



# Historic Preservation Commission Meeting Minutes

Wednesday, April 12, 2023 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 Posey called the Deadwood Historic Preservation Commission meeting to order on April 12, 2023 at 4:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Bev Posey

HP Commission Vice Chair Leo Diede

HP Commissioner Trevor Santochi

HP Commissioner Jill Weber

City Commissioner Charlie Struble-Mook

ABSENT

HP Commission 2nd Vice Chair Robin Carmody

HP Commissioner Tony Williams

HP Commissioner Vicki Dar

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Mike Walker, Director, Neighborworks

## 3. Approval of Minutes

- a. Minutes of the March 22, 2023 Meeting

***It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the minutes of the March 22, 2023 meeting. Voting Yea: Posey, Diede, Santochi, Weber.***

## 4. Voucher Approvals

- a. HP Operating Vouchers

***It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the HP Operating Vouchers in the amount of \$47,093.77. Voting Yea: Posey, Diede, Santochi, Weber.***

- b. HP Grant Vouchers

***It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the HP Grant Vouchers in the amount of \$1,535.06. Voting Yea: Posey, Diede, Santochi, Weber.***

- c. HP Revolving Vouchers

***It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the HP Revolving Vouchers in the amount of \$34,230.91. Voting Yea: Posey, Diede, Santochi, Weber.***

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

### **6. Old or General Business**

- a. Request from KR Deadwood Sherman Street 2020, LLC to be entered into the Historic Façade Easement Program for the façades at 51, 53, 55 Sherman Street, Deadwood, SD.

Mr. Kuchenbecker stated this new application is for tuck pointing and brick repair, window repair and replacement, installation of fabric awnings, replace store front broken glass, replace exterior wooden doors with wooden doors and paint all the windows. As per the program requirements: the standard maximum amount per building is 80 percent of the qualified expenditures. The standard amount is not to exceed \$3,000 per linear foot of prominent façade frontage and \$1,000 per linear foot for the secondary façade. Based on the linear footage the maximum funds allowed for this project would be \$427,000.00. Staff has reviewed this request and would recommend accepting the tuck pointing and brick repair, installation of fabric awnings, replace store front broken glass, replace exterior wooden doors with wooden replica doors and paint all the windows for a total cost of \$268,000.00 as qualified expenses. The cost of the window replacement in the amount of \$256,500.00 was previously denied as part of the original easement request. It would be up to the Commission to determine if the replacement windows would be part of the qualified expense. The total project is estimated at \$11,000,000.00. The total façade is \$427,000.00 on the application. The applicant is here if you have any questions. Commissioner Santochi stated he concurs with staff's recommendation in that the windows should not be included. Can we approve this without the windows? Mr. Kuchenbecker stated you can approve without the windows. Staff stated the windows were denied by this commission previously. Mr. Kuchenbecker stated because we only have four commissioners present the vote would have to be unanimous otherwise the motion fails. Then you would have to do a second motion. I would recommend if it fails to continue this item so there would be a full board for consideration. Chair Posey stated I don't believe we should be paying for these windows as quietly agreed to when this plan was made. Commissioner Santochi stated that was his understanding as well. Mr. Kuchenbecker stated so everyone understands quietly made means communicated in the project approval. Mr. Keating, property owner, stated thank you very much, we appreciate your support. We are excited to show you the building as it progresses. We are planning on opening on July 1. We appreciate your service. The City staff has been great to work with. Mr. Kuchenbecker stated the interior ghost mural will be done in May and once tuckpointing is complete the exterior ghost murals will be done. ***It was moved by Commissioner Santochi and seconded by Commissioner Diede to accept the application from KR Deadwood Sherman Street 2020, LLC for the Historic Façade Easement Program for 51, 53 and 55 Sherman Street for tuck pointing and brick repair, installation of fabric***

***awnings, replace store front broken glass, replace exterior wooden doors with wooden doors and paint all the windows and to not include the window replacement costs for a total qualified amount of \$268,000.00. Voting Yea: Posey, Diede, Santochi, Weber.***

b. 2023 Scholarship Program Recipient Approval

Mr. Kuchenbecker stated the Projects Committee reviewed the 2023 scholarship applications. There were twelve applicants. The Committee recommends accepting Cody Rogers and Jagger Livengood into the \$1,000 scholarship fund and Emily Thomas into the \$500 vocational scholarship fund. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the applications from Cody Rogers and Jagger Livengood for a \$1,000 scholarship each and Emily Thomas for a \$500 scholarship for the 2023 Scholarship Program as budgeted in this fiscal year. Voting Yea: Posey, Diede, Santochi, Weber.***

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

a. COA 230023 - KR Deadwood Sherman St. 2020 LLC - 53 Sherman St. - Install Fabric Awnings

Mr. Kuchenbecker stated the applicant is requesting permission to add three fixed fabric awnings to the middle building and one fixed awning on back of the building. Staff verified it is a Forest Green canvas fabric material, Sunbrella. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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 Weber 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: Posey, Diede, Santochi, Weber.***

**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.)

**10. Staff Report**

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

Mr. Kuchenbecker stated Mike Runge has Job Corp interns starting next Tuesday. We had the pre-bid for the Event Complex Concession Building. We have several retaining walls out to bid and the wall at 20 Denver has collapsed onto the street. The engineer is coming up next week to look at it. Working on a new zoning map for the city website. The FEMA project is on the City Commission agenda to go out for bid. The pre-con meeting is this Friday for Tim Lane Bridge project. The State Historic Preservation Society Conference is next week.

**11. Committee Reports**

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

Commissioner Santochi stated the plant swap is May 25. There will be free pet licensing and vaccinations. They plan to bring back the farmer's market.

Commission Posey stated the Butt Brigade is May 23.

## **12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 4:28 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Bonny Anfinson, Program Coordinator*

## **13.**

**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.

Please practice the CDC's social distancing recommendations