



# Historic Preservation Commission Meeting Minutes

Wednesday, September 13, 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 September 13, 2023, at 4:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Bev Posey  
HP Commission Vice Chair Leo Diede  
HP Commissioner Tony Williams  
HP Commissioner Trevor Santochi  
HP Commissioner Vicki Dar

City Commissioner Charlie Struble-Mook

ABSENT

HP Commission 2nd Vice Chair Robin Carmody  
HP Commissioner Molly Brown

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 of 8/23/23 meeting

***It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the minutes of the August 23, 2023, meeting. Voting Yea: Williams, Santochi, Posey, Diede, Dar.***

## 4. Voucher Approvals

a. HP Operating Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Deide to approve the HP Operating Vouchers in the amount of \$297,064.62. Voting Yea: Williams, Santochi, Posey, Diede, Dar.***

b. HP Grant Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Deide to approve the HP Grant Vouchers in the amount of \$30,353.59. Voting Yea: Williams, Santochi, Posey, Diede, Dar.***

- c. HP Revolving Vouchers

***It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the HP Revolving Vouchers in the amount of \$ 27,590.00. Voting Yea: Williams, Santochi, Posey, Diede, Dar.***

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

- a. Historic Preservation Revolving Loan Request

***It was moved by Commissioner Deide and seconded by Commissioner Santochi to approve the loan request for Karl & Denese Emanuel, 47 Lincoln. Voting Yea: Williams, Santochi, Posey, Diede, Dar.***

- b. Historic Preservation Program Application

Karl & Denese Emanuel – 47 Lincoln – Elderly Resident Program  
Raven Gokce - 39 Van Buren - Windows and Doors Program

***It was moved by Commissioner Dar and seconded by Commissioner Santochi to approve the grant requests for Karl & Denese Emanuel, 47 Lincoln and Raven Gokce, 39 Van Buren. Voting Yea: Williams, Santochi, Posey, Diede, Dar.***

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

- a. Introduction of Jim Williams, DHI Executive Director - Phyliss Fleming, Chairman  
Ms. Fleming was not present, Ms. Anfinson, DHI Board Member, introduced Jim Williams, new Executive Director of Deadwood History, Inc.
- b. Outside of Deadwood Grant Extension Request - Little Spearfish Conservation & Historic Preservation Assoc.

Ms. Anfinson stated the Little Spearfish Convention & Historic Preservation Association's requested an extension on their Outside Deadwood Grant. Due to the need to secure additional donations, they requested an additional 6 months, changing the deadline to March 31, 2024.

Commissioner Williams asked if this is the only extension they will be granted. Ms. Anfinson stated that the original deadline is October 31, 2023, so an extension of 6 months would give them until March 31, 2024 to complete the project.

***It was moved by Commissioner Dar and seconded by Commissioner Deide to approve the Little Spearfish Convention & Historic Preservation Association request for extension on their Outside of Deadwood Grant. Voting Yea: Williams, Santochi, Posey, Diede, Dar.***

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

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

- a. PA 230116 - Karl & Denese Emanuel - 47 Lincoln Ave - Repair drainage and structural issues caused from poor drainage

Mr. Kuchenbecker stated the applicant has submitted an application for work at 47 Lincoln Ave., a non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant has applied for the Elderly Resident Program. 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 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: Williams, Santochi, Posey, Diede, Dar.***

- b. PA 230117 - Patty Hall - 39 Terrace St. - Replace Windows

Mr. Kuchenbecker stated the applicant has submitted an application for work at 39 Terrace St., a contributing structure (now non-contributing) located in the Cleveland Planning Unit in the City of Deadwood. Staff's research has verified this resource was two houses prior to the 1993 survey consisting of 37 & 39 Terrace. The two resources have been combined sometime between 1993 and 2006. Based on this, it is staff's recommendation this house be consider non-contributing due to the major alteration.

The contractor has met with staff to review the proposed window project. The windows are being replaced with Anderson wood composite 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.

***It was moved by Commissioner Santochi 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: Williams, Santochi, Posey, Diede, Dar.***

- c. PA 230121 - Raven Gokce - 39 Van Buren - Replace Inappropriate Front Door

The applicant has submitted an application for work at 39 Van Buren, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The proposed work and changes will 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 Santochi and seconded by Commissioner Dar 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: Williams, Santochi, Posey, Diede, Dar.***

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

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

Members from Hot Springs Economic Development and Hot Springs Historic Preservation attended in search of grant funding ideas to aid them in restoring sandstone structures throughout Hot Springs, the city's two sandstone staircases, as well as, raising of the river channel wall from 18" to 42", that is built from leftover sandstone. The members noted that much of the sandstone found in Deadwood came from the quarries near Hot Springs.

Mr. Kuchenbecker gave several options for the delegation from Hot Springs to look into as well as applying for the Outside of Deadwood grant.

**10. Staff Report**

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

a. West River History Conference October 4-6, 2023, Lead, SD

Mr. Kuchenbecker stated the West River History Conference will be held October 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> in Lead. If you are interested in attending please contact Bonny or Amy if you wish to attend.

Archeology of the Sherman Street parking lot exposed the foundation walls of the Deadwood Roundhouse, which was constructed in 1895.

FEMA Whitewood Creek project is scheduled to begin October 2023.

Beginning the week of September 18th, the Broadway Alley Retaining Wall project will begin.

Ghost Mural Projects for Summer of 2023 have been completed. Commission Dar asked how many ghost murals have been completed to date. The total was said to be nine. Historic Preservation staff are reviewing possible murals the Summer of 2024.

Alternative school in Sheridan, WY has requested the use of Archive's traveling exhibit about Mt. Moriah. Possibilities of transportation of exhibit to Sheridan are being considered at this time.

Outside Deadwood grant application was received from Interior, SD for restoration work needed on a local church. The initial request was for restoration of stained-glass windows. Historic Preservation staff recommended doing the siding to assist in getting on the historic register. A church has since purchased the building. The new owner will be completing a new application in the future.

**11. Committee Reports**

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

Commissioner Deide congratulated Mr. Kuchenbecker on his Facebook video regarding the Roundhouse excavation. Mr. Kuchenbecker stated that there were 1,500 views within the first 24 hours following the post on Historic Preservation's page.

Commissioner Dar informed the Commission the Farmer's Market is done for the year. It was a huge success. She also thanked Mr. Santochi for his help in setting up the vendor canopies each week.

## **12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 4:51 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Amy Greba, Administrative Assistant*