



Historic Preservation Commission Meeting Minutes

Wednesday, October 22, 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 2nd Vice Chair Anita Knipper

HP Commission Trevor Santochi

HP Commission Jesse Allen

HP Commission Beverly Posey

HP Commission Diana Williams

ABSENT

HP Commission Vice Chair Molly Brown

City Commissioner Charles Eagleson

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

Cammie Schmidt, Administrative Assistant

STAFF ABSENT

Bonny Anfinson, Historic Preservation Coordinator

Susan Trucano, Neighborworks

3. Approval of Minutes

a. 10/8/25 Meeting Minutes

It was motioned by Commissioner Knipper and seconded by Commissioner Santochi to approve Meeting Minutes of October 8, 2025. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

4. Voucher Approvals

a. HPC Operating Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve Operating Vouchers in the amount of \$89,848.01. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

b. HPC Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Posey to approve Revolving Vouchers in the amount of \$4,483.70. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Williams.

5. HP Programs and Revolving Loan Program

a. Revolving Loan Requests

Tim Berg - 1 Forest Ave. - Loan Forgiveness

Karin Parham and George Wood - 42 Lincoln - Loan Forgiveness

Lanny and Linda Shephard - 16 Park - Loan Forgiveness

Brian and Renee Hogan - 34 Jackson - Subordination Request and Amend Loan Request to include Grant

It was motioned by Commissioner Posey and seconded by Commissioner Knipper to forgive loan for Tim Berg, 1 Forest Ave., Karin Parham and George Wood, 42 Lincoln, Lanny and Linda Shephard, 16 Park, to approve a Loan Forgiveness and Brian and Renee Hogan, 34 Jackson, to approve a Loan Subordination Request and Amend Loan Request to include Grant. Voting Yea: Posey, Santochi, Diede, Allen, Williams.

6. Old or General Business

- a. Permission to print 2026 Community History Calendar in conjunction with Deadwood History, Inc. at a cost to Historic Preservation of up to \$3,000.00 (Budgeted).

It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve the printing of the 2026 Community History Calendar at a cost to Historic Preservation of up to \$3,000.00. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

- b. Permission to hire HGH Construction at a cost of \$94,920.73 for 85 Charles St. to replace siding and construct wrap around wood porch. (To be paid from budgeted HP Capital Assets line item).

It was motioned by Commissioner Posey and seconded by Commissioner Knipper to approve the hire of HGH Construction for 85 Charles, at a cost of \$94,920.73. Voting Yea: Knipper, Posey, Santochi, Diede, Allen, Williams.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250200 - 270 Main St. - First Gold - Construct Cooler Enclosure

Mr. Kuchenbecker stated this is to construct a cooler enclosure. This is on the Northeast side of the building. Their coolers have been replaced. They put back board down to pour concrete and now they want to enclose it. This is a project that came to us 10 years ago and it was a lean-to shed that wasn't well received and they didn't proceed with it because it didn't get approval. Now, it is appropriate to the scale and proportion of the building reflects that. Therefore, 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. There are representatives here of First Gold if you have any questions.

Mr. Chairman Diede stated can you give me a verbal description of the enclosure.

Mr. Kuchenbecker stated it has a brick veneer that matches the building and a flat roof and landscaping across the front.

Mr. Chairman Diede asked how high is that compared to the building?

Mr. Kuchenbecker stated there is an addition to that side that is approximately 12-ft tall and at that point, it would be coming across, so one story.

It was moved by Commissioner Allen and seconded by Commissioner Trevor 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. PA 250201 - 137 Charles St. - Tyler Peterson - Replace asphalt roof of restaurant with metal roof

Mr. Kuchenbecker stated this is a noncontributing structure in the Cleveland Planning Unit, circa 1990. It's the restaurant over at the former Best Western. The applicant is requesting permission to replace the asphalt shingles on the restaurant section of the hotel, with standing seam roofing. The color will be granite or copper. The hotel shingles will be replaced with asphalt shingles. Any changes and type of material of a roof needs to have approval. Therefore, if there was no change in materials from several years ago, we decided roofs didn't need to come to commission unless there was a change in materials. Based on that, 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 Allen asked it is going to be metal roofing on the restaurant and asphalt shingles on the rest of the hotel?

Mr. Kuchenbecker stated yes, that is correct.

It was moved by Commissioner Allen and seconded by Commissioner Trevor based upon all the evidence presented, I move to make a finding that the color of the two materials match and with staff's recommendation of any changes to material need to be reviewed. 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. Fassbender Newsletter - Fall 2025

Mr. Kuchenbecker stated the Fall 2025 Fassbender Collection is owned by three cities of Lead, Deadwood and Spearfish, housed at DHI, under a stewardship agreement. We had four representatives that sat on the advisory board. We also had a meeting with the mayors' and exposed them to the Fassbender Collection. Over the next couple of years, their focus is going to be on: "Catalog, Catalog, Catalog" and continue to move in that direction.

Mr. Kuchenbecker stated yesterday we had what is believed to be the final budget hearing with the City Commission. It'll be in front of their agenda on November 3rd for approval. There are no real changes, but I will bring that back to Historic Preservation Commission for final approval that has a slight update in that budget cycle. I am pleased to say for the first time since I've been here, the budget will have line item for a Capital Improvement Plan and be adopted as well. Then we can see operations of every division or department of the City and then the Capital Improvements. Then you can see what it costs to run the City and what is left over to do Capital Improvements.

Mr. Kuchenbecker stated there was a Sesquicentennial meeting today, I was unable to attend. The plans are continuing to move forward there.

Mr. Kuchenbecker stated Mike has scanned a lot of the early and significant newspapers of Deadwood, the very first one being June 8th, 1876. The earliest one in our collection goes back to April of 1865, the day after President Lincoln was killed, which is in our collection as well. We've identified significant events throughout Deadwood's 150 years of existence that had an impact on Deadwood, the State, or the Nation. We will have an exhibit at the Library.

Mr. Kuchenbecker stated we had a phone call with the Department of Tourism and we worked together well on putting together the Tourism conference in January.

Mr. Kuchenbecker stated tomorrow we are having our first committee meeting for the Chuckwagon Cook-off, which will be in September 2026. The meeting is at 10:30 a.m..

11. Committee Reports

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

Commissioner Allen stated the Trails Tuesday videos are going well. Kevin had a really great video, this last time. We will continue putting those videos out for the next couple weeks on the Trails System.

Commissioner Allen stated we had a great and busy last weekend with the Songwriter Festival. The turnout was great.

Commissioner Allen stated this weekend we have Deadweird. There will be the Monster Ball at Deadwood Mountain Grand from 7-10 p.m., on Friday night. The band Flannel will be playing at that event with a \$10.00 cover charge. Then on Saturday there will be the costume contest and that is from 6-10 p.m. at the Franklin Hotel, with awards given at 9:30 p.m.. The following weekend, on actual Halloween the 31st, there will be trunk-or-treat from 4-6 p.m. at the Football Field in Deadwood. If you haven't signed up yet and want to participate, let me know. We are rolling out the re-brand of Kidweird, this year.

That'll take place at the Deadwood Gulch Convention Center. That'll be from 5-8 p.m.. That is more geared towards kids ages 12 and under. They will have trick-or-treat soft station and games, the Rapid City Rush is going to be there and we have tons of candy and prizes that were donated from businesses and organizations from around town. Lastly, Lead's trunk-or-treat is 4:30-6:30 p.m.

Commissioner Williams stated I attend the Economic Restructuring meeting and the food trucks are going to be effective in 19 days. The uber/ride share is already up and driving around.

Commissioner Santochi stated Jim Williams mentioned that the Chimes are here in boxes at the Adams Museum and they are going to have the first chime be during the Christmas Tree Lighting, which is in early December.

Mr. Kuchenbecker stated just to give you a heads up, that project may be coming before us again. This chime project started about 4 years ago and it was a project that came out of our office and we partnered with DHI. We identified one of the few companies in the world that deal with chimes. Although it's exciting, we were looking at the chimes with the electrician, since the chimes have not worked in the last 30 years, 20 years ago, in an effort to keep pigeons and moisture out of the bell tower, it was glassed in. We may be looking at louvers to see if the sound is too muffled, we may have to make some alterations to the bell tower and bring it back to its original.

Commission Allen stated the Chamber Awards are open for nomination. If you have anyone you'd like to nominate for that award, contact Ingrid at the Chamber.

Commission Posey stated Neighborhood Council will be there and will be dressed as Crayola Crayons, if anyone would like to join and be a Crayon, you're more than welcome to join.

Commission Posey stated the auction for George Mitchell's house again, is on November 7th. The two Sunday's prior to November 7th you can attend an open house on the Terrace house.

Mr. Chairman Diede stated we did have the Sesquicentennial meeting and also met with the State Tourism board. That sounds like both are going forth quite well.

12. Adjournment

The HP Commission meeting adjourned at 4:25 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant