



# Historic Preservation Commission Meeting Minutes

Tuesday, November 25, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call Meeting to Order**

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on November 25, 2025, at 4:00 p.m.

2. **Roll Call**

PRESENT

HP Commission Vice Chair Molly Brown

HP Commissioner Jesse Allen

HP Commissioner Trevor Santochi

HP Commissioner Beverly Posey

HP Commissioner Diana Williams

City Commissioner Charles Eagleson

ABSENT

HP Commissioner 2nd Vice Chair Anita Knipper

HP Commission Chair Leo Diede

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. 11/12/2025 Meeting Minutes

***It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve minutes of November 12, 2025, meeting. Voting Yea: Posey, Santochi, 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 \$113,387.55. Voting Yea: Posey, Santochi, Brown, Allen, Williams.***

- b. HP Grant Vouchers

***It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve Grant Vouchers in the amount of \$8,830.00. Voting Yea: Posey, Santochi, Brown, Allen, Williams.***

- c. HP Revolving Voucher

***It was motioned by Commissioner Posey and seconded by Commissioner Brown to approve Revolving Vouchers in the amount of \$66,052.53. Voting Yea: Posey, Santochi, Brown, Allen, Williams.***

**5. HP Programs and Revolving Loan Program**

**6. Old or General Business**

**7. New Matters Before the Deadwood Historic District Commission**

- a. CoA 250225 - 5 Charles - Darin Buskohl - Replace 4 upper windows and repair 2 main floor windows and add wood-framed storm windows

Mr. Kuchenbecker stated this is a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood. The applicant is requesting permission to replace four windows in the upper part of the structure and on the main floor they want to replace a window on the right side of the house with a storm window and the window next to the garage door, requesting to repair and add a wood-framed storm window. Add wood-framed storm windows to the remaining windows on the main floor. The applicant will repair trim as needed on exterior of the structure. Staff did conduct a site visit to review the proposed project. The main floor windows will be restored and storm windows installed. The second story windows, which are not historic, will be replaced except the windows on the right far back which will be restored. A double-hung swinging egress window will also be installed on the right. The window will not have to be enlarged to meet requirements. 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 Landmark District.

***It was moved by Commissioner Posey 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: Posey, Santochi, Brown, Allen, Williams.***

**8. New Matters Before the Deadwood Historic Preservation Commission**

- a. PA 250221 - 12 Dakota - Annie Tice-Poseley - New Addition to House

Mr. Kuchenbecker stated the applicant submitted an application for Project Approval for work at 12 Dakota, Non-contributing structure located in the Highland Park Planning Unit in the City of Deadwood circa 1900. The applicant is requesting permission to build an addition onto the back left side of the structure. The shingles will match the original structure. We are still waiting on a site plan to determine if

the project meets setbacks for Planning and Zoning. This is one of the steps necessary. The existing resource while dating from around 1900 has lost the majority of its historic significance and does not contribute to the historic district. The addition does appear to be a large structure; the resource is no longer considered historic. As such, the proposed work and changes do not encroach upon, damage, or destroy a historic resource but does have an adverse effect on the character of the building. In its location, it is staff's opinion, the proposed project is not adverse to the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Commissioner Allen asked where exactly is this located?

Mr. Kuchenbecker stated when you go up Burnham to the very top and it's on the left side. There is a dilapidated house that the foundation collapsed in 2013 in storm Atlas. It hasn't been recorded in, but we did tell the owner they can remove the structure. It can harbor varmints and things of that nature. Across the street is a historic resource and they are rehabbing it, but it faces a different street.

Commissioner Santochi stated I am looking at the plans here, and it looks like you have the main floor, but you are going to add on to the second story in the rear of the property, is that correct?

Mr. Kuchenbecker stated the original part of the house was a little square house, one story and in the 40's or 50's they added a two-story addition to the back of it, and that's what caused it to lose its historic character. The new construction will connect to the mid-century addition on the left-hand side.

Commissioner Santochi stated it looks like it is going to be slightly bigger than what is there now, is that correct?

Mr. Kuchenbecker stated I think it's about 2 feet wider, I believe. It is setback so it doesn't overpower, but you will probably see remnants of the old structure that was there.

Commissioner Santochi asked what are the setbacks on the size of the property?

Mr. Kuchenbecker state side yard will be 5 feet.

The Applicant stated I got 8 feet.

Mr. Kuchenbecker stated okay, I just haven't seen the site plans.

***It was moved by Commissioner Santochi 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, 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. 2026 HPC Budget documentation presented to South Dakota State Historical Society.

Mr. Kuchenbecker stated in your packet you have a copy of the 2026 Budget packet we sent to the State Historic Preservation Board. This will be presented on December 12<sup>th</sup>. Anyone wanting to go to Pierre that day, we will drive down in the morning and be back by 5:00pm the same day. We will probably stop at the Capitol to look at the Christmas trees and lights. There are no changes from what's already been approved. One thing we have to do in presenting to the State is tie all our expenditures back to the Administrative Rules, which govern our expenditures.

Mr. Kuchenbecker stated the packet in front of you; we have a potential developer at the top of Lincoln on the left-hand side not quite to the very top, where Sylvia Trent used to live. The new owner is considering adding two additional houses. The developer has not come in for Project Approval or Planning and Zoning approvals but wanted to get a feel on if this were something that Commission would consider. Basically, they are shotgun houses; they are two-story and 16-feet wide and 55-feet long. One of the things we'll be looking at is a site plan for a parking lot to consider in this also.

Commissioner Posey asked would they be on her lot?

Mr. Kuchenbecker stated yes to the uphill side, there's a big empty space. Lot 4's legal description and Lot A and 23-26, it was originally laid out to have four houses on it, when Deadwood was first laid out. It would need to be re-platted. The person looking at this, before he spends much time, would it be something Commission would consider.

Vice Chair Brown asked what are our current city rules on parking for something like this?

Mr. Kuchenbecker stated there would have to be at least one off-street parking spot. They could probably do a shared drive and put a single-car in between.

Vice Chair Brown stated we need the housing and affordable. Is there a way we can make them not Air-BnB it, and have them be single-family homes?

Mr. Kuchenbecker stated the only thing they could be for short-term rentals would be a bed and breakfast, it is prohibited. They are looking at 3 bedrooms, 2 bathrooms. It is good in-fill, we need it, and they've got good streets, water, sewer, etc. If you look at the floorplan, it's very similar to other houses around that area. They may have to get a variance to the Lots. Rhythm, scale, massing, height, rooflines all work within the historic district.

Vice Chair Brown stated we desperately need the housing.

Mr. Kuchenbecker stated no action needed, simply informational.

Commissioner Allen stated I think we need the housing, they're similar style to the area and don't look out of place. If we get too restrictive, we won't have housing.

Mr. Kuchenbecker stated we are finalizing the Capital Improvement Plan. Jessicca, the Mayor, Sharon Martinisko and myself went to Pierre last week and met with Jim Terwilliger and Derrick Johnson. Derrick is the State Economist and Jim is the

Commissioner of Budget and Finance to talk about the 101<sup>st</sup> Legislative Session and whether or not we will be introducing a change to the formula. As everybody always says, it's going to be a tough year.

Mr. Kuchenbecker stated I had lunch today with Senator Diebert to talk about our formula. He is also going to introduce a joint resolution commemorating the 150th Anniversary of Deadwood's founding and gave that to him.

Mr. Kuchenbecker stated staff has been extremely busy. We got the peers in at 85 Charles. Some dirt came in and we have a little landscaping done. Windows are supposed to be in December 12<sup>th</sup>, so at that point they will start the windows, siding and porch. We are getting close on roofing.

Mr. Kuchenbecker stated Mike and I have had some meetings with the gardeners and getting plant identification on our trails and we are looking to implement that in 2026.

#### 11. **Committee Reports**

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

Commissioner Allen stated we're working on the 150<sup>th</sup>, we started a sub-committee with Northern Trails Rec and Deadwood Trails.

Vice Chair Brown stated the Economic Development annual meeting is next Thursday at 8:30, at the Lodge. We will serve breakfast and afterwards we are also holding a stakeholder meeting from Deadwood to move forward with an Economic plan to help us to better focus what we're going to work on for that organization.

Vice Chair Brown stated there's a free Christmas dinner at the VFW. we are going to have music this year too! Bodhi Linde and his dad and brother are coming up and play for Christmas dinner.

Commissioner Posey stated I am a volunteer to serve the Christmas dinner and my shift is from 10-1.

#### 12. **Adjournment**

**The HP Commission meeting adjourned at 4:26 p.m.**

**ATTEST:**

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**Chairman, Historic Preservation Commission**

***Minutes by Cammie Schmidt, Administrative Assistant***