



Historic Preservation Commission Meeting Minutes

Wednesday, January 28, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**

2. **Roll Call**

PRESENT

HP Commission Vice Chair Molly Brown
HP Commission Vice Chair Anita Knipper
HP Commissioner Jesse Allen
HP Commissioner Beverly Posey
HP Commissioner Trevor Santochi
HP Commissioner Diana Williams

City Commissioner Charles Eagleson

ABSENT

HP Commission Chair Leo Diede

STAFF PRESENT

Bonny Anfinson, Historic Preservation Coordinator
Cammie Schmidt, Administrative Assistant

ABSENT

Kevin Kuchenbecker, Planning, Zoning, and Historic Preservation Officer

Susan Trucano, Neighborworks

3. **Approval of Minutes**

a. 1.14.2026 HPC Meeting Minutes

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve minutes of January 14, 2026, meeting. Voting Yea: Knipper, Posey, Santochi, Brown, Allen, Williams.

4. **Voucher Approvals**

a. 2026 HP Operating Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve 2026 Operating Vouchers in the amount of \$57,079.59. Voting Yea: Knipper, Posey, Santochi, Brown, Allen, Williams.

b. HP Grant Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Williams to approve Grant Vouchers in the amount of \$14,771.42. Voting Yea: Knipper, Posey, Santochi, Brown, Allen, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Posey and seconded by Vice Chair Knipper to approve Revolving Vouchers in the amount of \$30.00. Voting Yea: Knipper, Posey, Santochi, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Requests

Brian Hogan - 34 Jackson - Loan Extension Request

Heath Wolfe - 35 Jackson - Loan Extension Request

Vice Chair Brown stated it says for 34 Jackson notice, there is damage to 35 Jackson and 35 Jackson notice, there is damage to 34 Jackson. I understand they have a common retaining wall, but what happened?

Mrs. Trucano stated I apologize to Mr. Hogan's property, at 34 Jackson. This request would allow the owners to come together and discuss if there is something else that needs to be done under the scope of work, or not. We should have it wrapped up within the requested time of three (3) months.

Commissioner Allen asked what is the damage?

Mrs. Anfinson stated if I may, at 34 Jackson, it is said on their garage they have brick veneer and they are saying in one little corner of that veneer, on the edge is peeling back. This project is in the list of things that needed to be addressed before it can finally be signed off on. The engineer is stating there has not been movement. I have scheduled a meeting with the engineer and the owner on February 9, 2026, to look at that and to get an opinion. At 35 Jackson, there was a railing put in and they think there should have been some type of spindles or something because people could fall underneath and off the retaining wall. It is not damaged and there are railings on both sides. The concern is someone will fall underneath the railing and off the retaining wall. It has to have met building code.

Commissioner Allen stated okay, it is not necessarily damage, is it more an issue with the contractor?

Mrs. Trucano stated it is a couple different things.

Mrs. Anfinson stated there are differences in opinion and concern about the hand railing, the owner thinks going down the stairs, someone will fall underneath the railing and down the retaining wall. Again, this will be addressed on February 9, when I have a meeting with the owner and engineer.

Mrs. Trucano stated this extension would give them time for these issues to be addressed.

It was motioned by Commissioner Allen and seconded by Vice Chair Knipper to approve for Brian Hogan, 34 Jackson and Heath Wolfe, 35

Jackson, to approve a three (3) month loan extension. Voting Yea: Knipper, Posey, Santochi, Brown, Allen, Williams.

6. Old or General Business

- a. Dakotaland Museum grant allocation change request for preserving and storing archival materials.

Mrs. Anfinson stated Dakotaland Museum was awarded a grant of \$7,805.00 in round one of 2025 for the acquisition of specialized archival supplies intended to preserve and store Gladys Pyle artifacts at both the Pyle House Museum and the Centennial Stone Church Center. Planning purchases include shelving units for the Pyle House basement, including the following:

A horizontal drawer unit for the flat storage of large items such as blueprints, newspapers, and photographs. A vertical rack with tubes for quilts and other linens. Padded hangers and garment covers, and various boxes and tissue paper. Prior to the installation of any new shelving or stage solutions, the basement will need to be cleared up and organized. The Projects Committee reviewed the request and recommended approval of reallocating granted funds for filing cabinets, labor to install the units and supplies. The filing cabinets would qualify under the grant, it is the same as those long filing drawers but just talking about them being regular filing cabinets for them.

Commissioner Posey stated they had stuff on order or something, correct?

Mrs. Anfinson stated yes, it was on back order and that was stated in their letter.

Commissioner Posey asked so they were substituting for these materials. That was my original question, are these materials still covered the same as the original materials?

Mrs. Anfinson stated that is correct.

Vice Chair Brown asked did they even have to make this change request or are they being super nice?

Mrs. Anfinson stated they are being very nice. If you know Louise Poll, she has been involved with the Pyle House Museum for many years and prior to that she used to be a House Representative. She served with Chuck.

It was moved by Commissioner Allen and seconded by Commissioner Williams to approve Dakotaland Museum Grant Allocation change request and storing archival materials in the amount of \$7,805.00. Voting Yea: Knipper, Posey, Santochi, Brown, Allen, Williams.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 260012 - 634 Main Street - Toby Keehn - Replace existing exterior door.

Mrs. Anfinson stated the applicant has submitted an application for Certificate of Appropriateness for work at 634 Main Street, a contributing structure located in the Original Town Deadwood in the City of Deadwood. The applicant is requesting permission to remove the existing door on the north/east corner of the structure due to moisture rot. Install a new fiberglass door to match existing style and shape.

Install new exterior pull handle and interior lock. Staff have reviewed and 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 of Historic Landmark District.

It was moved by Vice Chair Knipper 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, Brown, Allen, Williams.

8. New Matters Before the Deadwood Historic Preservation Commission

a. PA 260005 - McGovern Hill - AT&T Tower Request

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at McGovern Hill Road, a structure located in the McGovern Hill Overlay Zone Planning Unit in the City of Deadwood. Staff have met on site with AT&T and discussed this project. During the meeting it was suggested the monopole be 80'. Staff recommend approval contingent upon the construction of an 80' monopole rather than the requested 100-foot tower. The photo simulations do not show the pole, but staff has concern on the proposed height above the water tanks on this critical portion of the Landmark District. It is staff opinion, the proposed work and changes with the 80' monopole would 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. Hugh Bealka, with Terra Consulting, is Zoomed into the meeting, if you have any questions.

Commissioner Allen asked what is the difference between a monopole and a tower?

Mr. Bealka stated Hello! My name is Hugh Bealka, and I am the Tower Site Developing Agent representing AT&T or wireless, in this development proposal. The difference between a tower and a monopole is, in this case, a stealth canister monopole, there are a few different towers type. There is a Lattis cell support that is like the Eiffel tower, then you have, what is more typical in a city setting, a monopole which is a straight pole coming out of the ground and in this case, we are proposing a stealth canister monopole which is basically fully concealed within an enclosure. There are no exposed panels, platforms or Lattis elements, just a simple smooth design to minimize visual complexity.

Vice Chair Knipper asked what is the approximate diameter of that, would you say?

Mr. Bealka stated it is 3-foot, 6-inches wide.

Commissioner Santochi asked if you are recommending a monopole, why does the staff report state that it is contingent upon an 80-foot monopole rather than a 100-foot tower? So are you wanting to go with a 100-foot monopole?

Mr. Bealka stated yes, we are requesting 100-foot monopole because when we were originally discussing, we provided a few different options to Kevin, for consideration. The first pick, the 80-foot monopole, every pole we provided was a

monopole, a 80-foot, 100-foot and 120-foot options. We provided photo simulations for all of those options and we understand why Kevin wants to put in an 80-foot monopole to reduce the visual impact, but we are requesting the 100-foot monopole after AT&T has carefully scrutinized the difference in coverage between the 80 and 100-foot monopoles. We do believe the 100-foot monopole at any point would provide the best coverage, while still trying to decrease the visual impact because it would not be breaking the skyline. It will still be back on the hillside, at the 100-foot point.

Commissioner Posey asked would it be taller than the water tower?

Mr. Bealka stated correct, it will be taller than the water tower, but from most vantage points, the stealth canister monopole would be under the tree-line. 80-foot is also taller than the water tower. We need it to be taller than the water tower, in order for it to provide coverage through the whole area. We are requesting for that additional 20-feet because it will go over structural impedances within the area to provide better coverage with one pole.

Vice Chair Brown stated we do already have powerlines going across up there and two big towers, I don't think an extra 20-foot is going to make that much of a difference and if it is going to make a difference in town for cell coverage.

It was moved by Commissioner Santochi and seconded by Vice Chair 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, Allen, Williams.

b. PA 260011 - 822 Main - Phyllis Wright - Install Fence

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 822 Main Street, a noncontributing structure located in the Upper Main Planning Unit in the City of Deadwood. The applicant is requesting permission to install fencing along the top of the retaining wall on the left side of the garage. The fence will be four feet high and black aluminum. Staff do have a concern of two different types of fencing along the front of the yard. Currently there is a wood fence upon the garage and retaining wall on the right. It would be preferred to have the same type of fencing along the front of the yard. Approval could be contingent upon the fence being all the same style and replacing the existing wood fence. 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 Historic Districts or the Deadwood National Landmark District.

Commissioner Posey asked he is stating it needs to be one type or the other for fencing just stating it needs to be consistent or the same? So it could be like the wooden fence shown or the iron?

Mrs. Anfinson stated yes you approve the fence but it either needs to be the iron or it needs to be the wood and we can give that information to the owner in saying it is approved, but it has to be one or the other.

Commissioner Allen asked in the photo, is that a wood fence or is it a railing around a deck?

Commissioner Williams stated it is the railing around the deck.

Vice Chair Knipper stated and the vertical slats in there are black metal, so to me there is some similarity there. My only thought is depending on the cost, that fence around their deck, I think it is pretty solid wood and I am sure significantly more expensive for them to do and if this is a safety concern, I personally do not think the black will look bad, because the stuff inside their wood flats is black. The house itself does not necessarily look historic at this point.

Commissioner Allen stated I agree, it is not like two separate fences, it is like an actual deck railing.

Vice Chair Knipper stated from a safety point it is a deck railing and something actual on the retaining wall. And just the cost I am sure them trying to do what is on the deck, above the retaining wall, it would have a visual impact also because it is so thick. To me, the thinner black might even look okay and blend in. I think it will be a more reasonable answer due to the cost, for them.

Commissioner Santochi stated although it is not a contributing structure, I don't care to see an "eye-soar" either. Bonny, did you meet with these owners?

Mrs. Anfinson stated just discussion with the contractor. The applicant is in her eighties and lost her husband and has been living there for some time. She is really doing this for safety reasons. The applicant is requesting the fence to be 4-foot tall because of the retaining wall, and she is afraid she is going to fall off while working on the lawn.

It was moved by Commissioner Allen and seconded by Commissioner Williams based upon all the evidence presented, I approve the black iron fencing that is presented in the staff report and 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, 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. 2026 Legislative Session - Deadwood Gaming Formula - Senate Bill 102

Mrs. Anfinson stated in your agenda packet we have uploaded the funding brief that we handed out at our Legislative Day, at the Capitol last week. This is information in support of Senate Bill 102 that is going to be going before the Joint Appropriations Committee. We do not know what date that will be. We have also

included a copy of the Senate Bill so if they are for it, it is to change the formula, but not to go into effect until 2027.

Commissioner Santochi asked a little percentage will go into effect though?

Mrs. Anfinson stated in 2027. Currently we are at 70percent right now and in 2027 it would be reduced to 40 percent, the State would get and the City would get the rest.

Commissioner Santochi asked and the State is capped at 20 percent at the very end?

Mrs. Anfinson stated that is correct. After our visit to the Capitol last week, it sounds like some of the upper level of government entities are going to stay silent. Before we had some strong opposition which really hurt us.

Ms. Schmidt stated Father Mike is holding a retirement party tomorrow, January 29, 2026, from 4:00 pm to 9:00 pm at the Landmark, with food catered by Catering by Dave.

11. **Committee Reports**

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

Commissioner Allen stated while I was in Pierre I got to attend one of the break-out sessions involved with the Trails Committee and I got some really good ideas on some of things that are done on the other side of the state. For example, like events that they do on the trails, like bike races, trail runs and I got really good information and contacts to put events on. One of the main goals is to have an economic impact on Deadwood also and bringing people in to stay for a weekend and get involved in some of these trails type events. The Dakota50 in Spearfish is big; they talked about it in Pierre and said it is one of the biggest ones in the state. Right now, we have the Father's Day hike and we are looking at doing a couple smaller events, but once we get all the trails built out, we will have some potential to do more and bring people to town.

Commissioner Allen stated tomorrow we have a Deadwood Alive Board meeting, and I will report on that in the next meeting.

Commissioner Posey stated due to the Tourism Conference last week, there was no MSI meeting or Economic Restructuring meetings. The next Promotions Committee event is going to be the Wine, Cheese and Chocolate Stroll on February 21, 2026.

12. **Adjournment**

The HP Commission meeting adjourned at 4:31 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant