



Historic Preservation Commission Meeting Minutes

Wednesday, August 13, 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 August 13, 2025, at 4:00 p.m.

2. **Roll Call**

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Molly Brown

HP Commissioner 2nd Vice Chair Anita Knipper

HP Commissioner Trevor Santochi

HP Commissioner Beverly Posey

HP Commissioner Diana Williams

City Commissioner Charles Eagleson

ABSENT

HP Commissioner Jesse Allen

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning, and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Cammie Schmidt, Administrative Assistant

Katie Burnham, Neighborworks

3. **Approval of Minutes**

a. HPC Meeting Minutes

It was motioned by Commissioner Knipper and seconded by Commissioner Posey to approve minutes of July 23, 2025, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

4. **Voucher Approvals**

a. HP Operating Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve Operating Vouchers in the amount of \$288,268.77. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Knipper to approve Grant Vouchers in the amount of \$3,060.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve Revolving Vouchers in the amount of \$27,002.02. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Program Requests

Danika McFarland -- 37 Lincoln Avenue -- Windows/Doors and Siding Loan Request
Wayne Morris -- 338 Main Street -- Windows/Doors Loan Forgiveness

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to accept Danika McFarland, 37 Lincoln Avenue and Wayne Morris, 338 Main Street, into the Revolving Loan Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

- b. Historic Preservation Program Application

Richard & Susan Anderson - 5 Stewart - Foundation & Elderly Resident Grant Requests

Mr. Kuchenbecker stated this property is owner occupied, contributing. The applicant has submitted the required paperwork. Staff as well as the Loan Committee has determined the proposed project, and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Richard and Susan Anderson, 5 Stewart into the Grant Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

6. Old or General Business

- a. Historic Facade Easement Program application request for the Pineview Group LLC - Branch House - 37 Sherman St.

Mr. Kuchenbecker stated they are eligible for up to \$177,000.00 per formula of \$3,000.00 per linear foot. The project they're proposing costs \$57,704.00 and we would pay up to 80% of that back. That includes tuckpointing and painting, and new windows, which were previously approved. In exchange we get a Conservation Easement on the exterior of the building.

It was moved by Commissioner Brown and seconded by Commissioner Posey to accept Pineview Group LLC – Branch House into the Historic Façade Easement Program for 37 Sherman Street. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

7. New Matters Before the Deadwood Historic District Commission

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

- a. PA 250137 - 834 Main St. - Scott Mathews - Repair / replace upper story windows
- Mr. Kuchenbecker stated 834 Main Street is a contributing structure located in the Upper Main Street Planning Unit. The applicant is requesting permission to repair four windows, replacing one window on the second story of the structure. Replacement window will allow adequate egress to living space. Plans are to finish out the second story of the structure to make the living space with a bedroom and bathroom. Staff conducted a site visit to review the second story project and wood replacement window would be on the right side of the structure and have the same 6-panels style as the original windows. Based on that, it is staff's opinion upon all the evidence presented that this project does not encroach upon, damage, or destroy any historic resource or have an adverse effect on the character of the building or the character of the Districts.

Commissioner Posey asked was the upper level, was it completely unfinished when he started?

Mrs. Anfinson stated at one point it looked like they were going to finish it, the previous owner, and now the new owners are just finishing it.

Commissioner Posey stated ok, so it was like an added space?

Mrs. Anfinson stated yes, they are restoring the attic and they are only going to be replacing one window which will also adjust the size to egress, the rest are staying the same.

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, Brown, Williams.

- b. PA 250138 - 5 Stewart - Rick & Susan Anderson - Install Support Beam/Replace Concrete Steps

Mr. Kuchenbecker stated this is a contributing structure in the Cleveland Planning Unit, circa 1900, we just approved them into the Grant and Loan Program. Applicant is requesting permission to install a new floor support beam in the crawl space to level the house, remove the old concrete step, build new ones in the front. Staff's opinion is the proposed work and changes does not encroach upon, damage, or destroy historic resource or have an adverse effect on the character of the building or the character of the Districts.

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, Brown, Williams.

- c. PA 250139 - Melody Dennis - 14 Lincoln Ave. - Replacing existing fence

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1938. Applicant's requesting permission to replace existing 4-foot-tall fence with white painted cedar. The applicant would like to have an 8-foot space in a 2-foot, in ground, cement footings around the perimeter. Staff's opinion is the proposed work and changes does not encroach upon, damage, or destroy historic resources or have an adverse effect on the character of the building or the character of the Districts and get rid of a chain-link fence.

It was moved by Commissioner Brown 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, 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.)

- a. 33rd Annual West River History Conference Schedule of Events

Mr. Kuchenbecker stated the West River Conference Schedule is in Deadwood this year. It is October 1st - 3rd. This is something that we traditionally pay registration and travel to, but since it's in our "backyard", we will pay for registration. You are on your own to get there and find a place to stay. If you are going, please let staff know, Bonny or Cammie, so we can get you registered.

- b. Sponsorship of "Rising Star" Student Film Award for Short Documentary -- Presentation October 4, 2025

We received a request for "Rising Star" Student Film Award for a short documentary and it was for \$250.00. I took executive privilege or administrative privilege and that is coming up October 4th and the student that they choose for the short documentary gets a \$250 check from Deadwood Historic Preservation.

Mrs. Anfinson stated he did a video on Galena, the history of Galena. The student has already been chosen. He wrote a documentary on Galena and that is on Black Hills History so that is why they were seeing if we would be interested in sponsoring that award, because it's about history and if somebody wanted to go and present the award, it is on October 4th, which is a Saturday, in Hill City.

Kevin Kuchenbecker stated if anyone wants to go to the Black Hills Film Festival and do a presentation, let us know.

- c. Fassbender 2025 Summer Newsletter

Mr. Kuchenbecker stated we try to get that out to everybody. Items from staff, we're working on quite a few different things. I want to commend Bonny for having handle a local resident who hasn't had water in a while. She and Lornie, our Public Works Director sat in on this meeting as well and took me aside and took Bonny to

the side, Lornie did and complimented Bonny on how she interacted with this individual. Hopefully we can get this individual water through the Elderly Program.

Mr. Kuchenbecker stated as you know we had a guest during the Days of '76, Secretary of State. We took her on a tour of the basement and a variety of other things. She reached out to us and wanted the resources we're using for digitizing microfilm and stuff. It's nice to be able to have the Cabinet Members reach out to us as a resource.

Mr. Kuchenbecker stated we have our second Food Truck Ordinance Task Force Meeting tomorrow. I am looking at possible food trucks in town. That's tomorrow afternoon.

Mr. Kuchenbecker stated we are working on Food Vendor Ordinance.

Mr. Kuchenbecker stated we will be working on ordinance changes for signage when it comes to sandwich boards. They are everywhere this year and in the middle of sidewalks. I will be talking to the City Commission of a prohibition on sandwich boards, to clean up.

Mr. Kuchenbecker stated he received a couple messages about the preparation of merchandising on the outside of buildings. We are doing research on what was done in the past and anything we can do to strengthen the ordinances to eliminate the T-shirts from hanging and the mannequins, profanity, etc.

Mr. Kuchenbecker stated waterline, got around the corner and through the rock, so that'll be moving ahead.

Mr. Kuchenbecker stated I met with the architect this week on the Senior Center, and we should have something to present on a floorplan in the next few weeks, as far as a draft and then make some tweaks to the kitchen to make that look better.

Mr. Kuchenbecker stated 85 Charles, I talked to the contractor, and we went over windows.

Commissioner Eagleson stated ice cream and goats at the Farmers' Market this Friday.

11. **Committee Reports**

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

Commissioner Brown stated I managed Harley Davidson's event at Outlaw Square. We had one ride with 700 people.

Commissioner Santochi stated I got to join Leo for Exhibition of the Native American dancers at Outlaw Square and that was great!

Commissioner Posey stated the McPherson Auction Company is doing an auction for George Mitchell's, both homes at 25 and 29 Terrace Street, side by side. Real Estate open house will be held on August 17th from 1-3pm and August 24th from 1-3pm. You can also schedule by appointment anytime.

Chair Diede stated for the Native American Exhibition, I will re-sponsor and re-support the event and I highly recommend they continue to do so. The crowds were really small unfortunately, but for those that did attend, I think it would be good.

Commissioner Knipper asked is there any way they can do that more in the evening for the Native American dancers? It was so hot outside. Can they do it at like 6:00pm or something? It's just a thought to think about.

Mr. Kuchenbecker stated the Days of '76 Rodeo happens the same day at 7:00pm.

Commissioner Knipper stated they could set up a couple of tents down there, that would at least help.

Chair Diede stated I am glad Rally time is over. I worked over in Sturgis at the Church over there and we served breakfast, and we made over 2,500 plates this year in eight days. It was a huge showing and the numbers were insane.

12. **Adjournment**

The HP Commission meeting adjourned at 4:20 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant