



Historic Preservation Commission Meeting Agenda

Wednesday, July 09, 2025 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**

The Historic Preservation Commission Meeting was called to order by Commission Chair Diede on Wednesday July 9, 2025, at 4:00 p.m.

2. **Roll Call**

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Molly Brown

HP Commission 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

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

It was motioned by Commissioner Posey and seconded by Commissioner Santochi to approve minutes of June 25, 2025, meeting. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, 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 \$67,686.75. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

b. HP Revolving Vouchers

***It was motioned by Commissioner Brown and seconded by Commissioner Allen to approve Revolving Vouchers in the amount of \$43, 923.32.
Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Program Application Requests
John Walsh - 476 Williams - Siding Program
Michael Guilbert -- 14 Harrison -- Foundation Program

Mr. Kuchenbecker stated John Walsh at 476 Williams has applied for a siding program and Michael Guilbert at 14 Harrison has applied for the foundation program. Both applicants meet the criteria for the program. Staff will coordinate with the applicant during the proposed project. The Loan Committee reviewed these requests and recommend approval.

It was motioned by Commissioner Allen and seconded by Commissioner Brown to accept John Walsh, 476 Williams, into the siding program and Michael Guilbert, 14 Harrison, into the Foundation Program. Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.

6. Old or General Business

- a. Consider recommendation for Round #2 Outside of Deadwood Grant requests for 2025 in the amount totaling \$50,000.00 as budgeted.

Mr. Kuchenbecker stated on June 24, 2025, the Projects Committee reviewed the 2025 Round 2 Outside of Deadwood Grant applications for a project total of \$303,447,01.42. Which included the requests from the program of \$83,232.27. The budget for 2025 is set at \$100,000.00 with two funding cycles, January and June of each year. Round 1 budget is set at \$50,000.00. The Projects Committee reviewed the applications and made the following recommendations for grant approval. Mrs. Anfinson did a great job getting all of this put together and she can answer any questions for this project. Laura Ingalls Wilder Memorial, Lawrence County Historic Society, Plankinton Preservation Society, SD Parks & Wildlife Foundation, SD Historical Society Foundation, St. Francis Mission, St. Luke's Episcopal Church, and Sully County Courthouse. We are requesting permission for approval of 2025 Round 2 Outside of Deadwood Grant requests in the amount of \$50,000.00.

***It was moved by Commissioner Posey and seconded by Commissioner Knipper to approval to recommend to the City Commission for the 2025 Round 2 Outside of Deadwood Grants in the amount of \$50,000.00.
Voting Yea: Knipper, Posey, Santochi, Diede, Brown, Allen, Williams.***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 250114 - Pineview Group LLC - 37 Sherman - Tuck Point Brick

Mr. Kuchenbecker stated this building is a contributing structure in the Original Town Deadwood in the City of Deadwood. The applicant is requesting permission to tuck point and do brick work for general maintenance and weather proofing. Staff finds proposed work and changes are congruous with the historical, architectural, archaeological, or cultural aspects of the district and DOES 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 Local, State and National Register Districts or the Deadwood National Landmark District.

It was moved by Commissioner Allen 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, Diede, Brown, Allen, Williams.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250115 - 125 Williams - Ryan and Londa Youngstrom - Replace Siding with LP Smart Siding

Mr. Kuchenbecker stated this building is a non-contributing structure located in the Highland Park Planning Unit. It is non-contributing due to it being outside the period of significance tricts. The applicant is requesting permission to replace siding due to hail damage and plans to use LP Smart Siding in the color Dark Gray.

It was moved by Commissioner 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, Diede, Brown, Allen, Williams.

- b. PA 250120 - 31 Sampson - Greg Schnatzel - Replace Siding

Mr. Kuchenbecker stated this building is a non-contributing structure due to it being outside of the period of significance for historic districts. The applicant is requesting permission to replace siding with 7" Shiplap. North side is already replaced due to hail damage and leaks through the wall furthering into the house. Currently, there's cheap metal siding approximately 20 years old. It's consistent with neighborhood which has log homes, stucco, various sidings, etc. Additionally, plan to remodel the interior but won't be seen from the exterior. Staff determined proposed work and changes does not encroach upon, damage or destroy a historic resource nor do they have an adverse effect on historic character of the buildings listed as a contributing resource(s) in the State and National Register of Historic Places.

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, Allen, Williams.

- c. PA 250118 - 14 Harrison - Guilbert Family Trust - Replace Foundation

Mr. Kuchenbecker stated this building structure is a contributing resource in the Ingleside Planning Unit. The applicant is requesting permission to replace the foundation for the carriage house with timber, cement support, Smart Jack 350,

and a supplemental beam. Based on staff review of the quote from Blackburn, the proposed work and changes does 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 Districts or the Deadwood National Landmark District.

It was moved by Commissioner Allen 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, Allen, Williams.

- d. PA 250119 - 825 Main St. - Grace Lutheran Church LLC - Replace Garage Doors

Commission Chair Diede stated he will be abstaining from this project. Mr. Kuchenbecker stated this building is a contributing structure located in the Upper Main Planning Unit. The applicant is requesting permission to replace the garage doors with metal doors, same design. Staff determined the proposed work and changes does 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 Districts or the Deadwood National Historic Landmark District.

It was moved by Commissioner 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. Chair Diede Abstained from this discussion and did not vote.

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. Permission to proceed with quote from HGH Construction, Inc. for the purchase and installation of windows for 85 Charles Street in an amount not to exceed \$76,153.28. (To be paid by HP Capital Assets.)

Mr. Kuchenbecker stated this already went through approval with City Commission. The Historic Preservation Office solicited several quotes for the exterior work at 85 Charles Street. Our office received two quotes from HGH Construction, Inc. and Stone Shield Construction for supplying and installing new windows and doors in preparation for siding and porch construction. The lower quote for Sierra Pacific windows and doors along with the installation is HGH Construction in the amount of \$76,153.28. Staff has reviewed these quotes and recommends to hire HGH Construction, LLC to supply and install new windows and doors for a cost not to

exceed \$76,153.28 to be paid out of HP Capital Assets line item. Mr. Santochi directed staff to send a copy of the plans to show the porch.

It was moved by Commissioner Santochi and seconded by Commissioner Posey based upon 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.

11. **Committee Reports**

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

Commissioner Allen stated Deadwood Alive is conducting evening-time carriage rides! The normal route is still in place (Round trip up Main Street to the Deadwood Welcome Center). Four people are allowed inside the carriage, and it is \$30.00 per person. The evening carriage rides run Wednesday, Thursday and Friday from 6:30 p.m. – 7:30 p.m. The trails signage is getting put up on the trails. The Trial of Jack McCall tickets have been good and selling well.

Commissioner Brown stated this weekend is the 3-day Blue's Festival in Deadwood.

Commissioner Posey stated on July 10th the library will have a concert at 6:00 p.m. with guitarist Joey Leone at Outlaw Square. There will be games & activities also.

Mrs. Anfinson stated next Thursday July 17th, at 2:00 p.m. we are handing out a grant plaque to Little Spearfish Conservation for the log cabin near Savoy, in Spearfish Canyon. Please let staff know if you would like to attend, we will be leaving the office at 1:15 p.m.

City Commissioner Eagleson stated on Friday, July 11th, the HP Commission and Deadwood History, Inc. will be at the Farmers Market. We've gotten a lot of praise for having volunteers. Thank you!

Mr. Kuchenbecker stated the Carbonate Cemetery funeral service for Joseph Ritter was very successful and almost 80 people showed up!

Mr. Kuchenbecker stated the Deadwood Library landscaping is complete and it looks great!

Mr. Kuchenbecker stated basement vaults have been inspected and there does not seem to have any major concerns currently.

12. **Adjournment**

The HP Commission meeting adjourned at 4:33 p.m.

ATTEST:

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.