



# Historic Preservation Commission Meeting Minutes

Wednesday, January 10, 2024, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

---

## 1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on January 10, 2024, at 4:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Bev Posey  
HP Commission 2nd Vice Chair Robin Carmody  
HP Commissioner Tony Williams  
HP Commissioner Trevor Santochi  
HP Commissioner Vicki Dar  
HP Commissioner Molly Brown  
City Commissioner Charlie Struble-Mook

ABSENT

HP Commissioner Vice Chair Leo Diede

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Director  
Bonny Anfinson, Historic Preservation Coordinator  
Amy Greba, Administrative Assistant  
Mike Walker, Neighborworks

## 3. Approval of Minutes

a. HP Minutes 12.13.23

***It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the minutes of the December 13, 2023, meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Dar, Brown.***

## 4. Voucher Approvals

a. 2023 HP Operating Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Brown to approve the 2023 HP Operating Vouchers in the amount of \$156,248.27. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

b. 2024 HP Operating Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Brown to approve the 2024 HP Operating Vouchers in the amount of \$389.66. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

- c. HP Grant Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Dar to approve the HP Grant Vouchers in the amount of \$290,000.00. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

- d. 2023 HP Revolving Vouchers

***It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the 2023 HP Revolving Vouchers in the amount of \$3,202.62. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

- e. 2024 HP Revolving Vouchers

***It was moved by Commissioner Dar and seconded by Commissioner Brown to approve the 2024 HP Revolving Vouchers in the amount of \$180.00. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

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

- a. Shirlene K. Joseph – 771 Main - Elderly Resident Programs

***It was moved by Commissioner Dar and seconded by Commissioner Williams to approve the Elderly Grant Request for 771 Main - Shirlene K. Joseph. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

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

- a. Consider increasing Paint Grant amount from \$500.00 per resource to \$1,000.00 per resource effective January 1, 2024. If approved, adopt updated grant application and certificate.

Mr. Kuchenbecker stated the Historic Preservation Commission established the Paint Grant Program in 2015 to inspire property maintenance and improvement of Deadwood's historic neighborhoods and commercial district. The current grant is set at \$500 and with the cost of paint increasing significantly in the last couple of years, this amount does not go far. Staff is recommending increasing the paint grant to \$1,000 to assist in the increased cost of paint and updating the grant application and certificate to reflect this change.

***It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the increase of funds for the Paint Grant Program from \$500 per resource to \$1,000 per resource and adopt document changes for the program as presented. Voting Yea: Carmody, Santochi, Posey, Brown, Diede, Dar.***

- b. Consider Grace Lutheran Church Not-For-Profit Grant request in the amount of \$21,974.00 for replacement of deteriorated and inappropriate storm windows.

Mr. Kuchenbecker stated the Grace Lutheran Church has submitted a Not-for-Profit grant to replace the storm windows on the original portion of the church. The total cost of this project is \$21,974.00.

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 the last five years they have not received any grant funds leaving \$50,000.00 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 \$21,974.00 for replacing the storm windows on the original portion of the church as requested.

***It was moved by Commissioner Dar and seconded by Commissioner Carmody to approve the Not-For-Profit grant to the Grace Lutheran Church in the amount of \$21,974.00 for replacing the storm windows on the original portion of the church as requested. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

- c. Approve funding request in an amount not to exceed \$4,000.00 for expenses associated with Deadwood Day at the Capital on January 18, 2024. (To be paid from HP Public Education line item.)

Mr. Kuchenbecker stated the City of Deadwood and the Historic Preservation Commission sponsor a breakfast and lunch each year during the South Dakota Legislative session. This year's event will be on Thursday, January 18, 2024. The Branding Iron Bistro, Pierre, SD, is catering the meals for this event.

Staff is requesting the Historic Preservation Commission recommend to the City Commission to hiring the Branding Iron Bistro to provide breakfast and lunch for a cost not to exceed \$4,000.00 during Deadwood Day at the capital.

***It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve up to \$4,000.00 in expenditures associated with Deadwood Day at the Capitol including hiring the Branding Iron Bistro to provide breakfast and lunch on January 18 2024, to be paid out of Visitor Management Advocate line item (215) 4572-235. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

- d. Permission to purchase new desktop computer for the Planning, Zoning and Historic Preservation Officer from Golden West in an amount of \$3,378.00 including installation. (To be split between Historic Preservation and Planning & Zoning equipment line items.)

Mr. Kuchenbecker stated the Planning, Zoning and Historic Preservation Officer's computer was purchased in 2016 and is unable to accept updates due to its current capacity and configuration. Staff has received a quote from Golden West for a new computer and installation for a cost of \$3,378.00 with the expense being split between Historic Preservation equipment budget and Planning and Zoning equipment budget.

***It was moved by Commissioner Dar and seconded by Commissioner Santochi to approve the purchase of a new computer for the Planning, Zoning and Historic Preservation Officer from Golden West for the cost***

***not to exceed \$3,378.00, with the cost being split out between Historic Preservation equipment budget and Planning and Zoning equipment budget. Voting Yea: Carmody, Williams, Santochi, Posey, Brown Dar.***

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

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

- a. PA 240001 - Grace Lutheran Church - 827 Main - Replace existing aluminum storm windows with Marvin wooden storm windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 827 Main, a Non-contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

This church has a large modern addition and has otherwise been altered with metal siding and replacement windows. Because of these alterations, it has lost integrity and cannot contribute to the Deadwood National Historic Landmark District. However, the applicant has been working on correcting the siding and windows to return this to a contributing structure.

The applicant is requesting permission to install new Marvin storm wood windows, repair round stained-glass frame, remove existing aluminum frames, repair any damage to existing window frames. Apply glazing to two windows and paint as needed. Seal edges of frames. Paint frames as needed. Paint all surfaces of new windows.

The Grace Lutheran Church has been working on correcting the inappropriate alterations. In 2019, the siding was replaced with LP Smart siding with a 5" reveal. 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 Williams 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: Carmody, Williams, Santochi, Posey, Brown, Dar.***

**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 shared HP received two letters regarding contributions to DHI museums and Augustana for sponsorship donation.

HP also received a letter from Fall River History Conference, along with 2 tickets to the conference. If any Commissioner would like to attend, let HP staff know.

FEMA update: Completed easements for properties along Charles Street to Oberlander's. Moving utilities from overhead to underground location. Had bi-weekly FEMA meeting this morning. All is progressing well.

Retaining wall at 33 1/2 Jackson was given a Notice to Proceed.

Collecting bids for 10 Denver and 74 Van Buren retaining wall projects.

Engineering on boardwalk near visitor center is 90% complete.

Mr. Kuchenbecker traveled to Pierre for meeting with GFP re: Hydro 2, located in Spearfish Canyon. GFP purchased it from Homestake. Spearfish Foundation has given over \$1M for conservation and rehabilitation of the project within the canyon. Discussing potential plans for the property. Meeting include Secretary of GFP, Deputy Secretary, legal counsel, and Director of Wildlife.

City Staff and Commissioners will travel to Pierre next week for Governor's Conference on Tourism. Deadwood Day will be January 18, where staff provide breakfast and lunch for legislators.

## **11. Committee Reports**

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

Commissioner Brown stated the K9 Keg Pull will take place on January 27, 2024.

Commissioner Santochi reported the Trails Committee is still working on naming new trail from Sherman Street to Cemetery. Parking is extremely limited at the top of Van Buren, so identifying Sherman Street as the alternative starting point will help with that matter.

Commissioner Posey shared that she and Bonita Goode attended the city-wide Christmas dinner. It was well attended and very enjoyable and rewarding.

Commissioner Brown reported that approximately 200 people attended the Christmas dinner. It had a great turn out.

## **12. Adjournment**

The HP Commission meeting adjourned at 4:25pm.

ATTEST:

---

Chairman, Historic Preservation Commission

*Minutes by Amy Greba, Administrative Assistant*