



# Historic Preservation Commission Minutes

Wednesday, August 14, 2024, 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 August 14, 2024, at 4:00 p.m.

## 2. Roll Call

PRESENT

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

City Commissioner Blake Joseph

ABSENT

HP Commission 2<sup>nd</sup> Vice Chair Trevor Santochi

STAFF PRESENT

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

Mike Walker, Neighborworks

## 3. Approval of Minutes

a. Minutes from 07/24/24 meeting

***It was motioned by Commissioner Williams and seconded by Commissioner Brown to approve minutes of the July 24, 2024, meeting. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.***

## 4. Voucher Approvals

a. HP Operating Vouchers

***It was motioned by Commissioner Williams and seconded by Commissioner Brown to approve HP Operating Vouchers in the amount of \$440,782.66. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.***

b. HP Grant Vouchers

***It was motioned by Commissioner Williams and seconded by Commissioner Brown to approve HP Grant Vouchers in the amount of \$348.84. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.***

- c. HP Revolving Vouchers

***It was motioned by Commissioner Williams and seconded by Commissioner Brown to approve HP Revolving Vouchers in the amount of \$55,709.30. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.***

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

- a. HP Revolving Loan Requests

Glenn Fasnacht - 74 Van Buren - Loan Modification Request  
Tracy and Ken Owens - 23 Centennial - Loan Request  
Jonathan and Kelly Long - 299 Williams - Loan Requests  
Kyle Heckman - 358 Williams - Loan Extension Request  
Nancy Fairbairn - Loan Extension Request

***It was motioned by Commissioner Williams and seconded by Commissioner Brown to approve loan modification request for Glenn Fasnacht - 74 Van Buren, loan requests for Tracy and Ken Owens - 23 Centennial and Jonathan and Kelly Long - 299 Williams and loan extensions for Kyle Heckman - 358 Williams and Nancy Fairbairn. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.***

- b. HP Grant Request

Ken & Tracy Owens - 23 Centennial Avenue - Windows & Doors Grant

Mr. Kuchenbecker stated this property is owner occupied, contributing. The applicant has submitted the required project approval form and quotes for the project. Staff as well as the Loan Committee has determined the proposed project, and the applicant meets the criteria for the Program. Staff will coordinate with the applicant during the proposed project.

Louie Lalonde -- 65 Taylor Avenue -- Elderly Resident/Windows & Doors Grant

Mr. Kuchenbecker stated this property is owner occupied, contributing. The applicant has submitted the application for tree removal and replacement of storm windows. Staff as well as the Loan Committee has determined the proposed project, and the applicant meets the criteria for the Program. Staff will coordinate with the applicant during the proposed project.

***It was motioned by Commissioner Knipper and seconded by Commissioner Brown to approve the grant requests for 23 Centennial and 65 Taylor. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.***

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

- a. Update on the progress of The Landmark (aka Adams Block) rehabilitation project by Gerard Keating.

Mr. Keating shared that Landmark Hotel should be open within 90 days. It will include 23 rooms and a 1200' rooftop deck. Dave's Deli had its grand opening this week and will be very beneficial to customers of The Landmark and Deadwood, as a whole. Feedback from recent visitors has included comments regarding lighting along the street, surrounding buildings, and rear parking lot. Mr. Keating distributed copies of the original lighting request that was denied earlier in the project. He

asked Commissioners to take another look at the original request, so they can compare it with a newly revised request that The Landmark will submit for the next HP Commission meeting. This request will include additional lighting along the north side of the building, around Dave's Deli, and the parking area at the rear of the building, while considering comments from the commission regarding the initial request.

Commission Brown stated she appreciated all the hard work that has been completed on The Landmark and is welcome to examining the updated request regarding additional lighting.

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

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

- a. PA 240134 - Ken and Tracy Owens - 23 Centennial - Paint siding on front of structure, restore windows and replace storm windows with wood storm windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 23 Centennial Ave., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

The applicant is requesting permission to paint the front exterior of the structure, restore windows and replace non historic storm windows with a wood storm window.

The proposed work and changes do 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 Historic Register Districts or the Deadwood National Historic Landmark District.

***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. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.***

- b. PA 240125 - Robert Berryman - 25 Jackson St. - Replace non-contributing garage with new garage structure.

The applicant has submitted an application for Project Approval for work at 25 Jackson St., a noncontributing structure located in the Ingleside Planning Unit in the City of Deadwood.

The applicant is requesting permission to replace an existing deteriorating garage with a new garage structure with concrete foundation and parking slab. The new structure will be the same width as the current garage, which measures 18'5" wide by 19' 5" long, and approximately eight feet longer. The two small existing garage doors will be replaced with one door having a historic appearance. The new cement siding board will have the same size and appearance as the siding on the house. A composition shingle roof will be installed.

Staff met with the applicant and reviewed the plans for the garage and made suggested changes. The proposed work and changes does 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. Voting Yea: Knipper, Williams, Diede, Brown, Allen, 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.)

- a. West River History Conference set for October 2-4, 2024, at Crazy Horse Memorial  
Any commissioners who would like to attend should contact Mrs. Anfinson.
- b. Historic Preservation Commission Budget Meeting set for August 20, 2024, at 8:00 a.m. in the Century Room.

Mr. Kuchenbecker stated the city received the annual check from the SD Gaming Commission. It increased \$21,000 from 2023.

Welcome Center Trail update: concrete to be poured on 8/15/24. RCI is working to get Railroad Avenue opened for Kool Deadwood Nites.

FEMA projects are progressing. Last of storm water pipe installed behind Comfort Inn. Work continues at Jobman driveway.

Accepting bids on the next two retaining wall projects.

Whitewood Creek Clean-up on 8/15 at 9:00 am.

Repairs on Adams House roof will begin soon. Found metal shingles to match existing shingles. Will need to have shingles for turret fabricated.

Work on trails continues down Broken Boot. City staff removed old signs from the old Homestake trail path and moved to new parts of the trail.

City staff members have formed a Property Maintenance committee to identify issues within city limits.

**11. Committee Reports**

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

Commissioner Dar: Farmers Market has 40 vendors scheduled for 8/16. Daughters of American Revolution will be volunteers group this week.

Commissioner Allen: Mr. Kuchenbecker gave update on trails progress. Will have more to report next meeting.

**12. Adjournment**

***It was motioned by Commissioner Dar and seconded by Commissioner Williams to adjourn the Historic Preservation Commission meeting. Voting Yea: Knipper, Williams, Diede, Brown, Allen, Dar.***

The HP Commission meeting adjourned at 4:31 p.m.

ATTEST:

---

Chairman, Historic Preservation Commission

*Minutes by Amy Greba, Administrative Assistant*