



Historic Preservation Commission Minutes

Tuesday, January 21, 2025, at 2:00 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 January 21, 2025, at 2:00 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, Historic Preservation Officer
Bonny Anfinson, Historic Preservation Coordinator
Amy Greba, Administrative Assistant
Susan Trucano, Neighborworks

3. Approval of Minutes

a. HP Meeting Minutes 01/08/25

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to approve minutes of the January 8, 2025, meeting. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

4. Voucher Approvals

a. HP Operating Vouchers – 2024

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve HP Operating Vouchers 2024 in the amount of \$2,985.12. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

b. HP Operating Vouchers – 2025

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve HP Operating Vouchers 2025 in the amount of \$66,478.60. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

c. HP Revolving Vouchers 2024

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve HP Revolving Vouchers 2024 in the amount of \$9,461.30. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

HP Revolving Vouchers 2025

It was motioned by Commissioner Brown and seconded by Commissioner Dar to approve HP Revolving Vouchers 2025 in the amount of \$240.00. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

5. HP Programs and Revolving Loan Program

a. HP Revolving Loan Requests

Sean & Tiffany Byrne - 20 Denver - Loan Extension

Robert & Cynthia Bailey - 51 Highland - Loan Request Approval

Heath Wolfe - 35 Jackson - Loan Request Approval

It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve requests from 20 Denver – Sean & Tiffany Byrne – Loan Extension, 51 Highland – Robert & Cindy Bailey – Loan Request, and 35 Jackson – Heath Wolfe – Loan Request. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

b. Historic Preservation Program Application

Bob & Cindy Bailey - 51 Highland Avenue - Foundation Program

It was motioned by Commissioner Dar and seconded by Commissioner Brown to approve request from 51 Highland – Robert & Cindy Bailey for Foundation Program. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

6. Old or General Business

a. Permission to enter into a contract with Donald Toms as an independent contractor to index and transcribe Lawrence County Tax Records at a cost not to exceed \$8,000.00. (To be paid from HP Archives budget)

It was motioned by Commissioner Brown and seconded by Commissioner Knipper to recommend to the City Commission to enter into a contract with Donald Toms in digitization of Lawrence County Tax records. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- b. Permission to contract with Rene Boen for NAGPRA consultation and professional services for archaeological collections in the amount not to exceed \$5,000.00. (To be paid from HP Public Education)

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to recommend to the City Commission approval to contract with Rene Boen for the purpose of consultation and professional services. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- c. Permission to contract with Bob Bozell from Omaha, NE for faunal analysis and final report for the Four-Points Archaeological Collection in the amount of \$2,500.00. (To be paid from HP Public Education line item)

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to recommend to the City Commission approval to contract with Bob Bozell for purpose of faunal analysis and final report of Four-Points Archaeological Collection. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- d. Recommend hiring the Branding Iron Bistro in Pierre, SD to cater for the legislative lunch at the capitol on January 24, 2025, in an amount not to exceed \$3,500. (To be paid from HP Public Education)

It was motioned by Commissioner Allen and seconded by Commissioner Dar to recommend to the City Commission hiring the Branding Iron Bistro to cater for the legislative lunch on January 24, 2025. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- e. Approve change order for foundation repair at 85 Charles Street for unforeseen work at a cost not to exceed \$12,800.00.

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to recommend to the City Commission to approve the change order for foundation repair at 85 Charles Street. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 250004 - Pat Mollman - 171 Charles Street - Construct Lean-to on right side of structure

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 171 Charles St., a noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood.

The applicant is requesting permission to add a 30x22 lean-to on the existing right side of the shop. It will have a 26-gauge steel roof and open on all three sides.

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 motioned 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: Knipper, Santochi, Diede, Brown, Allen, Dar.

- b. PA 250005 - Iver & Monica Gibbs - 850 Main - Replacing decking on screened-in porch

The applicant has submitted an application for Project Approval for work at 850 Main St., a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

The applicant is requesting permission to replace the main floor of the screened-in porch as it is sagging and failing. They have been placing plywood under some of the furniture because the legs have gone through the floor due to rotting wood. The floor will need to be reinforced, and decking replaced. This porch encompasses the only two entrances into our home making it unsafe when you walk on it. It is rotted in almost every area on the outer portions of the porch connected to the exterior wall. Plans are to replace the decking with Trex decking.

The proposed material is satisfactory in staff's opinion. 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 motioned 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: Knipper, Santochi, Diede, Brown, Allen, Dar.

- c. PA 250006 - Lee Harstad - 388 Main Street - Install egress window in basement

The applicant has submitted an application for Project Approval for work at 388 Main St., a Contributing structure located in the Fountain City Planning Unit in the City of Deadwood.

The applicant is requesting permission to install an egress window on the side, basement level, of the structure. The window will be cut into the concrete wall. This

will be a 2 lite slider, ProVia Endure 600 Series, and vinyl window. This window will be below grade so a vinyl window will withstand moisture.

Staff conducted a site visit of the proposed area for the window installation. It is on the side of the resource on the newer addition below grade. As such, it is staff's opinion, the proposed work and changes does 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 Allen and seconded by Commissioner Santochi 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, Santochi, Diede, Brown, Allen, Dar.

- d. PA 250007 - Bob & Cindy Bailey - 51 Highland - Repair Foundation

The applicant has submitted an application for Project Approval for work at 51 Highland Ave., a contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

The applicant is requesting permission to repair a small section of the stone foundation on the south side where it's falling apart and leaning outward. The front porch, side stairs, railing and back deck will need to be temporarily detached from their connection points to gain full access and make the necessary repairs to the exterior foundation. During this temporary phase, the affected areas will have restricted access and marked for hazards. The porch, stairs, railing and deck will be replaced to its original condition once the foundation work is completed.

Staff met with the applicants to review the proposed foundation repairs. 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 motioned by Commissioner Dar 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: Knipper, Santochi, 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. Fassbender Newsletter - 4th Quarter 2024
- b. 2024 Annual Report from City Archives & Archaeology

Mr. Kuchenbecker gave Commissioners copies of the handouts that will be given to Deadwood Day with the Legislature.

Retaining Walls for 2025 have been identified and projects will go out for bid this spring.

85 Charles: installation of foundation is complete. Next area of work will be on the roof.

Gathering cost estimates for design services on Akrop Building. Plans are to maintain minimal utilities for staff and volunteers to continue their work.

11. Committee Reports

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

Commissioner Dar – K9 Keg Pull this Saturday.

Commissioner Allen – Snocross returns this weekend.

Commissioner Blake – Ski for Light at Terry Peak this week.

12. Adjournment

The HP Commission meeting adjourned at 4:32 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant