



# Historic Preservation Commission Minutes

Wednesday, April 23, 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 April 23, 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 Molly Brown

HP Commissioner Anita Knipper

ABSENT:

City Commissioner Blake Joseph

HP Commissioner Jesse Allen

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Susan Trucano, Neighborworks

## 3. Approval of Minutes

a. HP Meeting Minutes 04/09/25

***It was motioned by Commissioner Dar and seconded by Commissioner Knipper to approve minutes of the April 9, 2025, meeting. Voting Yea: Santochi, Diede, Williams, Dar, Knipper, Brown.***

## 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 \$17,603.90. Voting Yea: Santochi, Diede, Williams, Dar, Knipper, Brown.***

b. HP Revolving Vouchers

***It was motioned by Commissioner Brown and seconded by Commissioner Williams to approve HP Revolving Vouchers in the amount of \$120.00. Voting Yea: Santochi, Diede, Williams, Dar, Knipper, Brown.***

## 5. HP Programs and Revolving Loan Program

a. Historic Preservation Program Application  
Pamela Massa – 15 Washington

***It was moved by Commissioner Santochi and seconded by Commissioner Brown to accept Pamela Massa, 15 Washington into the Elderly Resident program. Voting Yea: Santochi, Diede, Williams, Dar, Knipper, Brown.***

6. **Old or General Business**

- a. Presentation of the 2025 Deadwood Historic Preservation Commission Scholarship Recipients to the following Lead-Deadwood High School Seniors  
  
Commissioner Diede presented certificates to the 2025 Deadwood Historic Preservation Commission Scholarship recipients to Cruz Mollman, \$500 scholarship, Connor Harrison, \$1,000 scholarship and Jonas Runge, \$1,000 scholarship. Jerzie Artz was unable to attend.
- b. Recommendation to renew grant software subscription with Foundant Technologies  
  
Mr. Kuchenbecker stated the City of Deadwood entered into an agreement with Foundant Technologies in June 2017 for use of the web-based grant program for all of the Historic Preservation grants. This program has been very successful in keeping track of all the grant recipients and providing reports for meetings, budgets and grant numbers. The software license is renewed every two years. The current subscription is up in June 2025 and therefore the license subscription will need to be renewed. The subscription will total \$11,880.00 with \$5,940.00 being paid each year. This will be for June 26, 2025 to June 26, 2027. Funds will be paid out of the Professional Services Revolving Loan line item. Staff is recommending to the Historic Preservation Commission to approve the purchase of a two-year licensing subscription from Foundant Technologies in the amount of \$11,880.00 with half being paid in 2025 and the other half in 2026. The funds will come out of the Professional Services Revolving Loan line item. ***It was moved by Commissioner Brown and seconded by Commissioner Williams to recommend to the City Commission to enter into an agreement with Foundant Technologies for a two-year licensing subscription for services in the amount \$11,880.00 with half (\$5,940.00) being paid in 2025 and the other half (\$5,940.00) in 2026 to come out of the Professional Services Revolving Loan line item. Voting Yea: Santochi, Diede, Williams, Dar, Knipper, Brown.***
- c. Award First Baptist Church a Not-For-Profit Grant in the amount of \$26,787.35 per submitted application  
  
Mr. Kuchenbecker stated the First Baptist Church has submitted a Not-for-Profit grant to replace inappropriate storm windows with wood storm windows. The total cost of this project is \$29,780.00. This request is for \$26,000.00. 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. Per these guidelines they have \$26,787.35 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 First Baptist Church in the amount they have available, \$26,787.35 for installing new storm windows. ***It was moved by Commissioner Dar and seconded by Commissioner Santochi to recommend to the City Commission to approve the Not-For-Profit grant to the First Baptist Church in the amount of \$26,787.35 for***

***installing new wood storm windows as requested. Voting Yea: Santochi, Diede, Williams, Dar, Knipper, Brown.***

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

- a. COA 250054 - First Baptist Church - 110 Sherman Street - Replace Storm Windows

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 110 Sherman Street, Deadwood SD 57732, a contributing structure located in the original town of Deadwood. The applicant is requesting permission to remove existing aluminum storm window frames, repair any damaged wood on original window frames, prime and paint frames, paint new storm frames, install new storm windows and seal edges. Only replace storms on main level, not replacing anything on basement level. The applicant has also applied for the Not-for-Profit Grant for this project. 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 Commission Dar 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. Voting Yea: Santochi, Diede, Williams, Dar, Knipper, Brown.***

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

- a. PA 250044 - Dale & Susan Berg - 874 Main - Repairs to large structure – Continued from April 9, 2025 meeting

Mr. Kuchenbecker stated this is a continuation from the last meeting, where he submitted a set of plans for the existing building. Since that time the building has been removed. The applicant has submitted conceptual drawings, we do not have the final drawings. They were supposed to be submitted last Friday and we haven't heard from him this week. The conceptual design bases its design from a Victorian carriage house. It is staffs opinion it is more compatible than the previous structure. However, scaled drawings have not been submitted to determine the full height and elevations of the structure. Since the commission does not have a full set of plans, discussion was held around the proposed concept. The commission provided staff some direction to share with Mr. Berg. Commissioner Santochi stated he is concerned about the length. It will be 53 feet long. The new roof line will be higher than the old structure. It will be seen from the street. I like the front and roof line but I don't like the length of the structure. Commissioner Knipper stated she doesn't see it as a big issue. It does sit at the back on his property. A lot of it will be behind the house from the street view. It will look better than what was previously there. It is less of an eye sour than having something parked up there in full view. Commissioner Santochi stated if he moves, the RV will go away but the structure would not. Commissioner Diede asked what the length of the previous structure was. Mr. Kuchenbecker stated he thinks this is going in the right direction. There is a concern about the height until we get scaled drawings. Staff recommendation would be to continue this request until detailed, scaled drawings

are submitted. Staff would like to provide the applicant feedback based on the Commission's comments. Commissioner Williams and Brown expressed concerns of this becoming a second dwelling. Commissioners Santochi and Williams stressed the structure is too big. Commissioner Knipper questioned the issue of height. Mr. Kuchenbecker stated he feels he has enough feedback.

***It was moved by Commissioner Santochi and seconded by Commissioner Brown to continue this item to the next Historic Preservation Commission meeting. Voting Yea: Santochi, Diede, Williams, Dar, Knipper, Brown.***

- b. PA 250052 – Lori Wilkinson – 67 Terrace – Repair Foundation

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 67 Terrace, a contributing structure located in the Cleveland Planning Unit. The applicant is requesting permission to repair the historic foundation per the attached quote. 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 Knipper 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. Voting Yea: Santochi, Diede, Williams, Dar, Knipper, Brown.***

9. **Items from Citizens not on Agenda**

10. **Staff Report**

Mr. Kuchenbecker gave an update on the Emergency Outside of Deadwood Grant request for FlatIron in Hot Springs.

The Fassbender Spring Newsletter was included in your packet.

The State Historic Preservation Board of Trustees meeting is scheduled for May 7, 2025, 1:30 p.m. at the Days Museum. This meeting might get moved to City Hall, Century Room. Staff will let you know.

11. **Committee Reports**

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

Commissioner Dar – Hops and Hogs is coming up. There are 300 tickets, 50 VIP tickets

Commissioner Santochi – The Trails Committee will be spot lighting the Farmer's Market.

12. **Adjournment**

**The HP Commission meeting adjourned at 4:26 p.m.**

**ATTEST:**

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**Chairman, Historic Preservation Commission**

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