



Historic Preservation Commission Minutes

Wednesday, June 11, 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 June 11, 2025, at 4:00 p.m.

- a. Swearing in, by City Commissioner Blake Joseph, of new Historic Preservation Commissioners:
Diana Williams and Beverly Posey
- b. Election of 2025-2026 Historic Preservation Commission Officers:
It was moved by Commissioner Santochi and seconded by Commissioner Knipper to nominate Leo Diede as Chairman. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.

It was moved by Commissioner Diede and seconded by Commissioner Santochi to nominate Molly Brown as Vice Chairman. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.

It was moved by Commissioner Santochi and seconded by Commissioner Posey to nominate Anita Knipper as the 2nd Vice Chairman. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede
HP Commissioner 2nd Vice Chair Anita Knipper
HP Commissioner Trevor Santochi
HP Commissioner Jesse Allen
HP Commissioner Beverly Posey
HP Commissioner Diana Williams

City Commissioner Blake Joseph
Mayor Charlie Struble-Mook

ABSENT

Vice Chair Molly Brown

STAFF PRESENT

Bonny Anfinson, Historic Preservation Coordinator
Cammie Schmidt, Administrative Assistant
Michael Runge, Archivist

Susan Trucano, Neighborworks

STAFF ABSENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

3. Approval of Minutes

- a. Minutes of 5/28/25 Meeting

It was motioned by Commissioner Allen and seconded by Commissioner Santochi to approve minutes of the May 28, 2025, meeting. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.

4. Voucher Approvals

- a. HPC Operating Vouchers

It was motioned by Commissioner Allen and seconded by Commissioner Santochi to approve the operating vouchers in the amount of \$97,747.59. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.

- b. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Revolving Vouchers in the amount of \$31,959.41. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Request

Ben and Shari Greenlee, 52 Van Buren, Siding Loan Request

It was motioned by Commissioner Posey and seconded by Commissioner Allen to accept Ben and Shari Greenlee, 52 Van Buren into the Revolving Loan Program. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.

- b. Grant Extension Request

Tom McNary - 14 Van Buren - Elderly Resident Grant

It was motioned by Commissioner Posey and seconded by Commissioner Knipper to accept Tom McNary, 14 Van Buren into the Elderly Resident Grant. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.

6. Old or General Business

- a. Recommend hiring Vicki Dar for 2025 Oral History Project

Mr. Runge stated the City Archives is requesting permission to hire Vicki Dar to collect and transcribe ten (10) oral histories as part of the 2025 City Archives budget. The Deadwood Oral History Project is in its twenty-second year and has recorded and collected 206 individual histories. Topics include longtime residents, Deadwood High School Alumni, the advent of legalized gaming, former City and Historic Preservation commissioners, former Homestake Slime Plant employees and the development of the Mickelson Trail. ***It was moved by Commissioner Posey and seconded by***

Commissioner Santochi to hire Vicki Dar for the 2025 Oral History Project and to not exceed the amount of \$6,750.00 and come out of the 2025 Archives Budget. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.

- b. Permission to hire Brad Schneck to standardize videos for City's GIS page.

Mr. Runge stated as part of the proposed project, the IC will integrate the City's brand to the current graphic animations, add appropriate titles and text upon approval of the City Archives, and create five new videos for the webpage. The cost to perform the above tasks will not exceed \$2,000.00 and come out of the 2025 City Archives annual budget. Please see the attached email for additional information. ***It was moved by Commissioner Knipper and seconded by Commissioner Allen to hire Brad Schneck to standardize videos for City's GIS page and to exceed the amount of \$2,000.00 and come out of the 2025 Archives Budget. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.***

- c. Permission to loan Baseball Traveling Exhibit to Campbell County Rockpile Museum

Mrs. Anfinson stated the Campbell County Rockpile Museum in Gillette, Wyoming is requesting permission to display "Baseball in the Mining Camps" traveling exhibit October 1 to December 1 at their museum. Over the past ten years, these exhibits have been displayed at different institutions in South Dakota, North Dakota, Wyoming and Alabama. Commissioner Blake Joseph asked are there any actual print outs or they look like panels. Mike stated what they are similar to the old screen pop-ups that we had that we would watch movies in school they are 3 foot wide and 6 feet tall. What you do is you retract it out and there's a pole that's in there, and then you basically display up. They are indoor displays, so we recommend that you don't put them outside or anything in the elements. Typically before these get loaned out we will have a strong conversation the loaners and say don't put out in direct sunlight. We are loaning these to you, thank you for having these here, if you do any press releases or anything like that, give the City of Deadwood, Historic Preservation credit for this. Another one of the off-shoots of this is if they want to have a debut, that myself or Kevin or the two of us, go do a half-hour to forty-five minute presentation on the actual canvas themselves. Commissioner Blake stated just in case there are archives travelling with, it doesn't seem like there is. I do think we should get insurances covered for things that can't be replaced. Mike stated they are copies of everything and the insurance will be asked on the loaner is that they have some sort of insurance if something does get damaged, we are able to reprint them off. We don't send any actual documents. Now, in the chance that we would go and present, then there's a good probability that either myself or Kevin would bring some of the objects along and then that's where we would have them there for a grand opening, then they come back to the archives. ***It was moved by Commissioner Allen and seconded by Commissioner Santochi to approve permission to loan the Baseball Traveling Exhibit to Campbell County Rockpile Museum from October***

2025 to December 2025. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.

- d. Historic Preservation Commissioner Assignments for the 2024-2025 term

Mrs. Anfinson stated we have our HP Officers named already. There are two other areas where officers will automatically be on those committees.

- e. Recommendation to hire Contractor for 85 Charles St. Restoration

Mrs. Anfinson stated the Historic Preservation received two quotes from HGH Construction for \$181,538.22 and Stone Shield Construction for \$159,170.08. Historic Preservation is recommending hiring Stone Shield Construction for the project in the amount of \$159,170.08 to be paid out of the Capital Assets Budget. And just FYI, Mr. Kuchenbecker has been on vacation so he hasn't seen the quote from Stone Shield Construction. Commissioner Santochi stated maybe we should table it. ***It was moved by Commissioner Allen and seconded by Commissioner Santochi to table 85 Charles St. Restorations until speaking with Mr. Kuchenbecker furthermore about this property. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 250096 Heath Dotson - 643-645 Main St. - Brick Repairs to back of structure

Mrs. Anfinson stated the applicant has submitted an application for Certificate of Appropriateness for work at 643-647 Main, a contributing structure located in Deadwood City Historic Overlay Zone in the City of Deadwood. The applicant is requesting permission to repair and tuck point the brick on the back side of structure. 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 Santochi 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: Santochi, Diede, Allen, Knipper, Williams, Posey.***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250090 Lee Augsbury 390 Williams St Replace Windows

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 390 Williams St., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to remove and replace (4) crestline grand wood double hungs. Replace with Pella Reserve wood double hungs. Pella is to replicate (4) exterior 1/2 circle wood decorative coverings on the exterior. Pella windows to be painted two tone to match the original photo provided by the home owner. The original color scheme is green/red. The interior and exterior trim/finish details to match current, existing profiles. Staff visited the property and the current windows are not the original

windows to the structure. The wood-replacement windows will not affect the historic character of the structure. 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 Knipper 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: Santochi, Diede, Allen, Williams, Knipper, Posey.***

- b. HPC PA 250091 Keri and Lonnie Johnson 802 Main Siding/Doors

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 802 Main St., a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to put smart siding up in a white or cream color. The applicant wants to do the same siding as next door at 804 Main St. I went through this process before and was told it needs to be smooth. The smooth siding is impossible to find. I have been told by many contractors. Knecht's has been looking and no luck. The plans for the deck is the same as before. The applicant wants to keep the size the same, just replace the top with Trex. The building has been broken into and the storm door & door jam was damaged and needs to be replaced. The applicant wants to replace the screen door with the same material as the current door. The applicant wants to repair the main door that sits in front of the screen door. The applicant was given approval for smooth Smart siding on July 26, 2023. The applicant is now requesting textured smart siding to match the neighboring structure. Staff has contacted the manufacturer and the smooth Smart siding is available at two different Rapid City locations and one in Belle Fourche. Changing from smooth to textured siding is not recommended. The replacement of the storm door with like materials is allowed. 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. And the owners are here if you have any questions or if the owners have questions. Commissioner Santochi asked will this be the same reveal, the textured will it be the same reveal that's on there now or is it going to be the wider pieces. Owner Keri stated what's on there now is wood siding. Commissioner Santochi stated but it's a thin reveal. They're not big, now will these be big ones that are going to be textured? Owner Keri stated Darren right next door it would be exactly like his. Commissioner Santochi stated I can't remember what Darren's looked like and it's not in here. But I think if you go with a wider Smart siding that I've seen that has the texture on it, the wood texture, it's going to change the look of the building. And that's a pretty historic area. Commissioner Knipper asked are you open to anything with smooth? Owner Keri stated right now it looks textured because it's been painted so many times and if I had the option to paint it I would. My brother owns a painting company, but would make more sense. The side of the building, if you're looking at the building, on the

right side it's like rotting out. We had to put a piece of tin up there to try to save that side of the building because we are starting to see the insulation and so my question is if Darren was able to do the textured, why can't I, they're the same. There is three cottages there built at the same time. Commissioner Santochi stated I would want this written very specifically that they stay with the same reveal. I'd be okay with having a texture provided it has the same reveal, but I don't want to see the thick. I am okay with that. Commissioner Allen asked is that available? Owner Keri stated yes, cause Darren just had his done a couple years ago. Mr. Anfinson stated he had his done six to eight years ago and I don't know if smooth Smart siding was out yet, but the LP smart siding was very new and so I don't know if they had smooth at that time. I would have to go back and check. When he first bought that building to move his business over there. ***It was moved by Commissioner Santochi and seconded by Commissioner Allen based upon all the evidence presented, I move to make a finding that this project DOES encroach upon damage, or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places and do not approve for replacement of siding provided the same reveal as next door and textured Smart siding and replace the doors with the same materials. Voting Opposed: Santochi, Diede, Allen, Knipper, Williams, Posey.*** It was decided during discussion it was unanimous the board would be opposed to textured smart siding.

It was moved a second time by Commissioner Knipper based upon all 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, to approve the product with the smooth siding and reveal, including the deck replacement and also the doors with the same materials and it was seconded by Commissioner Posey. Voting Yea: Santochi, Diede, Allen, Williams, Knipper, Posey.

c. HPC PA 250092 Tyler Peterson 49 Terrace Windows/Siding

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 49 Terrace St., a non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the vinyl and slider windows with the original double hung wood windows. The casement windows will go where necessary. The applicant will determine the original window size and opening when tearing off the siding and sheetrock. The applicant wants to remove the concrete stucco siding and wood lap siding beneath it, to return back to wood lap siding. The applicant is wanting to use LP smart siding or Hardie siding. This structure was removed from the historic register because of the siding and windows. These improvements could reverse the historic status. 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. Commissioner Posey stated if there were a house that needed to be restored, this is the winner here. ***It was moved***

by Commissioner Santochi 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, to accept 49 Terrace to replace the windows back to the original and siding. Voting Yea: Santochi, Diede, Allen, Knipper, Williams, Posey.

- d. HPC PA 250094 9 Wabash Rich Letourneau 9 Wabash Replace Doors/Walkway for Wheelchair Access

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 9 Wabash Ave., a contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the front and back doors. The applicant is also wanting to replace the concrete pad on the back side of the house with wood or concrete again and construct a walkway from the back door to the driveway, that is wheelchair accessible. Based on the photos submitted with the application, it appears the front door is metal and the back door is wood and could be an original door. According to the survey the original doors were paneled wood, 1/3 light. Staff is recommending replacement of the doors but would prefer wood over metal and keep the design similar to the original door. 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 and the State National Historic Places. Voting Yea: Santochi, Diede, Allen, Knipper, Williams, Posey.***

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. Outside of Deadwood Grant - McGillicuddy House Stained Glass Project Complete

Mrs. Anfinson stated the McGillicuddy has submitted photos of the stained glass that was recreated through the Outside of Deadwood Grant. Commissioner Posey requested doing a site visit.

- b. Mrs. Anfinson stated I know they are still doing work on the retaining wall up on Jackson and they have found bones. Mike Runge gave a report on the progress.
- c. Mrs. Anfinson stated we did a site visit yesterday to the Soap Suds Row. It was very interesting and educational.
- d. Mrs. Anfinson stated the Carbonate Cemetery dedication is July 7. They are wanted a head count of who is attending.

11. Committee Reports

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

- a. Commissioner Allen stated Wild Bill Days are going on this weekend. Lots of activities going on. Main Street will closed at 8:00am Friday and will remain closed over the weekend. Open container from 12:00pm to 10:00pm both Friday and Saturday. The History Information center will close on Saturday to set up Dock Dogs and the Wild West Fun Park. The stagecoach will not be running. Deadwood Trails is doing a Father's Day hike on Sunday. It's going to originate from Chamber of Commerce and start in the parking lot and there will be two guided hikes, one at 10:00am and the other one at 2:00pm and anywhere between that time the Trails Committee will be on hand, handing out maps and information and answering questions. It will be on the All-Trails App as well. There are QR codes that you can scan.
- b. Commissioner Santochi stated the Farmers Market on June 20th. The Friends of Deadwood Trails is also one of the spotlight organizations, along with Deadwood Neighborhood Block Club and Northern Hills Recreation Association which is also sort of tied in with Deadwood Trails and it's going to be opening weekend.
- c. Commissioner Allen stated Deadwood Alive starts both days at 12:00pm and there is a couple of local musicians during the day until 5:00pm and then the headline concerts at Outlaw Square later in the evening. They are doing performances on the downtown stage, still doing the regular shootouts from 2:00pm-4:00pm.
- d. Chair Diede read a thank you letter from Jerzie Artz, one of our scholarship winners.

12. Adjournment

The HP Commission meeting adjourned at 5:05 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant