put up for sale.

Mr. Kuchenbecker stated City commission approved to go out to bid on three retaining walls. We had engineers go up to Freemont Street. Twelve years ago, the soil conditions have moved the wall, streets are separating above the hospital. Tire rims held that street up for 70 years and now the conditions are starting to deplete. Borings are going to be done to get the soil conditions from the geo-technical engineer.

Mr. Kuchenbecker stated we had a successful Save Our Tail raid reenactment and parade last Friday.

Mr. Kuchenbecker presented plaques to outgoing Commissioners Leo Diede and Trevor Santochi. Commissioner Eagleson stated these are two outstanding folks and I am proud they served as long as they did. Congratulations! These are tough shoes to fill; you will be missed.

Commissioner Diede stated I was put here for a reason and that is to serve City of Deadwood and believe we have all done well. A lot comes with the volunteer aspect of the commission and we worked really well as a whole.

Mr. Kuchenbecker stated we have the realtor meeting to discuss underutilized homes in Deadwood on Thursday. It is led by Emma Garvin with Deadwood-Lead Economic Development.

11. Committee Reports

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

Commissioner Diede stated there is a tremendous amount that is being done in Deadwood. The flowers in town look great. The railings and posts look great at 85 Charles. Thank you again for allowing me to serve on this commission.

12. Adjournment

The HP Commission meeting adjourned at 4:30 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant