



Historic Preservation Commission Agenda

Wednesday, February 12, 2025, 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 February 12, 2025, at 4:00 p.m.

2. Roll Call

PRESENT

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

ABSENT

City Commissioner Blake Joseph

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Historic Preservation Coordinator
Amy Greba, Administrative Assistant
Susan Trucano, Neighborworks

3. Approval of Minutes

- a. HP Meeting Minutes 01/21/25

It was motioned by Commissioner Dar and seconded by Commissioner Knipper to approve minutes of the January 21, 2025, meeting. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

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 \$35,759.18. Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- b. HP Grant Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Knipper to approve HP Grant Vouchers in the amount of \$1,744.63. Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- c. HP Revolving Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Knipper to approve HP Revolving Vouchers in the amount of \$33,813.77. Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

5. **HP Programs and Revolving Loan Program**

a. Revolving Loan Request

Randy Westendorf - 23 1/2 McKinley St., Requesting approval to refinance

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve request to refinance – Randy Westendorf, 23 1/2 McKinley. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

6. **Old or General Business**

a. Neighborworks - Dakota Home Resources - 2024 Annual Report

Mrs. Trucano shared information from Neighborworks Annual Report.

b. Permission to hire Chamberlin Architects to provide Design Services for the proposed Senior Center located at 142 Sherman Street at a cost not to exceed \$129,163.00 to include Civil, Structural, Mechanical & Electrical Engineering. (To be paid from the budgeted HP Capital Assets line item)

Mr. Kuchenbecker stated that staff is in the process of planning the next stage of the proposed senior center building. This phase will be to provide design services for this project. We have received an A-E Design Proposal from Chamberlin Architects, PC for design, bidding and construction phase services for a total of \$129,163.00.

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to recommend to the City Commission to hire Chamberlin Architects, PC for the proposed senior center project in the amount of \$129,163.00 to be paid out of HP Capital Assets line item. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

c. Committee recommendation for approval of 2025 Outside-of-Deadwood Grants for Round 1 (See attached Memo).

Mrs. Anfinson shared that on February 4, 2025, the Projects Committee reviewed the 2025 Round 1 Outside of Deadwood Grant applications. This round included Nine (9) Outside of Deadwood Grant applications for a project total of \$410,595.42 which included requests from the program of \$145,268.71.

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 closely reviewed the applications and made the following recommendations for grant approval. The table lists the applicant, project, location and amount for nine grants totaling \$47,878.00.

The Project Committee recommends approval of the 2025 Round 1 Outside of Deadwood Grants as follows:

2025 RD 1 Outside of Deadwood Grant Requests

Organization Name	City	Project Budget	Matching Funds	Amount Requested	Suggested Approval
Dakotaland Museum - Item A	Huron	\$16,628.00	\$8,823.00	\$7,805.00	\$ 7,805.00
Custer Courthouse Museum - Item B	Custer	\$16,000.00	\$8,000.00	\$8,000.00	\$ 8,000.00
Matthews Oper House - Item C	Spearfish	\$50,000.00	\$40,000.00	\$10,000.00	\$ -
Mt. Moriah Lodge - Item D	Kadoka	\$27,052.00	\$13,552.00	\$13,500.00	\$ 13,500.00
Newell Museum - Item E	Newell	\$4,626.00	\$2,313.00	\$2,313.00	\$ 2,313.00
Dakota Theatre - Item F	Yankton	\$133,620.00	\$108,620.00	\$25,000.00	\$ -
St. Martins Chapel - Item G	Sturgis	\$124,781.42	\$62,390.71	\$62,390.71	\$ -
Vale High School - Item H	Vale	\$20,000.00	\$10,000.00	\$10,000.00	\$ 10,000.00
University of SD Ft. Meade Arch.- Item I	Ft. Meade	\$17,888.00	\$11,628.00	\$6,260.00	\$ 6,260.00
TOTAL GRANT REQUESTS		\$410,595.42	\$265,326.71	\$145,268.71	\$ 47,878.00

It was motioned by Commissioner Dar and a seconded by Commissioner Santochi to recommend to the City Commission the approval of the 2025 Round 1 Outside of Deadwood Grants in the amount of \$47,878.00. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- d. Request from The Center for Western Studies at Augustana University for financial support in the amount of \$750 for the 2025 Dakota Conference.

It was motioned by Commissioner Santochi and a seconded by Commissioner Williams to recommend to the City Commission the approval of financial support for the 2025 Dakota Conference in the amount of \$750. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

7. New Matters Before the Deadwood Historic District Commission

- a. PA 250012 - Grace Lutheran Church - 825 Main St. - Replace front entry and storm windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 825 Main St., a contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

The applicant is requesting permission to remove existing metal frame porch covering and replace with wood frame structure simulating the entrance to church (see photos). Colors and shingles will match house. Remove existing metal-frame storm windows on house and replace them with single hung wood framed storm windows (Marvin). Frames will be white. Remove existing storm door on rear entrance to house and replace.

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 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. Commissioner Diede abstained from voting. Voting Yea: Knipper, Williams, Santochi, Brown, Allen, Dar.

8. New Matters Before the Deadwood Historic Preservation Commission

9. Items from Citizens not on Agenda

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

Mrs. Posey shared that the Community Luau, held on Sunday, February 9, at the Deadwood Rec Center was well attended and everyone had a good time.

10. Staff Report

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

Mr. Kuchenbecker updated the HP Commission on the movement of HB1159 out of the House Local Government Committee and has been assigned to the House Appropriations Committee by a vote of 10 to 3. A contingency from the city will travel to Pierre next week to testify as proponent of HB1159.

11. Committee Reports

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

Commissioner Dar: Wine, Cheese & Chocolate stroll on February 15.

Commissioner Allen: Trail Committee busy naming new trails along the Fuller Brothers property.

Commissioner Brown: Deadwood Blues Festival has been approved. More info to follow.

Commissioner Knipper: DDVFD Annual Banquet is scheduled for February 22, 2025.

12. Adjournment

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

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant