



# Historic Preservation Commission Minutes

Wednesday, March 12, 2025, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on March 13, 2025, at 4:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Leo Diede  
HP Commission Vice Chair Vicki Dar  
HP Commissioner 2<sup>nd</sup> Vice Chair Trevor Santochi  
HP Commissioner Tony Williams  
HP Commissioner Jesse Allen  
HP Commissioner Molly Brown  
HP Commissioner Anita Knipper

City Commissioner Blake Joseph

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Historic Preservation Coordinator

Susan Trucano, Neighborworks

## 3. Approval of Minutes

a. HP Meeting Minutes 03/12/25

***It was motioned by Commissioner Williams and seconded by Commissioner Dar to approve minutes of the February 26, 2025, meeting. Voting Yea: Williams, Santochi, Diede, Allen, Dar, Brown, Knipper.***

## 4. Voucher Approvals

a. HP Operating Vouchers

***It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Operating Vouchers in the amount of \$154,154.07. Voting Yea: Williams, Santochi, Diede, Allen, Dar, Brown, Knipper.***

b. HP Revolving Vouchers

***It was motioned by Commissioner Dar and seconded by Commissioner Allen to approve HP Revolving Vouchers in the amount of \$40,244.00. Voting Yea: Williams, Santochi, Diede, Allen, Dar, Brown, Knipper.***

## 5. HP Programs and Revolving Loan Program

a. Teresa Hamilton and Peter Curry- 458 Williams St- Life Safety Loan  
Brian and Renee Hogan- 34 Jackson St- Retaining Wall Loan

***It was motioned by Commissioner Santochi and seconded by Commission Williams to approve the Revolving Loan request for Teresa Hamilton & Peter Curry, 458 Williams Street and Brian and Renee Hogan, 34 Jackson Street. Voting Yea: Williams, Santochi, Diede, Allen, Dar, Brown, Knipper.***

- b. Billy D. Fritze – 15 Madison St. – Elderly Resident Program

Don Beck – 4 Harrison St. – Elderly Resident and Foundation Programs

Mrs. Anfinson stated we have received two applications for our Historic Preservation Programs, Billy D. Fritze, 15 Madison, Elderly Resident Program and Don Beck, 4 Harrison, Elderly Resident and Foundation Program. The Loan Committee reviewed the requests and recommends approval. ***It was motioned by Commissioner Allen and seconded by Commissioner Santochi to accept Billy D. Fritze, 15 Madison Street into the Elderly Resident Program and Don Beck, 4 Harrison Street into the Elderly Resident and Foundation Programs. Voting Yea: Williams, Santochi, Diede, Allen, Dar, Brown, Knipper.***

## 6. Old or General Business

- a. Consider Not-for-Profit Grant request in the amount of \$20,076.00 for Grace Lutheran Church projects.

Mr. Kuchenbecker stated the Grace Lutheran Church has submitted a Not-for-Profit grant to replace the storm windows and replace the entryway on the parsonage. The total cost of this project is \$20,076.00. Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. In 2024 they received a grant leaving \$28,066.85 available. The applicant and project qualify under the current guidelines as set forth in the adopted application from the Deadwood Historic Preservation Commission. The Projects Committee reviewed this request and recommended approving the grant request to the Grace Lutheran Church in the amount of \$20,076.00 for installing new storm windows and replacing the entry way of the parsonage as requested. ***Voting Yea: Williams, Santochi, Allen, Dar, Brown, Knipper. Commissioner Diede Abstained from discussion and vote.***

## 7. New Matters Before the Deadwood Historic District Commission

- a. COA 250025 – Deadwood Sundance 2023 LLC – 59 Sherman Street – Restoration of front and rear facades.

Mr. Kuchenbecker stated the applicant has submitted a certificate of appropriateness for work at 59 Sherman Street, a contributing structure located in the South Deadwood Historic District. The applicant is requesting permission to make improvements to the existing front facade to resemble the historic facade, including removal of recessed entry and existing window. Replace with new wood garage door and two new wood single hung windows. Infill between windows and new brick. At rear facade, remove wall framing at two original garage door openings and replace with door/window assembly. Exact design to be determined. Remove mansard roof/awning on back of building. This structure along with 57 and 61 Sherman Street were entered into the Facade Easement Program on February 28, 2024. This project is part of the facade restoration. The replacement brick for

the infill between the windows should match the current brick. 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.

***It was motioned by Commissioner Dar and seconded by Commissioner Allen based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness contingent upon review of the brick color before ordering. Voting Yea: Williams, Santochi, Diede, Allen, Dar, Brown, Knipper.***

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

- a. PA 25022 – John Walsh – 476 Williams – Reconstruction of Second Floor caused by fire.

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 476 Williams Street, a contributing structure located in the City Creek Planning Unit in the City of Deadwood. The applicant is requesting approval of phase two of the project which is the reconstruction of the second story. The second floor is currently being framed. There will also be narrow reveal lap siding added with painting. Also, there is foundation repair being performed. In October of 2024 approval was given for phase one of the project which was removal of all fire damage to the second floor and roof. Secure the first floor from further damage. This application is for phase two of the project which is the reconstruction of the second floor. The original siding is Masonite which is hard to find. In discussion with the applicant they are requesting to change one window on the right side of the structure in the kitchen to wider and smaller to accommodate the kitchen sink and counter. Windows have not been ordered but staff has requested review of the specifications before ordering. Staff recommends approval contingent upon review of the window and siding specifications. 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. ***It was moved by Commissioner Santochi and seconded by Commissioner Brown 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 contingent upon staff reviewing the window specifications before ordering. Voting Yea: Williams, Santochi, Diede, Allen, Dar, Brown, Knipper.***

- b. PA 250023 – Billy & Lisa Fritze – 15 Madison – Repairs to front and back porches and add awning.

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 15 Madison Street, a contributing structure located in the

Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the front porch by replacing the foot beds and railing with wood. Replace the wood steps on the back porch with a concrete step and install a small awning over the door. 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. ***It was moved by Commissioner Knipper and seconded by Commissioner Williams 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 Voting Yea: Williams, Santochi, Diede, Allen, Dar, Brown, Knipper.***

- c. PA 250024 – Don Beck – 4 Harrison – Repair foundation and brick.

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 4 Harrison Street, a non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the front entry foundation and brick. 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. ***It was moved by Commissioner Knipper and seconded by Commissioner Williams 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 Voting Yea: Williams, Santochi, Diede, Allen, Dar, Brown, Knipper.***

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 the report for the Soap Suds Row Excavation was included in your packet. Mrs. Anfinson stated they will be doing another phase in June and plans are to do a site visit of the project.

The State Historic Society will hold their annual Conference on May 7-9 in Deadwood. HP will be sponsoring the event for \$1,000. They will be touring the archives and the Days of 76. The Board of Trustees will also be holding the board meeting.

Dale Berg has submitted a project approval for the construction of the deck around the pool. Materials have arrived on site. We will let him know he can not start any work.

There was a conference call regarding the NEPA Study for environmental review for the trail systems from the Lodge to Mt. Roosevelt. This will add seven additional miles of trails. KLJ is conducting the NEPA study and is being paid through Bid 8. There are cultural resources along the trails to include Deadwood Dick's grave and cabin site. There is also an indigenous site.

Leah and I attended the Black Hills Planners Conference in Spearfish this morning.

The foundation is complete on 85 Charles. Next will be the roof. Will be drawing plans for the siding and windows.

We met with the director of the Sturgis senior center to look at our building. We will be going down there next week to look at their facility. This will help us with the creation of a Business Plan. The city will be doing an elevation certificate to make sure this structure is outside the floodway zone.

Working on a new entrance sign at the event complex to help eliminate banners in this area. This will be more professional.

Mt. Moriah repairs were bid out and a contract awarded to Ponderosa Builders.

Water redundancy will be going out for bid.

We will be going out for bid on the trail head parking at the lodge. We received a \$270,000 grant from Game Fish and Parks for the construction. We are working on a land agreement.

On Monday the City Commission will surplus the convention center portion of the Lodge and will be doing a RFP.

We are taking applications for the Administrative Assistant position until March 21.

There has been concerns from applicants about our information being put on our website. We might have to start redacting this information. We are working with Golden West and Civic Plus to automate it.

March 25 is the Mayor Candidate Forum.

#### 11. **Committee Reports**

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

Commissioner Dar – Dueling Pianos, Farmers Market has formed a non-profit and will be bringing on a manager. The first event is June 21.

Commission Allen – Deadwood Alive temporary home is the Eagle Bar.

Commissioner Santochi – The trails committee is working on changes with creek cleanup and getting sponsors such as sports teams, youth organizations.

Commissioner Knipper questioned bringing back the Firewise Committee. It was determined this should fall under the Fire Department.

#### 12. **Adjournment**

**The HP Commission meeting adjourned at 4:35 p.m.**

**ATTEST:**

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**Chairman, Historic Preservation Commission**

***Minutes by Bonny Anfinson, Historic Preservation Coordinator***