



# Historic Preservation Commission Meeting Agenda

Wednesday, July 23, 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 July 23, 2025, at 4:00 p.m.

## 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 Charles Eagleson

### ABSENT

HP Commission Vice Chair Molly Brown

### 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. HPC Meeting Minutes 7.9.2025

***It was motioned by Commissioner Posey and seconded by Commissioner Knipper to approve minutes of July 9, 2025, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.***

## 4. **Voucher Approvals**

a. HP Operating Vouchers

***It was motioned by Commissioner Santochi and seconded by Commissioner Allen to approve Operating Vouchers in the amount of \$109,202.35. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.***

- b. HP Grant Vouchers

***It was motioned by Commissioner Santochi and seconded by Commissioner Allen to approve Grant Vouchers in the amount of \$27,000.00. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.***

- c. HP Revolving Vouchers

***It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Revolving Vouchers in the amount of \$4,103.36. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.***

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

- a. HP Revolving Loan Requests

Jill & Todd Weber - 562 Williams St. -- Revolving Loan Request  
Kyle & Maggie Heckman -- 358 Williams St. -- Loan Extension Request  
Melvin (Ken) & Tracy Owens - 23 Centennial -- Loan Extension Request  
Karin Parham -- 42 Lincoln -- Loan Extension Request

***It was motioned by Commissioner Posey and seconded by Commissioner Santochi to accept Jill and Todd Weber, 562 Williams, into the Revolving Loan program and Kyle and Maggie Heckman, 358 Williams, Ken and Tracy Owens, 23 Centennial, and Karin Parham, 42 Lincoln, into the Loan Extension. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.***

## **6. Old or General Business**

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

- a. COA 250127 - 700 Main Street - Strategic Gaming Management - Replace Rear Exterior Doors

Mr. Kuchenbecker stated this building is a contributing structure in the Original Town Deadwood. This is the Franklin Hotel. The applicant is requesting permission to replace all rear exterior doors at the fire escape with new fiber glass doors to resemble original wood doors. Existing frames and transoms to remain and be repainted. Staff finds the proposed work and change is congruous with the historical architectural, archaeological, or cultural aspects of the district and does not encroach upon, damage, or destroy historic resource or have an adverse effect on the character of the building or the historic character of the Local, State and National Register Historic Districts or the Deadwood National 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, Williams.***

- b. COA 250128 - 674 Main - Gold Dust Casino - New siding and Extend Awning

Mr. Kuchenbecker stated this is a contributing structure located in the Original Town Deadwood. Constructed in 1877, 1883, and 1937. The applicant is requesting

permission to add an addition to original project approval to install new siding to building. The applicant wants to extend the existing awning to cover the width of the building. This will protect utility meters and doors to make it easier to install siding. The new awning will have an 8/12 pitch rafter, brown shingles and brown metal drip edge.

***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: Knipper, Posey, Santochi, Diede, Allen, Williams.***

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

- a. HPC - PA #250123 - 37 Lincoln - Danika McFarland - Restore windows, fix retaining walls, reattach porch

Mr. Kuchenbecker stated 37 Lincoln is a contributing structure located in the Ingleside Planning Unit. Constructed circa 1880. The applicant is requesting permission to restore the windows with the same material and style. The retaining wall on the left side of house is leaning and leads almost to Taylor Street and needs fixed. The right side of the house needs fixed. Currently reinforced with metal scrap pieces. The right side of the house has mold and water damage to the wood and needs about 3 inches of wood replaced. The existing porch is pulling away from the house and needs to be leveled and fixed back onto the house. The porch roof needs to be put back and repaired.

***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: Knipper, Posey, Santochi, Diede, Allen, Williams.***

- b. HPC - PA 250126 - 38 Burnham - Peter Pantazopoulos - Alterations to Carport

Mr. Kuchenbecker stated 38 Burnham is a non-contributing structure located in the Highland Park Planning Unit. Circa 1980. The applicant is requesting permission to make alterations to the existing trusses on the carport to bring them into compliance with original plans of a 4/12 pitch. The applicant believes this will give an approximate pitch of 5/12 on the front and a 4/12 pitch on the back half. The building inspector still needs to review for snow load.

***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. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.***

- c. PA 250129 -128 Williams - Brian & Roberta Arsaga - Construct deck on back of structure

Mr. Kuchenbecker stated 128 Williams is a contributing structure located in the Highland Planning Unit. Constructed in 1939. The applicant is requesting permission to construct a deck onto the back of the structure. The attached drawing shows a deck on the back and side. Plans to construct the back deck at this time. The style of decking and railing has not been decided. Staff recommends approval contingent upon review of deck materials and railing design.

***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, 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. Newell Museum Hope Cemetery Outside of Deadwood Grant newspaper article was included in the packet.

- b. Update on Historic Preservation Videos project - Mike Runge

Mr. Runge stated the Hewlett Family on Main and Lincoln gave Historic Preservation Archives roughly 47 films of Deadwood footage. They also presented to us the tape they got the footage from. Mr. Runge stated I will be going through the film and inserting onto a website so anyone can go and see the film footage.

- c. Little Spearfish Conservation and Historic Preservation Association - Anderson Cabin Plaque Presentation

Mr. Kuchenbecker stated Historic Preservation gave money to restore a family-owned log cabin out by Savoy, South of Tinton Road. We presented a plaque during the Anderson family reunion. The cabin was put back in the name of the Anderson family in 1996, where Mark Anderson was given back a piece of his family legacy.

Commissioner Allen stated carriage rides are going great this summer. The creek clean-up got rescheduled.

Mr. Kuchenbecker stated the Ridge is still in process for getting water and sewer to the apartment complex.

Mr. Kuchenbecker stated excavation is starting below the Lodge, they are placing a wall behind the Deadwood wall.

Mr. Kuchenbecker stated the wall behind Monument completion date is October 15<sup>th</sup>, 2025.

Mr. Kuchenbecker stated the Days of '76 parade is on Friday and Saturday at 1:30 p.m., this year.

Chair Diede stated I will not be serving ice cream at the Farmers Market this Friday. I have been asked to be an evaluator on Friday at 4:30 p.m. at the Native American dancers' performance to determine if this should be continued throughout the years, in Deadwood. I need one more evaluator if any Commissioners are willing and available? Commissioner Santochi volunteered to be an evaluator on Saturday at 4:00 p.m.

Mrs. Anfinson stated I am anticipating for the Budget meeting the be held on August 21<sup>st</sup> at 8:30 a.m.

Commissioner Eagleson stated this Friday we will be starting an hour early at the Farmers Market, from 3:00 p.m. to 7:00 p.m.

Chair Diede stated we have a Thank You card from Jonas Runge, thanking us for the scholarship we presented to him.

11. **Committee Reports**

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

12. **Adjournment**

**The HP Commission meeting adjourned at 4:40 p.m.**

**ATTEST:**

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**Chairman, Historic Preservation Commission**

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

***Note:*** All Applications ***MUST*** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.