



Historic Preservation Commission Meeting Minutes

Wednesday, October 08, 2025, 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 2nd Vice Chair Anita Knipper

HP Commission Trevor Santochi

HP Commission Beverly Posey

HP Commission Diana Williams

ABSENT

HP Commissioner Jesse Allen

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

STAFF ABSENT

Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks

3. **Approval of Minutes**

a. HPC Meeting Minutes September 24th, 2025

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Meeting Minutes of September 24, 2025. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

4. **Voucher Approvals**

a. HPC Operating Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Posey to approve Operating Vouchers in the amount of \$166,605.93. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Grant Vouchers in the amount of \$3,626.58. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve Revolving Vouchers in the amount of \$28,443.42. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

5. HP Programs and Revolving Loan Program

6. Old or General Business

- a. Accept 27 Deadwood Street (Pipe Dream Entertainment, LLC) into the Façade Easement Program

Mr. Kuchenbecker stated we received a Façade Easement Program application for Pipe Dream Entertainment, LLC to enter the Iron Horse at 27 Deadwood Street into the Historic Preservation Façade Easement Program. The applicant plans to replace the second and third floor windows with wood Pella windows. The proposed cost for the façade project is \$301,817.00. The applicants qualified façade cost at a maximum of \$3,000.00 per linear foot for the primary façade of the main building and \$1,000.00 for the secondary façade for a cost not to exceed \$200,000.00. Staff has determined the applicant meets the criteria for acceptance into the Façade Easement Program and will coordinate with the applicant to ensure the proposed work meets the criteria of the program.

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to enter 27 Deadwood Street (Pipe Dream Entertainment, LLC), into the Façade Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 250194 - 27 Deadwood St - Troy Gorans - Replace upper floor windows

Mr. Kuchenbecker stated this is the project we just entered into the Façade Program for the Iron Horse, built in 1896 and is a contributing structure. This is for the windows on the second and third floor to match and finish as close as possible to the original and paint the outside black. The applicant would like to start as soon as possible and finish in February or March. Window specifications are included in the information shown. Staff have met with the applicant and inspected the windows, and it appeared the windows were replaced at one time but uncertain of the date of the replacements. They look to be about 30's or 40's windows, from the craftsmanship of them. Based on this information, staff's 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.

Chairman Diede asked what were the windows before? And they're not the original?

Mr. Kuchenbecker stated they were wood windows. They are not 1896 windows.

Chairman Diede asked are the openings the original openings?

Mr. Kuchenbecker stated yes, they are and put back into the original openings. You won't see any change from the exterior. The windows are similar to the Franklin or the Landmark. And have Transoms above it as well.

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, Brown, Williams.

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

- a. PA 250195 - 96 Charles - Jim and Monica Waisanen - Add sauna to rear of resource

Mr. Kuchenbecker stated the applicant is here if there's any questions. The contributing structure is located in the Cleveland Planning Unit, circa 1895. The applicant is requesting permission to add a 36 square foot sauna to the rear, the northwest corner of the house. It will be attached to the house and a part of the deck. It's staff's opinion the proposed work and changes is at the rear of the house and is reversible in the future, should it be deemed necessary. It will read as an addition and it does not overpower the resource and therefore, as such, it 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.

Mr. Kuchenbecker stated we are working with the applicant, as on that side of Charles Street, is in the floodplain zone, so we are dealing with those issues as well. Let's work through the Historic Preservation and then work through the floodplain portion.

It was moved by Commissioner Posey and seconded by Commissioner Santochi 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, 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 last week Charles, the Mayor and I, Sharon and Jessica, went to the Municipal League, in Pierre. We had some opportunities to have some meetings and go to the South Dakota State Historical Society. We also met with the Secretary of State regarding a planned 2026 conference and met with staff from the Office of Emergency Management.

Mr. Kuchenbecker stated Charles and he had a quick turn around and came back for the West River History Conference, hosted in Deadwood.

Mr. Kuchenbecker stated we also just got done with a Trails Meeting. We are starting to get signage on the trails. We will have some branded and blazed markers and diamond's branded that are on our trails. Once you get away from the trailhead and if you get lost, hopefully you'll see one of the diamonds and keep going in that direction.

Commissioner Santochi stated they are going to have QR codes on them, then you can pull out your phone and see where you're at.

Mr. Kuchenbecker stated he did a video with the Chamber, about the trails, yesterday.

Mr. Kuchenbecker stated Mike is busy with interviews for the oral histories working with Vicki Dar who is now doing our oral histories, and Mike is setting those up. He was just interviewed with the South Dakota State Historical Society for some videos they're doing on the Archive section.

Mrs. Anfinson stated Vicki and Charles received an award at the West River History Conference.

Mr. Kuchenbecker stated they did recognize Mike Rodman for his contributions to Deadwood and the history of the Black Hills.

Mr. Kuchenbecker stated we are still having biweekly Sesquicentennial meetings and getting lots of good things coming up.

Commissioner Eagleson stated Vicki and I had the pleasure, privilege and honor, of getting a tour of the Thistle house by Mr. Namminga. If you've never gone through that house, the Adam's house may have stiff competition. Mr. Namminga said he would gladly tell anyone about the house or give a tour. The address is 12 Lincoln.

11. **Committee Reports**

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

Vice Chair Brown stated the Wild West Songwriters weekend is coming up not this weekend but the weekend after.

Commissioner Santochi stated he would like to add to the trails, Eric Henneman is putting together a group looking at the potential of connecting these trails to Sturgis, Hill City, etc., and get a bigger outlook. They're going to have a meeting at City Hall on November 13th.

Chairman Diede stated the West River History Conference was great.

12. **Adjournment**

The HP Commission meeting adjourned at 4:14 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant