



Historic Preservation Commission Meeting Minutes

Wednesday, September 24, 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 September 10, 2025, at 4:00 p.m.

2. **Roll Call**

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Molly Brown

HP Commission 2nd Vice Chair Anita Knipper

HP Commission Trevor Santochi

HP Commission Beverly Posey

HP Commissioner Jesse Allen

HP Commission Diana Williams

City Commissioner Charles Eagleson

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. Minutes of 9/10/25 Meeting

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Meeting Minutes of September 10, 2025. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

4. **Voucher Approvals**

- a. HPC Operating Vouchers September 24th, 2025

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve Operating Vouchers in the amount of \$70,081.57. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. HPC Grant Vouchers September 24th, 2025

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Grant Vouchers in the amount of \$21,723.16. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- c. HPC Revolving Vouchers September 24th, 2025

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Revolving Vouchers in the amount of \$13,256.40. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Request

Donna Wiese -- 58 Pleasant St. -- Windows/Doors Loan Request

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to accept windows/doors loan request for Donna Wiese, at 57 Van Buren. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. Accept 57 Van Buren, owned by Lance Bobolz, into Retaining Wall Program

It was motioned by Commissioner Knipper and seconded by Commissioner Posey to approve Lance Bobolz, 57 Van Buren, into the Retaining Wall Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- c. Historic Preservation Grant Program Application

53 Taylor St. - John Martinisko - Accept into Windows Program

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to accept John Martinisko, 53 Taylor St, into the Windows Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

6. Old or General Business

- a. Outside of Deadwood Grant Emergency Request - Save Our Sandstone group - Hot Springs, SD

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Save Our Sandstone Group, Hot Springs, South Dakota request for an Emergency Grant. 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 250183 - 53 Taylor - John and Sharon Martinisko - Replace window over kitchen sink

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1890. The applicant is requesting permission to replace the window over the kitchen sink with an all-wood window. We just entered them into the Window and Door Program. The proposed work and changes does 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 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 250185 - 900 Main St. - Blackwood Properties LLC - Repair garage retaining wall and replace retaining behind house

Mr. Kuchenbecker stated the applicants are here to answer any questions. This is a non-contributing structure located in the Upper Main Planning Unit, circa 1937. Due to a variety of changes over the years it no longer contributes to the National Historic Landmark District. The applicant is requesting permission to repair the garage wall that is leaning in by digging out backfill and pushing back and bracing on inside of garage with I-beam and bracing before back filling. The applicant is also requesting permission to replace the retaining wall at the back of the house. Plans have been prepared by Albertson Engineering. We met with ownership and do not have any concerns. These walls are not historic nor going through the retaining wall program and will be privately funded. 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 Allen 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. 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.)

- a. 2025 West River History Conference - Deadwood, SD - October 1-3, 2025

Mr. Kuchenbecker stated we have the West River History Conference coming up next week, October 1-3. We got everyone registered. The schedule is shown. I will be a keynote speaker over lunch on Thursday.

- b. Update on the Sesquicentennial activities for the 150th anniversary of the founding of Deadwood.

Mr. Kuchenbecker stated a couple recaps from last week: We hosted the Appropriations Committee. We took them on a Trolley tour of Deadwood. We got to look at some of the projects in play and see some of the challenges that we had. It was about an hour Trolley tour with the Legislators and Legislative services, and I believe it was well received. We had supper with them that evening at the Social Club. They stayed at the Historic Franklin Hotel. I think if we could've had a vote on that on Wednesday night, we would've had unanimous support in changing the formula, but we're 3 months away from what really matters. They were very appreciative and understanding. Leo and Charles attended if anyone would like to add anything else.

Chairman Diede stated I think it went really well. The conversations were straight forward. If there is anything I can do to assist in the process, I'd be happy to do so.

Mr. Kuchenbecker stated our next step, sometime in October is getting an audience in front of the Governor to explain what the bill is forthcoming in the first 101st Legislative Session and Representative Mike Derby, Appropriations Committee Chair, will help facilitate that meeting with the Governor. We will have budget and finance manager Jim Torringer there as well. That'll be a trip to Pierre sometime in October.

Mr. Kuchenbecker stated on September 23rd, we dedicated the Bullock statue. A lot of you were there and it was a great turnout. We're guessing 125 – 150 people there. It was well received. The statue looks great! Thanks, staff, for putting all of that work together as well as the committees and the sponsors and of course the commission. We had a meeting with Edward Hlavka on Monday, September 22nd and he's got the clay model of Dora Dufran started and we were told to critique that and give our input into what she will look like down on lower main street by the old Brothels. We also have Potato Creek Johnny.

Mr. Kuchenbecker stated today we had another 150th Committee meeting, everything is coming together quite well on that.

Mr. Kuchenbecker stated staff are looking for directions on the Iron Horse Inn. We've been meeting with the ownership of the Iron Horse Inn, that was built with Hot Spring's Sandstone. They are looking at windows and façade work. Our program is set up where it's \$3,000.00 per linear foot of frontage, the secondary façade would be \$1,000.00 per linear foot. When it is along a public right-of-way. So, the bank building, the Bullock, the Franklin are on streets. The Iron Horse Inn is not on a street. There is a parking lot there and then a non-contributing structure. It has a significant secondary façade. No action needs to be taken, just directions, we will do a thumbs up if you truly believe this has a secondary façade.

There was a unanimous thumbs up.

Vice Chair Brown stated it is almost a primary façade.

Mr. Kuchenbecker stated we thought that as well, but the way our policy is written, we wanted to get clarification and direction from the Commission.

Vice Chair Brown stated does that building have a façade on the other side.

Mr. Kuchenbecker stated it has a back and another side, but it's Lee Street Station. The rear of the resource is a different material as well. On Main Street, we wouldn't include that, so we wouldn't include it on this one.

Mr. Kuchenbecker stated the primary façade would be on Deadwood Street. You turn on Deadwood Street to get to the Iron Horse Inn. It's at the end of Siever Street, where Siever Street and Deadwood Street meet. The second façade would be on Pioneer Way or the four-lane road. They'll be happy to know that and we should see an application, but they were questioning that before they came in to fill out a full application.

Commissioner Posey stated if we abandon that entire wall it would hardly be worth their while.

Mr. Kuchenbecker stated I was not at the 150th Committee meeting today, due to assisting the Mayor, for the State of the Community, for Lead-Deadwood Community Fund.

Mrs. Anfinson stated at the 150th Committee meeting, it starts out with the Tourism in January.

Mr. Kuchenbecker stated that's the third week in January, there is a Tourism Conference. On Wednesday night we are hosting the event. There will be a Western themed reception, with a Chuckwagon meal, as well as entertainment. I think we're talking about trying to get Tristan Scofield, who is the award winner of the Songwriters Festival two years ago, from Midland, SD. Thursday is our Legislative day. We're still trying to get permission to have the Stagecoach on the Capitol grounds, in Pierre. It's been somewhat challenging, but we would take two wagons down, the Chuckwagon and Stagecoach.

Vice Chair Brown stated how do you get the wagons there.

Mr. Kuchenbecker stated by a flat-bed truck. Just to hit some of the highlights to name a few, we will recreate the Parade that took place in 1980. The "Save our Tail" Parade in May 2026, kind of coinciding with the anniversary of the closing of the Brothels.

Mrs. Anfinson stated the Base Ball game that we are planning in July between Lead and Deadwood is coming together and Mike Runge has quite a few people signed up for that. Talk to Mike Runge if you want to play and be on the Deadwood team.

Mr. Kuchenbecker stated it will be the community of Deadwood against the community of Lead. We will be in vintage uniforms using vintage bats. He just got the base ball today and Mike is very excited. The base ball is softer, which is good because you didn't have much of a glove back then. He wanted to use the 1860s rules which is if you catch it on a bounce, it was out. I think we are going to go with the 1870s rules.

Mrs. Anfinson stated we talked about the time capsule that Jim Williams is working on.

Mr. Kuchenbecker stated we talked about what to do with the bones that we got. We need to re-bury or re-enter into the earth.

Mr. Kuchenbecker stated that will be in September on the anniversary of Bullock's death. We are doing a funeral procession to Bullock's grave, where we buried and previously found skeletal remains of the early pioneers.

Mr. Kuchenbecker stated I got word today, in October of this year, we will be receiving the Chimes back for the Adam's Museum. It'll be a kick-off over the New Year and ring the Chimes which we haven't heard in a few decades.

Mr. Kuchenbecker stated there's a variety of things occurring, like the Volksmarch.

Commissioner Allen stated the Trail Trek starts from Deadwood to Lead on the Homestake Trail. Another one I've been working with Rose which is fun, is for St. Patrick's Day, Bill Walsh is coming back and going to be the Parade Marshall and he is going to have the "Singing Nuns".

Mr. Kuchenbecker stated the other thing is the Community Picnic next year, we're trying to coincide it with a Chuckwagon cook-off event with the American Chuckwagon Association. We will be working with Doug Hanson and members of the Chuckwagon Association. Just to give you guys a preview, more details to come.

Commissioner Posey asked have we discovered any ghost mural on the back of the Iron Horse Inn.

Mr. Kuchenbecker stated there is one, but it's really hard to see and I haven't found a good historic photo of it, but it definitely had one back there at one point. That would be separate from the façade. If I can find a photo, we'd recreate that, we haven't done one of those in a couple years.

Mr. Kuchenbecker stated Mike is going to Nebraska and Colorado to take skeletal remains down to Dr. France and doing additional diagnostics of the remains. We do believe that there may be two, if not three individuals that were found behind the retaining wall, from the old cemetery that was there or the original Cemetery in Deadwood. The one where it was truncated, but we have the upper torso and skull we believe was a female probably between 20 and 30 years of age. I don't know if we have enough to do a facial reconstruction, but that'll be part of her analysis. Mike is also picking up the bones from the Chinatown where they did diagnostics of that. We will get a report and bones back.

Mr. Kuchenbecker stated last week a resident now living in California, but originally from Spearfish brought in a ledger called the Deetken ledger. It is from 1890 to 1892. It predates the 4 other ledgers that we have of Deetken. They are going to be donating it and we will digitize it, so we will have it, and the donator will have a copy. Mike is taking that to Colorado and picking up 20 ledgers that have just been digitized.

11. **Committee Reports**

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

Commissioner Allen stated this is the last week for the Stagecoach. It'll go through this weekend and then done for the season.

Commissioner Allen stated you may have seen some of the Trail Tuesday videos coming out. We're doing a series of videos and getting people from the community on the trails and more upcoming projects; we plan to do that every Tuesday until we run out of things to talk about.

Vice Chair Brown stated MSI and Big Whiskey, November 8th, is the next big event coming up until Ho Ho Horseshoes.

12. **Adjournment**

The HP Commission meeting adjourned at 4:28 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant