



Historic Preservation Commission Meeting Minutes

Wednesday, February 25, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

2. Roll Call

PRESENT

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

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning and Preservation Officer
Bonny Anfinson, Historic Preservation Coordinator
Cammie Schmidt, Administrative Assistant
Susan Trucano, Neighborworks

3. Approval of Minutes

a. HPC 2.11.2026 Meeting Minutes

It was motioned by Vice Chair Knipper and seconded by Commissioner Posey to approve minutes of February 11, 2026, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Allen to approve HP Operating Vouchers in the amount of \$7,919.88. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Grant Vouchers in the amount of \$150.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

a. Neighborworks Updates

Neighborworks Dakota Home Resources - 2025 Annual Report

Mrs. Trucano stated the packet includes the delinquency report and the financials for the end of January along with the annual loan report. There were sixteen loans issued in 2025 totaling to \$298,334.00 with a decrease from the prior two years. The use of funds breaks down to \$96,766.00 in Preservation loans and those are the loans that have the interest rates on them. Retaining wall loans are the owner portion which is repayable and that total is \$69,127.00. The zero-interest loans are what we consider the life safety and that total is \$47,622.00. The forgivable loans which include your windows, siding, foundation and vacant structures, total to \$70,000.00. We did refinance of \$19,820.00. There were no commercial loans last year or upper floor revitalization loans. There are 169 loans in the portfolio total and collected \$26,373.91 in interest which is up over 2024 in \$9,320.00 in loan fees which is down over 2024 which is due because we had a couple loans that we did in prior years.

Chair Diede asked what is our total amount in loans that we currently are carrying?

Mrs. Trucano stated the total amount of active loans we are looking at \$3,414,256.00 with 169 loans. The city portion of the retaining walls is now handled through the Grant Program so those are not reflected in this report.

It was motioned by Commissioner Williams and seconded by Commissioner Allen to accept and acknowledge Neighborworks 2025 Annual Report.

6. Old or General Business

- a. Enter into a retainer with Renee Boen to review Native American collection at the Days of 76 Museum for an amount to exceed \$5,000 to be paid out of the Archaeology budget.

Mr. Runge stated we have worked with Renee Boen in the past on several occasions. Renee is the State of South Dakota Archaeologist in Rapid City, and was their collections manager for a few years and a part of NAGPRA for the State Archaeological Research Center and NAGPRA stands for Native American Graves Protection Repatriation Act. We are interested in hiring Renee on a retainer to help navigate one of the pieces that is part of the Clowser collection at the Days of '76. They are going through some of the paperwork and watching videos of Don talk about his assemblage with one piece in particular there were red flags that came up as a result of that. Renee has done consultations with the indigenous tribes for about twenty years, focusing on NAGPRA. Then, by December we would be doing consultations with the indigenous tribes to determine what we can do with the particular item. The second part of this, Renee would be helping in reviewing items that make up the Clowser collection, specifically the Native American ethnographic items to verify whether they fall under the NAGPRA guidelines. As we progress forward in this project, this will ensure we are in compliance with the federal guidelines of NAGPRA.

Commissioner Santochi asked is this about returning the items back to the Native American tribes?

Mr. Runge stated it is part of the project. The particular item we are talking about is a saddle that appears to be associated in a funerary object. Also, the federal laws that pertain to NAGPRA, we want to ensure we are covered.

Commissioner Santochi asked what exactly is Renee going to be doing?

Mr. Runge stated Renee will be temporarily helping us in working with the indigenous tribes to schedule consultations with them and we have other items that we need to do additional research on, as in, whether they were ceremonial or burial, items of that nature. When the city acquired the Clowser collection in 2001 the Game, Fish and Parks and the Feds came out for eagle feathers, a good example would be a head dress, actual golden eagle mounts that are part of the collection. We were able to get the paperwork completed at that point in time. The saddle item slipped through the cracks, and we would like to get back up to speed. We will be looking at the Clowser collection as a whole to see if there is anything else and address it so from this point forward there will not be additional questioning. We mainly want to put "City of Deadwood Historic Preservation in compliance with the Federal guidelines of NAGPRA".

Mr. Kuchenbecker stated this will be valuable to staff with her experience and being an Archaeologist and handling this on a regular basis. Renee will be identifying those tribes, organizing consultations and she will need to be involved in those conversations because we have not done this before. Her experience to help us walk through that will take about a day with tribes in the process.

It was motioned by Vice Chair Knipper and seconded by Vice Chair Brown to enter into a retainer with Renee Boen to review the Native American collection at the Days of '76 Museum for an amount not to exceed \$5,000.00. Voting Yea: Knipper, Posey, Santochi, Brown, Allen, Williams.

- b. Enter into a contract with Brad Schneck of Dynamite Media Solutions to create video clips for the City's GIS page for an amount not to exceed \$2,000.00 to be paid out of the City Archives budget.

Mr. Runge stated last year we hired Brad to develop what we called "Deadwood History Bits" and those are the vintage videos and motion pictures that are thirty seconds to a minute and fifteen seconds and stored downstairs in the City Archives. These particular portions of the video clips have been uploaded and available to the public through our GIS portal. We want to continue this project and get 20 clips put together at \$100.00 per clip in total of \$2,000.00. Last year we received a substantial donation of 8-millimeter films. There are very solid videos and receiving access to those films to get out to the public would be great.

Vice Chair Knipper asked now that this is being put out to the public, how is this being communicated to them to inform them these videos are out there? How are people made aware of these video clips? Is it being posted on social media or being pushed out somewhere?

Mr. Runge stated we produced this idea initially that the Historic Preservation purchased a thousand minutes of video clip from Grant Welford. Why do we have it if we are not going to use it? In 2022 or 2023 a presentation was given at the HARCC highlighting what the plan was for these video clips. Some of those video clips were posted on the Deadwood Historic Preservation Facebook page, and another presentation was given at the HARCC for Preservation Thursday and that highlighted the clips as well. We do the invention then the modifications to the invention and that is something we should be continuing to push out to the public.

It was motioned by Commissioner Allen and seconded by Vice Chair Brown to enter into a contract with Brad Schneck of Dynamite Media Solutions to create video clips for the City's GIS page for an amount not to exceed \$2,000.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260019 - 46 Wabash - Roger & Sharon Styer - Enclose Carport

Mr. Kuchenbecker stated this is a non-contributing structure in the Cleveland Planning Unit, built in 1985. The applicant is requesting permission to enclose the carport. The north side of the carport will have two windows, and the sides will be Smart siding. The south side will have a walk-through door and on the east side will have an overhead door. Historic Preservation Commission approved the carport in March of 2025 and completed. 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.

It was moved by Commissioner Posey and seconded by Commissioner Allen 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, Williams.

- b. PA 260020 - 37 Lincoln - Danika McFarland - Request approval of changes to front façade

Mr. Kuchenbecker stated this is a contributing structure in the Ingleside Planning Unit, built in circa 1880. We have seen this structure come up a few times in the last two to three years. The applicant is requesting permission to make six changes in total. First, switch the position of the stairs to the center of the porch, shift the existing balusters and banisters to the right side of the porch in front of the front door. Create new steps from concrete with brick veneer in a fan like build. The bottom step, expanding slightly past the balusters and becoming narrower as each step reaches the porch. Second is to add two exterior light sconces on either side of the middle windows on the porch. Third, add a mail slot to the front door. Fourth, put a new transom window above the front door-stained glass with the number 37

on it. Fifth, replace the broken gable trim with new trim. Sixth, second floor façade siding replacement with fish scale material. It is staff opinion this is one of the oldest houses remaining in the Ingleside Planning Unit and is described as one of the best preserved in the 1993 Architectural Survey of Deadwood. Due to its near original condition, it should be rehabilitated to these conditions. Items such as lights, mail slots and reconstruction of a transom above the door is not an issue as long as an opening size, opening and geometry are not changed. Staff is concerned the change of materials does not meet the standards and guidelines adopted by the commission. The proposed stairs do not take into consideration the number of steps needed to travel from existing grade to the porch and would likely become too large of feature not original to the resource. The fish scale siding would be an inappropriate alteration to the historic structure, and the lap siding should remain. The architectural fretwork could be replicated but should not be altered in design. Staff have reviewed and determined the proposed work and changes does encroach upon, damage and destroys a historic resource, therefore, it would have an adverse effect on the historic character of the building and the historic character of the State and National Register of Historic Places. How would we like to vote on this? We have the option of doing a partial approval of the sconce, mail slot, and transom and reject the balance of it, would be staff opinion, therefore, you could still approve it but just portions of it. We have the other option of rejecting it as a whole and having the applicant resubmit a new application.

Commissioner Santochi asked if Historic Preservation Commission can approve based on staff recommendations that were laid before the Commission. It would take away three of the six projects that the applicant proposed, leaving the sconces, mail slot, and transom.

Mr. Kuchenbecker stated yes that is correct.

Vice Chair Knipper asked if the front door is new as well?

Mr. Kuchenbecker stated what the applicant prepared for the photos is proposed as new, but the applicant will keep the existing front door.

Commissioner Santochi asked if the door on the structure was the original front door.

Mr. Kuchenbecker stated it is difficult to tell in the photo, staff believe it is not the original door.

Vice Chair Knipper asked if the applicant is wanting to put the mail slot in the existing front door.

Mr. Kuchenbecker stated that is correct versus installing a new door.

Mr. Kuchenbecker stated staff will ensure in the approval letter to specify what is approved and what is not approved and in the minutes as well.

It was moved by Commissioner Santochi and seconded by Commissioner Allen based upon all the evidence presented, I move to make a finding that the proposed work to the lights, mail slot, replace broken gable trim and reconstruction of the transom above the door do not encroach upon, damage, or destroy a historic resource nor do they have an adverse effect

on the historic character of the building and therefore granted project approval. However, the Commission found the remaining items on the application to be adverse to Deadwood and moved to deny switching position of the stairs, shifting the existing balusters and banisters, brick veneer stairs and fish scale siding on upper half of structure. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, 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 an email was sent out to the Historic Preservation Commission yesterday by Mrs. Anfinson regarding Senate Bill 102A passed out of the Senate Appropriations Committee, 8 to 0. The bill furthered onto the floor yesterday and was passed 31 to 2, with two absences.

Mr. Kuchenbecker stated the Joint Concurrent Resolution 504, which is the Sports Betting, is in the House Committee. They did not get to it before session and they are getting to it this evening.

Mr. Kuchenbecker stated Senate Bill 3, which is the Building Permit Bill, was referred to a Joint Conference Committee to make final changes.

Mr. Kuchenbecker stated we reached out to the State Historical Society to let them know that based on our conversation with Dr. Ben Jones, they may want to insert 119A as part of the amendment that we proposed and got on to Senate Bill 102. With this bill, we are leaving the top part of the formula the same and after the Gaming Commission takes their expenses and the South Dakota State Historical Society gets \$100,000.00, gaming addiction gets 30 percent, then City of Deadwood will get the next 6.8 percent and 10 percent. The 6.8 percent will go away and what is left after the administrative costs, from the Gaming Commission will be divided into 71 percent to Deadwood, 25 percent to the State, 3.3 percent to the other municipalities in Lawrence County per population, and 0.7 percent to school districts that do not receive state aide, which is Lead-Deadwood in Lawrence County. It makes everybody whole as of now and as gaming grows, we grow. The state will continue to grow as well. We are taking 6.8 percent out of the formula. Lead, Deadwood, Spearfish, Central City, and parts of St. Onge and Whitewood continue to receive the same amount. This was a compromise we worked on with the second floor, the Budget and Finance Office, Commissioner Terwilliger, and Economic Analyst Derrick Johnson at the hearing, to neutralize them. It should go through the House and is being sent there now, they will sign it over to the House Appropriations Committee. We will have to go down to Pierre to testify for that, but we feel as though we have a strong case to get through.

Mr. Kuchenbecker stated Lead has been pushing through the Lead-Deadwood Economic Development on the severance tax.

Mr. Kuchenbecker stated a lot of activities planned for the 150th. We had our first Baseball practice last Sunday. There was a Chuckwagon meeting today. We have Saint

Patrick's Day around the corner with Bill Walsh being the parade Chair and the Singing Nuns.

Mr. Kuchenbecker stated the trails are still in a holding pattern till March 6, 2026, with the BLM. March 6, 2026, is the end of any comments or appeals to allow 11 miles of trails to be built on BLM land, surrounding Deadwood and connecting Deadwood. In reading the NEPA Study, it noted the BLM is going to build these, which is good because it is outside of the city limits.

Mr. Kuchenbecker stated we met with the South Dakota University Extension agent Master Gardners this week and we are still working on identifying botanical species along the trails.

Mr. Kuchenbecker stated Mrs. Anfinson is currently looking at installing a smartboard in the commission room. We added the Zoom video conferencing a few years ago during the pandemic. What we envision and get pricing on is to have a TV screen that faces the audience, the other TV screen be up so commission can see, then we have enough room to add a smartboard very similar to the one in the Century Room. When there are items we all need to look at, we can pull them up and make user friendly for everyone to utilize and see when discussing. The cameras will still be there, so we can look at the audience.

Mr. Kuchenbecker stated there is approximately thirty acres above the rodeo grounds that is owned by a company called Rocky Waters. We have looked at that area in the past and it was priced at \$1,000,000.00 but recently have dropped their price and we are looking to negotiate the purchase of that land. It is above the slide area, if anyone is familiar with the area where Mike Gustafson built his new house as well as the Rothenhoefer family also have a house up there that they were requesting permission to put on as a bed and breakfast. We believe it is important to continue protecting hillsides and open land for trails. We will be forth-coming with something to consider acquisition of that. A company out of Florida has owned this land and has talked about developing it but they are not going to develop it in knowing the City of Deadwood is interested in it. The land is immediately east of the Mount Moriah Cemetery and goes around to Richard Wells, which is the property to White Rocks and on the back side is the Spruce Gulch where the access road is. It would back up to BLM. We will consider if Commission believes this to be a good idea.

Mrs. Anfinson stated we had spoken on what we call the severance tax, but a mining tax that Lead-Deadwood Economic Development is working the tax which is capped at \$1,000,000.00 and any new mines Lawrence County would get zero money. They just got that approved so now any new mines, Lawrence County will receive money, we are not sure what percentage that will be but next year they will be working on the formula as to what Lawrence County will be doing.

11. Committee Reports

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

Commissioner Eagleson stated in passage of Senate Bill 102 going to the House is a huge deal. Since 1995, when the gaming formula came out, we have been trying to change that and now that it has finally gotten this far, this is a giant change and big deal.

Commissioner Allen stated Mr. Kuchenbecker mentioned the Trails Committee. We are working behind the scenes with Main Street Initiative and discussing what the future holds for trail events and getting more visitors in town to discover those trails.

Commissioner Allen stated Deadwood Alive has a board meeting tomorrow.

Vice Chair Brown stated Lead-Deadwood Economic Development is hosting a quarterly get together on March 26, 2026. Invites will be going out at the end of this week. We will be going to the Landmark. We hold a big annual meeting where a lot of people got together in town and discussed what Lead and Deadwood can do together as a whole to progress in terms of Economic Development and doing updates and to get other updates on activities that are happening around the region. This is going to be our first one, it should be good.

Vice Chair Brown stated the Wine, Cheese and Chocolate Stroll was this last weekend and we sold out of tickets.

Commissioner Santochi stated the most recent Preservation Thursday went really well. People went crazy in finding out that the City of Deadwood had all of this stuff and it was a really good presentation and turnout. It was a really boring title, but it was a fantastic presentation. Zach with AVID4 did a great job in presenting also.

12. Adjournment

The HP Commission meeting adjourned at 4:46 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant

Note: All Applications ***MUST*** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.