



Historic Preservation Commission Meeting Minutes

Wednesday, March 11, 2026 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 March 11th, 2026, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede

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

STAFF PRESENT

Kevin Kuchenbecker, Planning and Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks

3. Approval of Minutes

- a. 02.25.2026 Meeting Minutes

It was motioned by Vice Chair Knipper and seconded by Commissioner Santochi to approve minutes of February 25, 2026, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers

It was motioned by Commissioner Posey and seconded by Vice Chair Brown to approve HP Operating Vouchers in the amount of \$41,799.80. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. HP Grant Vouchers

It was motioned by Vice Chair Brown and seconded by Commissioner Posey to approve Grant Vouchers in the amount of \$150.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve Revolving Vouchers in the amount of \$3,850.00. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

5. HP Programs and Revolving Loan Program

- a. Neighborworks Update

Mrs. Trucano stated we do not have any loans to present; however, we do have one delinquency.

- b. Historic Preservation Grant Request

Troy Gorons - 43 Forest Avenue - Siding Grant Program

Mrs. Anfinson stated Troy Gorons at 43 Forest has applied for a Siding Grant Program. It is owner occupied and a contributing structure. The applicant submitted the accurate paperwork. The Loan Committee reviewed at the last meeting and finds the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project. The applicant has also submitted a project approval which you will be reviewing.

It was motioned by Commissioner Santochi and seconded by Vice Chair Brown to accept Troy Gorons, 43 Forest, into the Siding Grant Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- c. Historic Preservation Retaining Wall Request

Phyllis Jean Wright - 822 Main - Enter into the retaining wall program

Mr. Kuchenbecker stated Phyllis Jean Wright at 822 Main, has applied for the retaining wall program. Staff has determined the retaining wall on that property is historic and meets the criteria for the program. The applicant is requesting permission to be accepted into the Retaining Wall Program.

It was motioned by Commissioner Posey and seconded by Commissioner Williams to accept Phyllis Jean Wright, 822 Main, into the Retaining Wall Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

6. Old or General Business

7. New Matters Before the Deadwood Historic District Commission

- a. COA 260035 - 709 Main Street - Silverado Franklin - Replace tile on Portico

Mr. Kuchenbecker stated this is a contributing structure in the Original Town Deadwood Planning Unit in the City of Deadwood, circa 1915. The applicant is requesting permission to replace the tile on the Portico using a TNEMEC quartz coating. They have patched the tile many times due to moisture and vibrations from main street and believe this would be a more permanent fix. The area to be fixed is 20ft x 82ft. Staff believes it is not original to the front of the structure as it is evident in historic photos. As such, the proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an overall

adverse effect on the character of the building or the historic character of the local historic district, the State or National Historic Register Districts or the Deadwood National Historic Landmark District. Originally, that area was showroom and open space. When they switched over to the Silverado they put the tile in and now are having to put rugs over the tile due to trip hazards and the tile popping up.

It was moved by Vice Chair Knipper and seconded by Vice Chair Brown based upon all the evidence presented, I move to make a finding that this project DOES NOT encroach upon damage, 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, Allen, Williams.

- b. COA 260036 - 604 Main - Nugget Saloon - Replace two windows to meet egress requirements

Mr. Kuchenbecker stated this is a contributing structure in the Original Town Deadwood Planning Unit in the City of Deadwood, circa 1897 to 1903. The applicant is requesting permission to replace two windows on the back side of the structure to meet egress requirements for a short-term rental. The size of the windows will not change. The windows are not historic to the structure. The proposed work and changes do not encroach upon, damage or destroy a historic resource, nor does it have an overall adverse effect on the character of the building or the historic character of the local historic district, the State or National Historic Register Districts or the Deadwood National Historic Landmark District.

Commissioner Posey asked if the windows will be wood material.

Mrs. Anfinson stated the current window is not wood and not original to the structure.

Mr. Kuchenbecker stated it is not visible to the front of the resource; it is an addition on the back side. If they were on the front of the resource, we would have more concern. They are in a mezzanine area at the back for the rental.

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

- c. COA 260038 - 57, 59, 61 Sherman Street - Deadwood Sundance 2023 LLC - Restore back facades of structures

Mr. Kuchenbecker stated these are contributing structures located in the Original Town Deadwood in the City of Deadwood, circa 1903 to 1909 and 1915 to 1923. The applicant is requesting permission to restore the back facades of the buildings as part of creating the Ian Munsick's Cowboy Bar and Western Grill. This is the first phase of the construction with more details and required approvals coming in the future. Staff has requested revised drawings for the proposed openings to look more like garage doors at the rear of the resource. We did receive the updated

drawings and they have resubmitted and now appear more like garage doors, and they will close and open like normal and be more appropriate to the resource. The applicant liked the idea and resubmitted the drawings. As such with the resubmitted information, it is staff opinion that the proposed work and changes does not encroach upon, damage or destroy a historic resource nor have an adverse effect on the character of the building or the historic character of the local historic district and the State or National Historic Districts or the Deadwood National Historic Landmark District.

Mr. Kuchenbecker stated the garage doors will be operable. The bottom part will be a bar, and the top will raise up.

Chair Diede asked if they intend to use it as an outdoor space.

Mr. Kuchenbecker stated they will come back with a stage in the back, some fencing and hard-scaping to create an outdoor venue for music and entertainment.

Commissioner Posey stated they will be adding a studio for those that want to record music as well.

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

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260032 - Troy Gorons - 43 Forest - Replace siding with Cedar siding and reconstruct front/porch deck

Mr. Kuchenbecker stated the applicant and contractor are present if there are any questions. This is a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood, circa 1886. The applicant is requesting permission to replace the siding with Cedar siding, 5" reveal and replace the front deck/porch and handrail. Staff met with the applicant and contractor, and it is staffs opinion the siding is in good condition but there are some areas that need repaired. The deck/porch was replaced without Historic Preservation approval and a building permit. The building official conducted a site visit to determine the construction did not meet building code. If this project moves forward, staff recommends approving the siding request for repairs only and require a resubmittal for the proposed deck/porch replacement. 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. If approved as submitted with the entire siding replacement it is staff opinion the proposed work does encroach upon and damage a historic resource. We received a drawing of the front porch from the contractor, which is now submitted before the commission. We received information on the handrailing that is proposed.

Commissioner Posey stated it appears in the photo that is not a porch but a deck.

Mr. Kuchenbecker stated the resource never had a porch.

The contractor stated we built it exactly the same as it was before. We measured the exact sizes. We did not change the size we did not change anything on it.

Chair Diede asked there was not a porch there, is that what was stated before?

Mr. Kuchenbecker stated not historically or in photos. It is more of a stoop and was expanded.

Commissioner Posey stated it appears to be a really big area, and looks like it is being held up by logs, is that accurate? Also is there no handrail?

The contractor stated there is no handrailing and the boards are being held up on 4 x 4 posts. There was no handrailing beforehand, so we built one. I presented a new railing to Mrs. Anfinson today.

Vice Chair Brown asked if it was not up to building code, is that correct?

Vice Chair Knipper stated the one that is there now is not and they are going to have to tear it down and repair.

The contractor stated we would tear it completely down and re-do the exact same deck because we inserted regular pine wood when we started. We just need a handrail.

Commissioner Posey asked if they are repairing the siding as well.

The contractor stated the siding has holes in it but if we can only do partial siding the top is going to look different than the bottom and vice versa. With the layers of paint and trying to get around that, we might as well tear it all out and insert new.

Commissioner Posey stated the approval is for repairing though.

The contractor stated that is correct and if that is all we can do then we will only repair.

Mr. Gorans asked how is it that the new siding to repair the 4 feet on the bottom of the structure does not hurt the historic side of it, but if I do the whole entire house with new material it does? We do not understand how it hurts the historic side of the structure and we do not want old material on the building. We would like to get it taken off and have the structure insulated. Looking at the boards that are on there now are old and the labor is going to cost a fortune to get all of these boards repaired. What do we need to do to get it all put back together?

Mr. Kuchenbecker stated the Secretary of Interior Standards state, repairs and replace in kind, if it is irreparable. The siding on many of these historic buildings are 140 to 150 years old, we do have houses that date back to 1876. We have allowed siding to be replaced when it has been totally irreparable. Resources that have original materials and are in good condition need scraped and painted and new siding put in, that has been the process in following the Secretary of Interior Standards that we have adopted since 1989. The concern in replacing with new siding whether it be Cedar or any other material that is out there, whether it is cement board or LP Smart Siding will not have the longevity of the boards that are on there now. They are typically straight grain wood. They are old because they are

good and they are not good because they are old. Most people understand as they own historic resources in Deadwood that there are guidelines that are set forth under the South Dakota Administrative rules that we have adopted. It is staff opinion there are a few boards that could be replaced with Cedar siding that is primed on both sides and reinstalled.

Vice Chair Knipper asked to provide a percentage on the siding that needs to be done.

Mr. Kuchenbecker stated on a professional level, it can be confirmed that ten to fifteen percent of the siding needs replaced, if that.

Commissioner Santochi stated in previous years people come in and want to take the siding down to simply get the insulation in and we have said no. It is possible to install the insulation without having to tear out the siding, it is not easy, but that is what residents have done in the past. In terms of the labor, what is being said is as the applicant you are able to replace the poorly conditioned siding and sand the items that need repairs. Not all of it needs to be replaced though does it?

Mr. Kuchenbecker stated no but Historic Preservation is open to returning and doing a site visit.

Mr. Gorans asked if anyone could tell them the cost.

Commissioner Santochi stated if all of the siding is replaced with Cedar siding, as shown, that is going to cost a lot of money. Cedar siding is not cheap and throwing it away is not the answer.

Mr. Gorans stated it is easy to deal with the material; it is the labor where the problem lies.

Commissioner Santochi stated that is a situation everyone faces throughout Deadwood.

Mr. Kuchenbecker stated it is staff opinion to continue this project and proceed with a site visit in order for the Commission to see it first-hand.

It was moved by Commissioner Santochi and seconded by Commissioner Williams based upon all the evidence presented, I move to continue this item to the next agenda and proceed with a site visit. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

Commissioner Allen asked if we need to make a motion for the siding and then the handrailing.

Mr. Kuchenbecker stated since we just received this information it would be worthwhile to do a site visit.

Chair Diede asked to get that site visit scheduled within the next two weeks before Historic Preservation Commission meets again.

Mrs. Anfinson commented the quote the applicant submitted for his siding grant is \$15,500.00 and his grant is for \$10,000.00. They just approved the siding grant so there is funds for the siding.

Mr. Gorans asked what if he used his own money on the house could he then replace the siding with historically accurate looking siding?

Mr. Kuchenbecker stated it is not a cost issue; it still takes the same rules and guidelines that need to be followed.

Vice Chair Brown stated we all have to follow certain guidelines and rules.

Mr. Gorans stated there are plenty of boards that are bowing. Would that be something that can be replaced?

Mr. Kuchenbecker stated yes that is correct. In previous experiences on restorations, I have gone in with a marker and mark which board to replace. The board is either cupped or cracked or rotted. Then take out the siding and put in one board, so on and forth. At the end prime it with peel-stop and prime and paint it.

Mr. Gorans stated we don't have anything to benefit from with the siding program. They have seen it and it sounds like it is what it is, and I understand we have precedence here. We will replace the poorly conditioned boards.

Commissioner Santochi requested to withdraw the first motion and Commissioner Williams concurred. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

It was moved by Vice Chair Knipper and seconded by Commissioner Santochi based upon all the evidence presented, based upon all the evidence presented, I find 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, and therefore move to grant a project approval. The motion consists of repairing the siding and constructing a new deck to include metal hand railing. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

- b. PA 260034 - 37 Lincoln - Danika McFarland - Replace front steps

Mr. Kuchenbecker stated this is a contributing resource in the Ingleside Planning Unit in the City of Deadwood, circa 1880. The applicant is requesting permission to replace the old wood stairs with new wood stairs. Coupling with railing spindles that match existing porch railing and balusters. 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. This was a project that was denied at the last Historic Preservation Commission meeting.

It was moved by Commissioner Posey and seconded by Commissioner Williams 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, 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.)

Mr. Kuchenbecker stated while Mr. Gorans is present we would like to commend him for his hard work and efforts on the Iron Horse building. It looks really good and the windows are beautiful.

a. Legislative update from staff

Mr. Kuchenbecker stated Senate Bill 102 passed on Monday through the House floor. There was a testimony presented in the Appropriations Committee and the House Appropriations. What this means is as gaming grows Deadwood grows with it. The Finance and Budget management projections will grow two and a half (2.5) percent by the year 2029. We would be over eight million dollars and that is a very positive aspect and obviously we lose the cap in this, but we have never gone below the cap but that is always a gamble. If gaming dropped completely off, we would lose with the State and all other communities, but there is optimism the industry will continue to grow. The sports betting died in Committee. It was a 7-7 vote with the Chair breaking it. The Chair happens to be from our District. The industry is looking at putting that on the ballot and doing a referendum. Our lobbyist did a tremendous job for us as well. We had Mr. Kuchenbecker, Roger Tellinghuisen and Craig Mattson helping us in Pierre for Senate Bill 102. We hosted the Joint Appropriations Committee this last summer. We took them on a trolley tour and that helped educate them on some of the challenges we have. Also having meetings with the Governor and Commissioner Terwilliger with Budget and Finance and getting them to support us rather than against us makes a difference. It was not the initial bill, but it is still a positive for Deadwood and more. Thank you to everyone and staff included. The mayor went to Pierre every time to talk and met with the Legislature and the Governor. Deadwood Day at the Capitol helped us out also.

Mr. Kuchenbecker stated we held a meeting for the 150th Committee. Included in the Sesquicentennial is the St. Patrick's Day weekend, and Bill Walsh will be the marshal for that. The Singing Nuns will be coming back at two, three and four o'clock. They are coming out of retirement for the 150th celebration.

Mr. Kuchenbecker stated we held a meeting for the Chuckwagon Committee. We booked our entertainment, Paul Larson and his crew will be singing on Friday and Saturday. We are limiting 4 Chuckwagons to the event to help with space.

Mr. Kuchenbecker stated the Save our Tail Committee is another working group we have going on right now for the "Save our Tail" parade. We will not be dedicating Dora DuFran as she will not be done at that time.

Mr. Kuchenbecker stated we have reached out and sent a form to the Governor's office in hopes Governor Rhoden will come out and do the bill signing in Deadwood.

11. Committee Reports

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

Chair Diede stated there was an article that came out this week about Hot Springs. It sort of references the Senate Bill 102 and they are paying for the State to re-distribute some of the gaming funds from state tourism and the general fund to Historic Preservation throughout the state of South Dakota, instead of the small funding that we provide to them which they find is inappropriate.

Mr. Kuchenbecker stated Hot Springs did write a letter to Legislature during our efforts with Senate Bill 102 and they need to understand that Deadwood did a constitutional amendment thirty-five years ago and has worked very hard down there. They had some misinformation given to the Legislatures during this SB 102 and Newswatch did an article on Monday and information was able to be corrected to the reporter before it went out to the AP on air. The reporter has been working very closely with Historic Preservation office. Last week met with the reporter and that was worthwhile. There is supposed to be an article coming out, like a part two to the article about the Deadwood Grant Program.

Commissioner Allen stated this weekend is St. Patrick's weekend and Bill Walsh will be the parade marshal. The lucky leprechaun scavenger hunt will take place on Friday night and go till two pm on Saturday, to support businesses and open container will be from five to ten pm on Friday. Pub Crawl starts at two-thirty pm on Saturday. Parade line-up is at the Welcome Center and starts at eleven am. Parade starts at twelve pm. Parade will go up Main Street with the Singing Nuns. We will have Bill Walsh on the Veranda and kick-off the Pub Crawl. Open container times on Saturday is from noon to ten pm. Main Street will be closed off on Saturday only starting at noon after the parade.

Commissioner Posey stated we held a Design Committee meeting. It was a small group, but we got much accomplished.

Chair Diede stated we commend the fire department for the pancake feed last Sunday. It was a great turn-out of people and great food.

Vice Chair Knipper stated the pancake feed turned out great, we had almost \$1,900.00 in donations.

12. Adjournment

The HP Commission meeting adjourned at 4:41 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cammie Schmidt, Administrative Assistant