



# Historic Preservation Commission Agenda

Wednesday, February 26, 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 February 26, 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

ABSENT

City Commissioner Blake Joseph  
HP Commissioner Molly Brown  
HP Commissioner Anita Knipper

STAFF PRESENT

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

Mike Walker, Neighborworks

## 3. Approval of Minutes

a. HP Meeting Minutes 02/12/25

***It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve minutes of the February 12, 2025, meeting. Voting Yea: Williams, Santochi, Diede, 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 \$31,440.83. Yea: Williams, Santochi, Diede, Allen, Dar.***

b. HP Grant Vouchers

***It was motioned by Commissioner Williams and seconded by Commissioner Allen to approve HP Grant Vouchers in the amount of \$35.61. Yea: Williams, Santochi, Diede, Allen, Dar.***

- c. HP Revolving Vouchers

***It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve HP Revolving Vouchers in the amount of \$14,324.22. Yea: Williams, Santochi, Diede, Allen, Dar.***

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

**6. Old or General Business**

- a. Carl Hall, Chairman, Historic Preservation Commission, Hot Springs, SD

Mr. Hall commented on the struggles they were having with restoration of privately owned commercial buildings and adequate grant funding. We are looking for information and advice. A packet was handed out by Debra Johnston, Liaison with the Hot Springs City Commission, and asked how Deadwood provided help to building owners.

Mr. Kuchenbecker suggested they have a group from Hot Springs come and tour our structures to maybe help them get some insight into what worked, what didn't work, etc.

- b. Homestake Opera House Outside of Deadwood Grant Extension Request.

Mr. Kuchenbecker stated the Homestake Opera House received a \$10,000.00 Outside of Deadwood Grant in round one of 2024. The grant is for windows and will expire March 21, 2025. The windows have been ordered but the delivery date of the windows keeps getting moved back. The Homestake Opera House is being proactive and are requesting a three-month extension of their grant. This would extend the grant to June 21, 2025. Because the windows have been ordered, staff is recommending extending the grant.

***It was moved by Commissioner Santochi and seconded by Commissioner Williams to extend the 2024 Round One Outside of Deadwood Grant for the Homestake Opera House for three months to expire June 21, 2025. Voting Yea: Williams, Santochi, Diede, Allen, Dar.***

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

- a. COA 250018 – Carmen Almanza – Deadwood Main LLC – Replace/Repair Windows

Mr. Kuchenbecker stated he has a conflict on this report as he is related to the applicant so he will not present this Certificate of Appropriateness.

Mrs. Anfinson stated the applicant has submitted an application for Certificate of Appropriateness for work at 696 Main St., a contributing structure located in the original town of Deadwood. The applicant is requesting permission to replace all upper second floor windows. Changing exterior window color to bronze/dark brown. Refinishing bottom second floor windows and exterior doors to natural wood and/or bronze/dark brown colored finish to match the upper windows. Existing windows on floor three and four barely open. They leak air, making temperatures hard to regulate and also allow flies and wasps to enter. Windows on floors one and two have flaking paint and need sanded and refinished. We will be taking off all storms as they are loose, making it hazardous/dangerous to clean or operate. They also shake during concerts making it dangerous. In 2007 the windows were replaced on this structure with wood windows. 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. Mr. Kuchenbecker stated the SHPO office also concurs with staff's recommendations.

***It was motioned by Commissioner Dar 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. Commissioner. Voting Yea: Williams, Santochi, Diede, 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.)

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. It was assigned to the House Local Government Committee and was referred to the 41<sup>st</sup> day. The Chair of the committee said it was the best presentation he had seen all week. They did understand that going 30 years without any changes. Leads Severance Tax bill was killed as well. Education restarts for next year.

Water Street is open. They are working on the final punch list.

11. **Committee Reports**

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

Commissioner Dar: Listened on the HB 1159 hearing and Kevin should do our presentations next year. He did an amazing job. Wine cheese and chocolate stroll was great fun.

Commissioner Allen: Mardi Gras this weekend. Masquerade ball Friday night at Deadwood Mountain Grand from 7:00-10:00, Cajun cook off on Saturday 2-4:00, parade at 7:00 p.m.

Chamber mixer tomorrow night.

12. **Adjournment**

**The HP Commission meeting adjourned at 4:47 p.m.**

**ATTEST:**

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**Chairman, Historic Preservation Commission**

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