



Historic Preservation Commission Minutes

Wednesday, April 9, 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 April 9, 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 Molly Brown

HP Commissioner Jesse Allen

HP Commissioner Anita Knipper

City Commissioner Blake Joseph

ABSENT:

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Quentin Riggins, City Attorney

Mike Walker, Neighborworks

3. Approval of Minutes

a. HP Meeting Minutes 03/26/25

It was motioned by Commissioner Knipper and seconded by Commissioner Dar to approve minutes of the March 26, 2025, meeting. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve HP Operating Vouchers in the amount of \$76,376.61. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

b. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve HP Revolving Vouchers in the amount of \$4,180.63. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

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

- a. Accept 15 Madison and 15 Forest into Retaining Wall Program
Billy Fritze – 15 Madison
Adrian Newkirk – 15 Forest

It was moved by Commissioner Allen and seconded by Commissioner Brown to accept Billy Fritze, 15 Madison and Adrian Newkirk, 15 Forest into the Retaining Wall Program. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

6. **Old or General Business**

- a. 2025 Scholarship Program Recipient Approval

Mr. Kuchenbecker stated the Projects Committee met on April 1, 2025, and reviewed eight applications by Lead-Deadwood High School seniors for the 2025 Scholarship Program. The committee selected two recipients for the \$1,000 college scholarship, Connor Harrison and Jonas Runge. Two recipients for the \$500 vocational scholarship, Jerzie Artz and Cruz Mollman. ***It was moved by Commissioner Brown and Seconded by Commissioner Santochi to accept Connor Harrison and Jonas Runge for a \$1,000 scholarship each and Jerzie Artz and Cruz Mollman for a \$500 scholarship each for the 2025 Scholarship Program as budgeted in this fiscal year. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.***

- b. Resolution 2025-01 to adopt standard naming for Deadwood pioneer Wong Fee Lee (黃輝利) - Garry Guan, State Historic Preservation Officer

Mr. Kuchenbecker stated this was brought before you by Garry Guan, State Historic Preservation Officer. As we prepare for recognition of Wong Fee Lee with the Bronze sculpture and the Wong family doing their reunion at the same time it is proper etiquette to use the last name first. This resolution adopts a standard naming format to be from this point forward for historic purposes. Garry Guan stated this will guide all people doing research on Deadwood City and Chinese characters to benefit from this resolution. Commissioner Joseph questioned Wong is the surname and Fee Lee is the given name. We are honoring this person for historic accuracy and education purposes as well. Mr. Guan stated yes. ***It was moved by Commissioner Dar and seconded by Commissioner Santochi to adopt Resolution 2025-01 for standard naming for Deadwood pioneer Wong Fee Lee (黃輝利). Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.***

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

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

- a. PA 250033 – Dale & Susan Berg – 874 Main – Construct Deck

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 874 Main St., a contributing structure located in the Upper Main Planning Unit. The applicant is requesting permission to take top deck off, reset all posts that do not meet code, change out, redo deck, railing and gates. Will do whatever is not up to City code. This deck now removed was constructed

without a building permit or Historic Preservation approval. The Commission reviewed a request at their October 23, 2024 meeting and it was denied and given 180 days to remove pool, deck and structure. Applicant does have the ability to resubmit revised plans prior to removal. Staff recommended the applicant consider two separate plans for the proposed deck and the proposed building/carport.

This application is for the reconstruction of the deck. Original submittal of plan indicated the deck around the pool was attached to the proposed upper building that had also been ordered to be removed. Staff recommended the deck not to be connected to the building due to the unknown actions of the commission regarding the proposed building and should be treated separately.

Unfortunately, work was completed which removed the opportunity for archaeological investigations and consideration by the commission for adverse effects to the landscape and associated contributing structure. Since the previous work has already been performed the landscape has been altered and in staff's opinion the work does encroach upon the contributing resource; however, may not be adverse to the district.

It was moved by Commissioner Dar and seconded by Commissioner Knipper 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. This action approves the proposed work and a building permit would be issued along with an investigation fee of an additional two times the building permit assessed to the project. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

- b. PA 250044 – Dale & Susan Berg – 874 Main – Repairs to large structure

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 874 Main St., a contributing structure located in the Upper Main Planning Unit. A set of engineering plans were submitted with no scope of work described in the application. The Historic Preservation Commission denied the construction of this structure at their October 23, 2024 meeting. On November 13, 2024, the Historic Preservation Commission determined the structure was built without approval and must be removed. The applicant was given 180 days following the receipt of the notification letter to remove the structure. The applicant has submitted stamped engineering plans for rectifying the code deficiencies identified by the City of Deadwood; however, there is no real change or alteration to the existing configuration of the structure/building which was previously denied by the Deadwood Historic Preservation Commission. At this time, the commission determined the project did encroach upon a historic resource and was adverse to Deadwood. All previous opinions of staff remain, primarily the elevations and roof style is not compatible with the associated contributing resource or the historic districts. Since there is no change to the design of the existing structure which has already been denied, it would be best that no action be taken. The existing structure is under an order for removal. If he desires to have a structure in this location, he should go back to the drawing board and present something that is compatible to the district and meets the guidelines. He still has some time to do so.

All that was done was to address the code deficiencies and not the design of the structure itself. Mr. Berg said that will all change in the reconstruction. Mr. Kuchenbecker stated that is not what was presented in the plans unless you have brought in different plans. These plans address code issues but no design changes to the character of the building. Commission Knipper stated it's not only to meet the code, but it's also the historic look of the structure. ***It was moved by Commissioner Santochi and seconded by Commissioner Brown to continue this item until the April 23, 2025 meeting requesting alternate plans describing the proposed exterior design of the building including elevation drawings, materials and gable roof compatible with the Historic District. The design could resemble more of a carriage house. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.***

Commissioner Joseph left the meeting at 4:30 p.m.

- c. PA 250042 – Pamela Massa – 15 Washington – Replace Windows on sides and rear of structure

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 15 Washington, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to replace windows on the sides and rear of the structure. Six windows on the first floor replacing the current single pane windows with six double hung windows. Replacing four single pane windows with double hung windows on the second floor. All windows will be Pella wood windows. The applicant was in our windows program in 2021 to replace inappropriate windows on the front porch which have been completed. The applicant has applied for revolving loan funds to assist in funding for this phase of their project. This will remove the aluminum storms which currently hide the windows. Staff had previously reviewed the windows which were determined to be in marginal condition. 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 Register Historic Districts or the Deadwood National Historic Landmark District. ***It was motioned by Commissioner Santochi and seconded by Commissioner Knipper 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: Santochi, Diede, Allen, Dar, Knipper, Brown.***

- d. PA 250043 – Ben & Sheri Greenlee – 52 Van Buren – Replace Siding

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 52 Van Buren, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to replace all siding with LP Smart Siding and house wrap the house to meet code. Staff conducted a site visit to review the current condition of the siding. Except for a couple of locations along the bottom of the structure, the siding is in good shape other than alligatored paint. It is staff's opinion due to the condition of the siding, all that needs done is to make needed repairs to the siding with available primed

cedar lap siding, scrape or sand the balance of the house, apply peel stop, primer and top coat of paint. Based on visual inspections, the house has existing barrier between the sheathing and the siding which is typical of the age of the resource. It appears to be a rosin or asphalt-impregnated paper which was used as a weather-resistive barrier in the 1930s and 1940s. The proposed work and changes does damage or destroy a historic resource by losing the original material which can be restored but would not 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 Dar and seconded by Commissioner Santochi based upon all the evidence presented, I find that this project does 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 contingent upon this being a repair using wood siding with the same reveal as currently on the structure. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.***

9. **Items from Citizens not on Agenda**

Beverly Posey recognized Anita Knipper as Fire Person of the Year

10. **Staff Report**

The State Historic Preservation History Conference will be in Deadwood May 7-9. Let Bonny know if you wish to participate.

The 150th Committee met today.

Election was April 8th, the new mayor will be sworn in the first meeting in May

11. **Committee Reports**

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

Commissioner Dar – Dueling Pianos was sold out.

Commissioner Allen – Deadwood Alive is looking forward to Summer. Trails Committee working on brochure and app. Forks, Korks and Kegs this weekend.

12. **Adjournment**

The HP Commission meeting adjourned at 4:41 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Coordinator