



Historic Preservation Commission Meeting Minutes

Wednesday, April 22, 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 April 22, 2026, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commissioner Chair Leo Diede
HP Commissioner Vice Chair Molly Brown
HP Commissioner 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. April 8th, 2026, Meeting Minutes

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Meeting Minutes of April 8, 2026. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

4. Voucher Approvals

- a. HP Operating Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Operating Vouchers in the amount of \$204,867.91. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- b. HP Grant Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to approve Grant Vouchers in the amount of \$238,604.18. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

- c. HP Revolving Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Allen to approve Revolving Vouchers in the amount of \$11,200.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

5. HP Programs and Revolving Loan Program

- a. Neighborworks Updates

Mrs. Trucano stated we have provided a delinquency report and financial report for Historic Preservation.

6. Old or General Business

- a. Presentation of the 2026 Deadwood Historic Preservation Commission Scholarship recipients to the following Lead-Deadwood High School Seniors

Janel Hess - \$500 Scholarship Award
Dominic Pulaski-Reed - \$500 Scholarship Award
Nevada McMahon - \$1,000 Scholarship Award
Peyton Rogers - \$1,000 Scholarship Award

Commissioner Diede presented certificates to the 2026 Deadwood Historic Preservation Commission Scholarship recipients to Janel Hess and Dominic Pulaski-Reed, \$500 scholarship, and Nevada McMahon and Peyton Rogers, \$1,000 scholarship. All recipients were present during the Commission Meeting.

- b. Approve Not-for-Profit Grant Request in the amount of \$8,160.00 plus a one-time emergency grant in the amount of \$50,000.00 for life-safety issues at the Broken Boot Gold Mine

Mr. Kuchenbecker stated The Broken Boot Gold Mine has submitted a Not-for-Profit grant for phase two to repair the exit tunnel of the mine. The total cost of this project is \$150,000.00. This request is for \$50,000.00. Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. Per these guidelines they have \$8,160.00 available. This request is for phase two of their three phased project. Phase one was completed last year, and phase two consists of exit tunnel supports and rock removal. The mine engineer will not sign off on opening the mine this year without this repair being completed. The Projects Committee reviewed this request and feel the Historic Preservation Commission needs to view this request as an emergency repair to the exit of Broken Boot Gold Mine. The committee is making two recommendations which would provide the mine \$58,160.00 for these repairs needed.

Commissioner Allen abstained from the discussion and vote.

Tessa Allen, Manager of Broken Boot Gold Mine, stated the Broken Boot Gold Mine has been open for a hundred and forty-eight years and open to the public for seventy-one years. The mine is an educational and tourist institution in Deadwood. The project is key to safety and opening the mine. If the mine is unable to open this year and closes for another season, the mine will deteriorate even more, and it could mean closing for good. Completing repairs of the underground work is detrimental to keeping this tourist attraction and educational site open and available.

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve the remaining grant amount of \$8,160.00 and issue a one-time emergency grant in the amount of \$50,000.00 to repair the exit of Broken Boot Gold Mine. Voting Yea: Knipper, Posey, Santochi, Diede, Brown. Abstain: Commissioner Allen.

- c. Set and sign up for organizational highlight date(s) for Farmer's Market

Mr. Kuchenbecker stated we have done this for the last two to three years where staff and commission provide volunteer help for the farmers market in exchange we get the opportunity to spotlight our programs and activities of the Historic Preservation. They are asking for our consideration of two dates. Which dates work for the majority of the Commissioners? This would be from two o'clock pm to help set up and the market is open from four to seven o'clock pm and then help tearing down.

- d. CLG Conference set for May 29, 2026, in Pierre, SD

Mr. Kuchenbecker stated CLG stands for certified local governments. These are municipalities within South Dakota that have historic preservation commissions and adopted ordinances to protect the historic resources. Every other year we congregate and this year it is on May 29, 2026, in Pierre. We will drive there on Thursday and return on Friday evening. This information is for anyone that would like to join us, so please look at your calendars and if you are available, please let staff know.

- e. Permission to hire HGH Construction to install and paint decorative porch railing at 85 Charles Street in the amount of \$11,640.72. (To be paid by HP Capital Assets)

Mr. Kuchenbecker stated this is to install and paint decorative porch railings. When we did the initial design we did not know the grade of the porch would not meet building codes. Railing is required.

It was motioned by Commissioner Knipper and seconded by Commissioner Santochi to approve hiring HGH Construction to install and paint decorative porch railing at 85 Charles in the amount of \$11,640.72. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260060 - 109 Denver - Clint Norman - Restore Windows and Install Wooden Storm Windows

Mr. Kuchenbecker stated the applicant is requesting permission to restore windows and install wooden storm windows. This is a non-contributing structure and located in the City Creek Planning Unit, circa 1890. The building has had alterations that have changed the look of it to modern time era. The applicant is requesting permission to rebuild the damaged windows, trim, eave trim, paint the entire home and shed to match, replace metal storm windows with wood storm windows and replace the metal storm door with wooden storm door. It is staff opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District.

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 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, Allen, Brown.

- b. PA 260062 - 59 Lincoln - Marty & Amanda Reynolds - Construct new single family home

Mr. Kuchenbecker stated this would be new construction for 59 Lincoln and 61 Lincoln (8b and 8c). After discussions with commissioners and staff it is recommended to have final elevations and rendering of how it looks along the street. Staff has discussed this issue with the owner, and we would like to continue this until we get additional information, to make a final decision.

It was moved by Commissioner Posey and seconded by Commissioner Santochi based upon all the evidence presented, I move to continue 59 Lincoln application until the owner can provide the commission renderings of size, scale and massing along the street to show the existing houses. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Brown.

- c. PA 260063 - 61 Lincoln - Marty & Amanda Reynolds - Construct new single family home

This application coincides with the above Project Approval 260062 – 59 Lincoln – Marty & Amanda Reynolds – Construct new single family home.

It was moved by Commissioner Posey and seconded by Commissioner Santochi based upon all the evidence presented, I move to continue 61 Lincoln application until the owner can provide the commission renderings of size, scale and massing along the street to show the existing houses. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Brown.

- d. PA 260064 - 43 Forest - Troy Gorans - Repair Foundation

Mr. Kuchenbecker stated this is a contributing structure in the Forest Hill Planning Unit, circa 1886. The applicant is requesting permission to repair the foundation.

During restoration of the siding, it was discovered the plate and studs were rotted out. 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 Allen 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, Allen, Brown.

- e. PA 260065 - 358 Williams - Kyle Heckman - Replace siding, windows and recreate original façade

Mr. Kuchenbecker stated we have been working on this structure for some time now. This is a contributing structure in the Forest Hill Planning Unit, circa 1892. The applicant is requesting permission to remove the false half-gable eave and return the front to the original two-story bay windows. Install wooden doors and storm doors on the front and rear of the structure, replace windows on the upper rear with wooden double hung windows and install wooden storm windows on the remaining windows. The siding will be replaced with smooth siding Hardie Plank, five inch reveal. This was presented in 2023 but was continued. In the 1930s the bay windows were removed, entry door moved, and the false half gable eave was added on the front. This request would remove the 1930s feature and return it to the original historic features. Upon review of the proposed picture, staff would like to see a wooden railing around the second story door and final drawings to ensure proportions are appropriate. Staff is requesting review of the window specifications. 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 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 and move to approve contingent upon review of the window specifications. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Brown.

- f. PA 260066 - 26 Washington - Donna Wiese - Restore windows and add storm windows

Mr. Kuchenbecker stated this is a contributing structure in the Ingleside Planning Unit, circa 1890. The applicant is requesting permission to restore the windows and add storm windows. The proposed work and changes does not encroach upon, damage and 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, Allen, Brown.

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. FYI - AT&T Monopole Structure regulatory review under Sec. 106 on McGovern Hill

Mr. Kuchenbecker stated this project has been approved by the Planning and Zoning and Historic Preservation Commission. Currently they are under section 106 review. If anyone gets questions, we want everyone to know this has been approved, but they are in the 30 days section 106 period right now. There is no current schedule on the install of the towers.

Mr. Kuchenbecker stated there has been a lot going on in the office and a lot of events getting put together. The 150th is undergoing a variety of meetings.

Mr. Kuchenbecker stated City Commission did award to Hayworth the reconstruction of Crescent Street, which will go from the entrance of the Park Department down to the Days of '76 Campground. A challenging year for events, but we are having weekly coordination meetings.

Mr. Kuchenbecker stated we will be closing on May 28, 2026, the land purchase that is above the rodeo ground. We will be soliciting qualifications for a real estate firm within Deadwood to have on a retainer to help with some of these projects. This will be similar to other professionals that we have on a retainer like our real estate agent.

Mrs. Anfinson stated Friday is Arbor Day and we will be distributing 150 Black Hill Spruce saplings.

Mr. Kuchenbecker stated we will be planting a liberty tree for the 150th anniversary. The tree chosen was the Ash Tree and it will be placed across from Cadillac Jacks near the bridge on Friday morning at 9:00 am and the kids will be conducting activities that is associated with Arbor Day.

Mr. Kuchenbecker stated the next event on the calendar is the Save Our Tail parade on May 22, 2026, at 1:00 pm. The community is doing a reenactment of the brothels closing and wanting to save our ladies and recreating the parade. We will have a film about the prostitution in Deadwood, book signing and the museum will be open, which tells the full story, "the good, the bad and the ugly".

11. Committee Reports

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

Commissioner Eagleson stated a big thank you to all those that are signing up for the farmer's market. It starts June 12, 2026. Thank you to the City for signing up also. Vicki Dar spent tons of hours writing a Community Foundation Grant and \$10,000.00 was awarded for the farmer's market.

Commissioner Allen stated there is a Deadwood Alive meeting tomorrow April 23 and stagecoach season is coming; there will be a variety of updates as we continue stepping into the season. The Trails Committee received a tap grant from the SD State Tourism for advertising the Volksmarch event that we are having in September. We are working with others to add more activities to make a full weekend event for the Mickelson Trail Marathon. Deadwood Jam headliners have been announced Friday night is Ian Munsick and Saturday evening is Kenny Wayne Shepherd and all shows are free.

Commissioner Brown stated the Lead/Deadwood Economic Development is having a gathering tomorrow May 23 at the Celebrity Hotel at 4:30 pm to review everything they have been doing. The Housing Study kick-off meeting was today also, and Mr. Kuchenbecker was on that call with us, and it will be nice to get that updated.

Commissioner Posey stated tomorrow April 23 at 4:00 pm in the Century Room at City Hall the Neighborhood Council will have a meeting to bag 150 Blue Spruce saplings. Anyone can stop by and take a sapling as they are free to the public.

Commissioner Diede stated we had the Roundtable meeting last week with the Mayor and it is very educational for everyone involved. For the Save Our Tail parade, Rose Spiers mentioned on May 7 at 3:30 pm at DHI and they will be making posters that go in the parade.

12. Adjournment

The HP Commission meeting adjourned at 4:55 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant