



Historic Preservation Commission Meeting Minutes

Wednesday, March 25, 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 March 25, 2026, 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 Commissioner Jesse Allen
HP Commission Diana Williams

City Commissioner Charles Eagleson

ABSENT

HP Commission 2nd Vice Chair Anita Knipper

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 3.11.2026 Meeting Minutes

It was motioned by Commissioner Allen and seconded by Commissioner Posey to approve Meeting Minutes of March 11, 2026. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

4. Voucher Approvals

- a. HPC Operating Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Operating Vouchers in the amount of \$55,019.26. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

- b. HP Grant Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve Grant Vouchers in the amount of \$214,628.18. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve Revolving Vouchers in the amount of \$300.00. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Request

Tate and Ron Underhill - 33 Taylor - Refinance Loan

It was motioned by Commissioner Brown and seconded by Commissioner Allen approve the loan refinance for Tate and Ron Underhill, 33 Taylor. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

- b. Neighborworks Update

Mrs. Trucano stated we provided all February financials. There is also a copy of the delinquency report. The active loans currently are sitting at a total of \$3,401,342.23. A new format for the report is starting to come out of the new servicing software.

- c. Historic Preservation Grant Request

Dorene Steinlicht - 42 Washington St. - Elderly Resident Grant Program

Mrs. Anfinson stated Dorene Steinlicht at 42 Washington has applied for the Elderly Resident Grant Program. She had a sewer line collapse and needed immediate attention. We considered this an emergency grant and work has already started. The Loan Committee reviewed the application and recommend approval.

Chair Diede asked how much the grant amount is.

Mrs. Anfinson stated the grant total is \$10,000.00 and the total cost of the project is \$33,000.00.

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to accept Dorene Steinlicht, 42 Washington, into the Elderly Resident Grant Program. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

6. Old or General Business

- a. Outlaw Square funding request for title sponsor of Brule in the amount of \$5,000 to be paid out of the Public Education Line Item

Mr. Kuchenbecker stated a letter was presented from Bobby Rock, the director of Outlaw Square. Bobby is requesting \$5,000.00 to be the title sponsor for Brule as part of the 150th celebration of Deadwood, for rodeo week and will be on July 20th. We sponsored this a couple of years ago and it was well received and a beautiful show. This will be paid out of the Public Education line item.

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve the title sponsor of Brule in the amount of \$5,000.00 to be paid out of the Public Education line item. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

- b. Grant Permission to solicit proposals for hiring canine cadaver dogs for archeology
- Mr. Runge stated there was an article in the American Archaeology Magazine. As ironic as it may seem, the article came out shortly after the Historic Preservation Commission made a ruling on 58 Pleasant Street. This is a way to conduct an archaeological survey that could benefit us. It is a non-evasive way to look for human remains that may or may not be in that specific area. Thinking about a cemetery like St. Ambrose, of course there is going to be human remains. In the historic records of 1894 and 1897, there were two public executions that occurred here in Deadwood and according to the printed newspapers, both burials were outside of the St. Ambrose cemetery limits. As we progress forward and as more types of construction occur, this would possibly be a way for us to go and see if we can find the two sets of remains that are missing. Is this something that Historic Preservation would be interested in pursuing? We are looking for some advice and if we want to consider moving forward with this project. In lieu of putting the information together, there is a woman in Whitewood that is a dog handler, and we have been in contact with her, and she is very interested in this. We have a potential local interest that might be able to help out with this project. The main reason for this is to find the two burials that are outside of St. Ambrose cemetery. The biggest thing with this project is that one of the individuals was Native American and the other was African American. The records of where these individuals are located was lost. It could've very well been in the St. Ambrose Catholic Cemetery Ledger but that was lost in a fire. We are up against a rock and a hard place. This project may or may not benefit us, but we can be as proactive as possible with attempting to locate these two burials. If we do succeed, we can mark it and designate that area and leave it alone for any further development whether it be utilities, sewer, or even construction of a new home or garage.

Commissioner Posey asked if the human remains would be exhumed.

Mr. Runge stated the first step would be to see what our results come back as. The other thought would be to find a local group here or there would be an expense if we brought dogs from somewhere else. We did find dog handlers in the Denver area and that proposal came back to us at a total cost of \$8,000.00. A company that is mentioned in the American Archaeology Magazine, they are out of California and that would potentially cost around \$10,000.00 to \$12,000.00 to bring them in. It is a lot of money, and it is a lot of money for a test run.

Chair Diede asked, for the benefit of the audience, what are the statistics on success from the cadaver dogs?

Mr. Runge stated from the article, we are looking at a seventy-five to eighty percent success rate. One of the main things about the project is the cadaver dogs are not being used in specific places or areas. They are being used across the nation, locating burials that were from slave era down in the southeast, civil war

burials and more. When we talk about cadaver dogs, the dog needs to be trained to detect the actual remains. The remains change over the course of time, and we are dealing with 120-year-old burials. Cadaver dogs that may work in a more recent application like search and rescue are trained differently than a dog that is searching for human remains that are 4 to 6 feet in the ground in much later years. We find this project would be a good way for us to be proactive in the off-chance there is additional construction, excavation, in and around the cemetery area. That would be putting our best foot forward stating Historic Preservation tried to find the human remains. The results were inconclusive but at least we tried to be proactive.

Vice Chair Brown asked if the local dog handler would consider doing the project for free.

Mr. Runge stated in general we believe they are generally interested in this project. They are curious if the dogs would even detect anything. The dog handler was very interested in testing out the dogs with this project. The dogs they are working with are used more for searching and rescuing than what we need them for in the archaeological applications.

Vice Chair Brown stated We should be proactive in this project and respectfully find the two human remains. That is a fascinating part of Deadwood history and not being Caucasian in the wild-wild west era is a huge significance for our history.

Mr. Kuchenbecker stated before we do a lot of work in exploring this project, is it something that Historic Preservation would support, since we will be soliciting the professionals and then will bring back proposals to Historic Preservation Commission to make decisions down the road if we truly desire to spend this amount of money.

Commissioner Posey stated the mechanics are interesting. Should they come across two human remains, how do they know? Do they use an x-ray machine?

Mr. Runge stated in the article the archaeological firms that are using the cadaver dogs are taking them out and doing the survey with them. The second part of the survey they partake in is ground penetrating radar and go over the areas to see if there are true anomalies where the dogs detected. What we do not want to do is exhume the human remains, we mainly want to locate them and marking an avoidance.

Commissioner Santochi asked is there something driving this? As in, is there construction or a house being built in that area?

Mr. Kuchenbecker stated Historic Preservation Commission approved new construction on 58 Pleasant. Donna Keller came in for new construction and archaeology is required for that project. The construction is taking place below the cemetery and again we do not know the exact location of the two individuals that were interred outside of the cemetery. They could be on the left side of the cemetery or on the right side, we don't have an exact location of these two individuals. Donna Keller has pulled that application since this discovery and decided not to proceed with that project, but it was a wake-up call.

Commissioner Santochi stated the experience that has been witnessed has come mostly from tanks. We will go out to an area and use GPS and ground penetrating radar and most of the time it is truly a guess. You have disturbed ground everywhere, from grave to where we stand. It is worth something to give the canine cadaver dogs a go, then we know we tried everything, before anyone goes in and starts grading.

Vice Chair Brown stated they had a lot of success locating bodies in Rapid City for the Indian school using some of these methodologies on parcels and pieces of land. This would be worthwhile to do.

Commissioner Santochi stated but they already knew where the bodies were.

Vice Chair Brown stated they did not, for a particular body they didn't know where they were located, so they used these methodologies and ended up finding a lot more.

Mr. Kuchenbecker stated besides ground penetrating radar we do not wish to exhume the individual but there are other tests that can be done, for example probing.

It was motioned by Vice Chair Brown and seconded by Commissioner Santochi to approve permission to continue the exploration. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

- c. Permission to contract with Dynamite Media Solutions to video 150th Anniversary baseball games

Mr. Runge stated we will be holding Vintage Baseball games on June 14th and July 5th. After visiting with Mr. Kuchenbecker, we believe it would be a wonderful idea for us to videotape portions of the games. We find it reasonable to videotape because it allows us to have informative information on the concept of what Vintage Baseball is. It also will be used in promotional pieces for the City of Deadwood and to keep record of the 150th celebration. Dynamite Media Solutions is based out of Spearfish. He is the same gentleman that was approved for creating the two-minute videos that we have for our GIS. After visiting with Bradley, it was interesting to hear how he intends to set-up for the games. He will set-up something along the lines of four to six iPhones on their own tripod stand. Brad will take charge of an iPad that he can control all of the phones on the one iPad screen. He will be able to get a lot of different vantage points of the games while he is off to the side. Brad is able to get different shots from different angles and more with this opportunity. Eventually, these videotapes would go out onto our website and YouTube page, so everyone can watch them. We can also use this for promotional purposes, exhibitions for trying to continue our Vintage Baseball games.

It was motioned by Commissioner Santochi and seconded by Vice Chair Brown to approve the contract with Dynamite Media Solutions to video the 150th Anniversary Vintage Baseball games. Voting Yea: Posey, Santochi, Diede, Brown, Allen, Williams.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 260046 Deadwood Sundance 2023 LLC - 57 59 61 Sherman Street - Exterior back lot upgrades/renovation

Mr. Kuchenbecker stated we have seen this project already come before the Commission over at the Landmark. This is for the Munsick's Cowboy Bar and Western Grill located in the building that just completed the Façade work. The applicant is requesting permission to renovate the back lot. This will include a new stamped concrete patio, new stage, new fireplace, new retaining wall, and new cooler unit. The stage will be designed and built similar to the stage at Outlaw Square. The new fireplace will be a gas-powered fireplace constructed out of natural Fond Du Lac stone. The new cooler will be wrapped in a vinyl wrap that replicates the look of brick. The applicant provided a preliminary site plan. 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 or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Review from the State Historic Preservation Office is we should have more information on how tall the stage will be. It should not tower over the building. Following South Dakota Administrative Rules, as long as it is not over ten percent of the adjacent buildings it would fall within that, but we do not have the exact height of the stage. Knowing the size of it, we do not believe it will be, but we need to have a final plan on the elevation of the stage. It is recommended to approve the work contingent upon review of the plans of the stage to include elevations.

Commissioner Posey asked how far out the stage goes into the parking lot.

Mr. Kuchenbecker stated it does not go into the parking lot. There is an existing fence they recently put in that is a black chain-linked fence and that is their property line, and it will not go outside of that area.

Commissioner Posey asked so they will have outdoor concerts and people?

Mr. Kuchenbecker stated it is a small venue. It will not be big like Outlaw Square, and it will not be in competition with anyone or Outlaw Square.

It was moved by Commissioner Santochi and seconded by Commissioner Allen based upon the guidance and what was submitted to approve all construction contingent upon a final submittal of plans on the elevation of the stage. 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, Allen, Williams.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260047 - Bonnie Fosso - 170 Pleasant -- Construct addition on second story

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Planning Unit in the City of Deadwood constructed circa 1895. The applicant is requesting permission to construct a second-story bathroom above the current bathroom. Drawings of how this will affect the current roof is attached. The windows will be a Marvin wood clad double hung windows. Plans are to also replace

the siding on this side of the structure to be the same material and reveal as the front view. Staff reviewed this project with the owner on site. This addition will only affect the second-story and constructed on the back left side of the structure so it cannot be seen from the front. The proposed work and changes does not encroach upon, damage, or destroy a historic resource and has an adverse effect on the character of the building and the historic character of the State and National Register of Historic Districts or the Deadwood National Historic Landmark District but finds the project is not adverse to Deadwood and recommends approving the project as presented.

It was moved by Commissioner Allen 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. PA 260048 Jack and Jordan Clauff - 890 Main Street - Restore front porch

Mr. Kuchenbecker stated the applicants are in the audience if there are any questions. This is a contributing structure located in the Upper Main Planning Unit in the City of Deadwood and constructed circa 1895. The applicant is requesting permission to repair areas of the front porch. The primary focus of the repair is along the façade below the second story railing. Another focus of the repair will be to replace our current first floor deck boards with Trex composite tongue and groove boards. A railing will be added along the porch steps. Gutters will also be added. New lattices will be added to replace the existing ones. The goal of this project is to restore the porch consistent with its original architectural style and historic character. Staff did a site visit with the owners. 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. The Trex decking is similar to what was approved on the 1899 Inn.

It was moved by Commissioner Allen and seconded by Commissioner Williams 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 260050 - Randi Coddington - 21 Guy Street - Replace asphalt shingles with metal roofing on back side of structure

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood and constructed circa 1912. The applicant is requesting permission to replace asphalt shingles on the back side of the house with a standing seam metal roof. The cap of the roof will still be asphalt shingles. Because of the location of the house snow does not melt quickly causing damage to the roof. This structure currently has an asphalt roof. The proposed metal roof

would not be noticeable from the front view of the structure but would be from Centennial Street above. It is staff opinion based on the standards and guidelines adopted by the Deadwood Historic Preservation Commission the proposed work and changes does encroach upon, damage or destroy a historic resource and has an adverse effect on the character of the building and the historic character of the State and National Historic Districts or the Deadwood National Historic Landmark District.

Commissioner Allen asked if there is any other options other than a metal roof.

Mr. Kuchenbecker stated this is a low profile roof and a beautiful house. The standing seam is much better than an agricultural barn roofing, but this would not be original.

Commissioner Santochi asked they just want to do the back, right? You really are not going to see it.

Mr. Kuchenbecker stated that is correct on the back side only, but you can see it from Centennial Street, above the house.

Commissioner Santochi stated although it is only half of the structure, it sounds like the snow is causing damage to the structure. It is not something to be doing for looks by any means.

Commissioner Posey stated both sides of the roof do not look very good.

Chair Diede asked will this impact the historic aspect of the structure or make it be taken off the register?

Mr. Kuchenbecker stated it does change the materials but is it enough to take from contributing to non-contributing, we don't think so. SHPO does agree with staff opinion and the proposed work and changes do have adverse effects.

Chair Diede stated in that area all of the roofs are asphalt. Are there options in treating an asphalt roof in that area so that it sheds better?

Mr. Kuchenbecker stated a roofing expert would have a better answer.

Chair Diede stated the commission is sympathetic to the situation, but all options should be taken into consideration, not just the metal roofing and considering all of the other homes in the area have asphalt rooves it would end up setting a precedent and do not find it to be a positive precedent for historic Deadwood.

Commissioner Santochi stated looking into the concrete problems the applicant does have, whether they are concerned about the structure itself, there may be reinforcement construction that could be done structurally that they could apply for a grant, in order to save the integrity of the house.

It was moved by Commissioner Posey and seconded by Vice Chair Brown 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 the City of Deadwood and move to DENY the

project as presented. 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 the 150th Committee had their meeting today and everything is coming along well. The Chuckwagon Committee followed that meeting, and we received the top chuckwagon cook in the country. We have a Save Our Tail Parade meeting next week which will be the next big event forthcoming. The Save Our Tail Parade is from the closing of the brothels.

We are out to bid on Crescent Street, which is reconstruction from Seventy-Six Drive down to the Days of '76 Campground.

We have sold multiple Sandwich Boards. The businesses that have not gotten their board yet received a certified letter this week.

We are expecting a ruling on the de-annexation request that was denied from Boot Hill Estates. That will be forthcoming in the next couple of weeks.

Last week the Governor came to Deadwood and signed Senate Bill 102.

85 Charles Street is coming together well. If you have not seen it yet, go take a look.

We will be doing a final walk through on 18 Jefferson retaining wall.

The Scholarship Committee will review scholarships next week.

Mrs. Anfinson stated I met with a gentleman from Brookings, and we went and looked at the sidewalk vaults. The gentleman is a maintenance worker in a historic building in Brookings, and they are restoring their sidewalk vaults. He took photos of the restored ones here in Deadwood. He was shown the Bullock, the Landmark and the Fairmont and he was amazed. Now he is on a path to get as many restored in Brookings.

Mr. Anfinson stated there was an article about Hot Springs on NewsWatch. A phone call was received in the office from Luke who is on that commission, and he apologized about what his Chairman said to the media. They would like to form a coalition of all Historic Preservation Commissions in the state to work together on ideas on how to get funds for historic buildings throughout the state. They would like to set up a meeting with Mr. Kuchenbecker. The certified local government is meeting in May so that will be a good time to start their initial conversation. They would like to work on getting funds from the Tourism budget.

Mr. Kuchenbecker stated with executive privilege, with new residents in the audience we would like to notify everyone that we are putting out a press release for Deadwood residents to apply for Historic Preservation Commission seats. We have two Commissioners that have termed out and we are looking for two new replacements on this commission. Any of you that have ideas and want to talk to someone we do have an application process and that is appointed by the Mayor and City Commission.

11. Committee Reports

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

Commissioner Allen stated there is a Deadwood Alive meeting tomorrow. Trails meeting, we are continuing to work on the Volksmarch with the 150th Committee and that is coming along very well. The first new trail will be the Bunkhouse trail and hopefully starting on that project this spring or summer. That will be up behind the Lodge.

Commissioner Allen stated St. Patrick's Day weekend went well and the Singing Nuns were great! Bill Walsh at the Franklin Hotel went really well and he brought his family and he did a really good speech on the veranda. It was a good tribute to Bill Walsh.

Commissioner Allen stated the Trial of Jack McCall will be held in the same place as last year at the Eagle Bar. It is a temporary place; we are looking for a permanent place still.

Mr. Kuchenbecker stated the Trial of Jack McCall and building on Gold Street was denied due to the fire separation between the buildings and the tent. Deadwood Alive did go through the Board of Appeals and Examiners. The Building Official did his due diligence. Furthermore, we did not request to go before the City Commission. Ultimately, Deadwood Alive needs a permanent home.

Commissioner Allen stated Deadwood Alive will be signing another lease with the Eagle Bar.

Commissioner Allen stated Forks, Corks, and Kegs is on April 10th - 11th.

Commissioner Santochi stated congratulations to the City Commissioners Eagleson for another 3-year term.

Commissioner Santochi stated Kevin Forester built almost all of the trails that are adjoining or even fixed by him. Kevin was diagnosed with cancer and stepped down as Mayor of Sturgis.

Commissioner Posey stated the Promotions Committee met, and we have a few ideas for some new events for next year. One idea is for mocktails for dry January, and the other idea is a Tequila event. Hops and Hogs is coming up soon, but it appears it is becoming less and less popular. People seem to have faded from craft beers and now Tequila is the new thing. MSI was concerned that we may be replacing Hops and Hogs because it is one of the first events, but less tickets are being sold and we are maybe thinking of times of change.

Commissioner Posey stated the bunting and flags for Deadwood's 150th is going really well and we are selling a lot. We spent a few hours stuffing the bunting and flags into bags for those that purchased. Commissioner Eagleson helped contact individuals to pick up their orders.

Chair Diede stated I commend the Singing Nuns. There was not one person there that did not have a smile on their face.

Chair Diede stated we have a thank you letter from Canton Lutheran Church in Canton, SD. They are thankful for our \$7,500.00 grant for their stain glass window. They have received several donations to the church to help complete this project.

Chair Diede stated we have a thank you letter from Brule County Historical Society in Kimball, SD. They are thankful for our grant funds to help with their roofing project. They will start to work on the project as the weather gets warmer. If anyone would like to go down there, they are open to touring us through the area.

Commissioner Eagleson stated the farmers market begins on June 12th, 2026.

12. Adjournment

The HP Commission meeting adjourned at 4:50 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant