



Historic Preservation Commission Minutes

Wednesday, May 14, 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 May 14, 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 Anita Knipper

HP Commissioner Jesse Allen

City Commissioner Blake Joseph

ABSENT:

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks

3. Approval of Minutes

a. Minutes of 4/23/25 meeting

It was motioned by Commissioner Brown and seconded by Commissioner Allen to approve minutes of the April 23, 2025, meeting. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve HP Operating Vouchers in the amount of \$154,362.09. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

- b. HP Grant Vouchers

It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve HP Grant Vouchers in the amount of \$45,224.72. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

- c. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve HP Revolving Vouchers in the amount of \$24,650.45. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Requests

Lori & David Wilkinson - 67 Terrace St. - Foundation Loan Request

Pamela Massa - 15 Washington - Preservation Loan Request

It was moved by Commissioner Knipper and seconded by Commissioner Allen to accept Lori & David Wilkinson, 67 Terrace St, into the Foundation Loan Program and Pamela Massa, 15 Washington, into the Preservation Loan Fund. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

6. Old or General Business

- a. Deadwood History Inc. Annual Report and update - Jim Williams, Executive Director
Jim Williams, Executive Director of DHI, presented their yearly report regarding DHI operations and their partnership with Deadwood Historic Preservation.

Commissioner Joseph left during the DHI Presentation at 4:06 p.m. and returned to the presentation at 4:10 p.m.

- b. Permission to contract with Stone Land Services in the amount of up to \$15,000.00 for the ongoing creation of a database of title research for ownership early Deadwood properties within the core district of the National Historic Landmark. (Budgeted 2025 project)

Mr. Kuchenbecker stated the Historic Preservation Office would like to hire Julie Stone as an independent contractor to research, compile and print off paper copies pertaining to the mineral surveys and original townsites in Deadwood's downtown core district. Upon completion, this information will be added to the City's GIS files and used in research pertaining to Boots on Bricks. The cost for this project will not exceed \$15,000.00 and will be paid out of the 2025 Public Education line item. ***It was moved by Commissioner Brown and seconded by Commissioner Dar to recommend to the City Commission to hire Julie Stone to research, compile and print off paper copies pertaining to the mineral surveys and original townsites in Deadwood's downtown core district. The fund will be paid out of the Public Education line item and not exceed \$15,000.00. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.***

- c. Request to consider adding Deadwood Days of '76 Inc to the Not-for-Profit Grant's qualifying list for ownership of contributing cabin built by the Juso Bros.

Mr. Kuchenbecker stated the Deadwood Days of '76 Inc. has submitted a request to add the Days of '76 log cabin to the qualifying list of Not-for-Profits.

The Not-for-Profit Grant Program applies to only organizations within the City Limits of Deadwood that own and manage historic resources. Currently there are nine entities identified as qualifying under the program guidelines. Each organization is eligible for \$10,000 per year for qualifying preservation related projects or up to \$50,000 over a five year period. Staff is recommending to the Historic Preservation Commission to add the Days of '76 log cabin to the qualifying list of Not-for-Profits. ***It was moved by Commissioner Santochi and seconded by Commissioner Allen to add the Days of '76 log cabin to the qualifying list of Not-for-Profits. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.***

- d. Approve grant application from Broken Boot Gold Mine for a Not-for-Profit Grant in the amount of \$25,463.64 for repairs to exit tunnel of the mine.

Mr. Kuchenbecker stated the Broken Boot Gold Mine has submitted a Not-for-Profit grant to repair the exit tunnel of the mine. The total cost of this project is \$50,350.00. This request is for \$25,463.64. Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. Per these guidelines they have \$25,463.64 available. The applicant and project qualify under the current guidelines as set forth in the adopted application from the Deadwood Historic Preservation Commission. The Projects Committee reviewed this request and recommended approving the grant request to the Broken Boot Gold Mine in the amount they have available, \$25,463.64 for repairs to the exit tunnel of the mine.

It was moved by Commissioner Santochi and seconded by Commissioner Brown to recommend to the City Commission to approve the Not-For-Profit grant to the Broken Boot Gold Mine in the amount of \$25,463.64 for repairs to the exit tunnel of the mine. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

- e. Approve Not-for-profit grant request from Days of '76 Inc. for log staining, repairs and replacement in the amount of \$16,710.00.

Mr. Kuchenbecker stated the Days of '76 Inc. has submitted a Not-for-Profit grant to restore the exterior of the historic log cabin. The total cost of this project is \$16,710.00. Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. Per these guidelines they have \$50,000.00 available. The applicant and project qualify under the current guidelines as set forth in the adopted application from the Deadwood Historic Preservation Commission. The Projects Committee reviewed this request and recommended approving the grant request to the Days of '76 Inc. in the amount of \$16,710.00 for exterior repairs to the log cabin. ***It was moved by Commissioner Dar and seconded by Commissioner Knipper to recommend to the City Commission to approve the Not-For-Profit grant to Days of '76 Inc. in the amount of \$16,710.00 for exterior repairs to the log cabin. 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 250068 - James Lee - 24 McKinley - Replace picture window

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 24 McKinley St., a noncontributing structure located in the Large's Flat Planning Unit. The applicant is requesting permission to replace the front picture window. 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 Commission Dar based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness. Voting Yea: Santochi, Diede, Williams, Dar, Knipper, Brown. ***It was moved by Commissioner Knipper and seconded by Commissioner Santochi based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.***

- b. PA 250069 - 39 Centennial - James Buttke - Remove upper porch rail to replace with smaller railed porch

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 39 Centennial, a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to remove upper porch rail which is very rotted and not historic. Replace with much smaller upper railed in area only around upper door. Replace lower plywood posts with solid cedar 6"x6" posts with two added posts and solid cedar beam under porch roof supported by new posts. Lower posts are also starting to rot. Plan is to use iron railing for upper railed in area around upper door. In review of the Sanborn Fire Insurance maps, the first coverage of this area is 1903 which shows the front porch. The wrap-around side porch was added between 1915 and 1923. The deck of the main floor of the front porch and presumably the balustrade balcony was removed and rebuilt in the configuration shown today. The original configuration and post design has not been researched at this time due to meeting and conference schedules. As such, staff opinion is that the current configuration is appropriate but the proposed 6x6 post and smaller balcony with metal railing will not be appropriate. Until a photograph is found, staff is not comfortable recommending approval or rendering an opinion that 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.

Commissioner Joseph left the meeting at 4:56 p.m.

Commissioner Knipper asked if this is something we need to further investigate. Mr. Kuchenbecker stated he would prefer this be continued. Commissioner Santochi stated he has sympathy for this house. I have had similar problems on my house and to keep the integrity of the roof and put a guard rail on it, it is not an easy thing to do. As soon as you break into that roofing material I am not sure what they are going to do. Commissioner Brown stated, in the historic photo there wasn't a railing. Commissioner Santochi agreed there should be a continuation.

It was moved by Commissioner Knipper and seconded by Commissioner Santochi to continue this project approval to the next meeting and direct staff to do additional research on the configuration of the porch. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

- c. PA 250070 - Ben & Sheri Greenlee - 52 Van Buren - Replace siding due to mold

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 has submitted an application to replace the siding. When remodeling the interior, we found black mold on the exterior walls. This is due to inadequate vapor barriers on the exterior. The only way to prevent this from happening again is to replace the siding. The existing siding is also brittle with some rotting and won't take paint. This is a health safety issue that must be corrected. The Historic Preservation Commission reviewed a request to replace the siding at the April 9, 2025, meeting. The request was approved contingent upon the project being repaired rather than replaced using wood siding with the same reveal. The applicant is now stating that the siding needs to be removed because of mold which was not presented in their previous application nor was it discussed or witnessed when staff did a site visit of the siding project. The applicant has submitted pictures of the interior sheathing when the applicant was remodeling the interior. The city building inspector did inspections during the remodel process and took photos of the exposed sheathing and exterior window installation which are included in this staff report. Additional photos from the proposed contractor show poor siding repairs above windows, which is a result of the replacement windows being installed which were smaller than the original windows. The self-reported mold (no test results submitted) was apparently treated when the walls were opened during the interior remodel. The photos appear to show staining in the attic likely a result of leaking roof. Staff still believe the siding can be repaired in small areas of the resource; however, if approved for replacement, the siding should be smooth and match the original reveal and trim details. 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. Commissioner Allen asked when staff was present was there mold present. Mr. Kuchenbecker stated it was not brought to our attention. Commissioner Allen stated the windows are not the right size. Mr. Kuchenbecker stated that is part of the reason why now they have these patches. Commissioner Dar stated she went up and looked at it. You can pull the siding out, get the nail

out and slide new siding in so it would not be the little pieces above the window. Commissioner Santochi asked if they originally want to replace some of the siding. Mr. Kuchenbecker stated they want to replace the whole thing. Commissioner Santochi asked if we are going to prevent them from replacing portions of the siding. Mr. Kuchenbecker stated they asked for new siding before and the Commission approved repair rather than replace. We had that contingency and now they are back before you. Commissioner Diede asked if there was mold underneath the siding. Mr. Kuchenbecker stated they gutted it to the bear walls and that is why you see the inside of the sheathing. According to them, they remedied the mold, insulated and put new drywall up. The inside of the house is fully finished. Mr. Santochi asked if there is still the outside of the house. Commissioner Knipper stated they are wanting to prevent future mold on the siding. They are asking about a barrier under the siding. Mr. Kuchenbecker stated it was built in the 1930s and had a rosin paper barrier which was traditional at that time. Commissioner Knipper asked if there was any merit to the mold concern. Mr. Kuchenbecker stated without having seen it or having it tested, I do not know. To our knowledge, no testing done. Commissioner Knipper asked if they were going to use a wood siding or a composite. Mr. Kuchenbecker stated they were going to use LP Smart Siding. Commissioner Knipper asked if they are still planning on using the composite siding. I know the mold wasn't in their original application and if it was a concern, it should have been. Commissioner Dar stated you don't see mold everywhere. Commissioner Knipper stated the pictures of May 2024 looks like there might have been mold and I assume it has been treated. Commissioner Santochi stated that is on the inside. Mr. Kuchenbecker said the picture is of the attic. That would be the roof. Commissioner Diede stated it would have nothing to do with the siding. Commissioner Diede asked if there was any evidence of mold on the siding. Mr. Kuchenbecker stated not that I saw.

It was moved by Commissioner Brown and seconded by Commissioner Santochi based upon all the evidence presented, I move to make a finding 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. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

It was moved by Commissioner Brown and seconded by Commissioner Santochi based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, I find that the project is ADVERSE to Deadwood and move to DENY the project as presented. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

d. PA 250071 - 846 Main St. - Sunnyside Condos - Exterior Repairs

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 846 Main St., a Contributing structure located in the Upper Main Planning Unit. The applicant is requesting permission to repair rot at the

bottom 2x band boards. It will be replaced with 2x James Hardie Cement Board. For the building roof lines, gutter apron and fascia, finish some white metal flashing to maintain all historical lines while also helping to attain a maintenance free exterior cladding. Another detail will be the window and door trim. Add a white metal flashing wrap to three sides of the openings to eliminate maintenance such as paint. The ownership group is attempting to create a maintenance free exterior of the structure. Wrapping windows can have pros and cons but typically it is not a preservation approach which is acceptable. Without proper sealant, moisture can penetrate the window and rot the window sill without knowledge of the owner. This will require annual inspection and replacement of the sealant on a regular basis, thus not meeting the maintenance free expectations. Additionally, the metal wrapping of trim is susceptible to denting from hail. Staff acknowledge some of the trim is wrapped with metal from a previous renovation; however, the sealant seems to have deteriorated and metal slopes back toward the glazing. The wrapping of the windows and fascia/soffit with aluminum does not meet the Secretary of Interior standards. Because the proposed work does not meet the standards, it is staff's opinion, the proposed work and changes does damage and destroy the historic materials of the resource and may 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 Brown based upon all the evidence presented, I move to make a finding 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. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

It was moved by Commissioner Santochi and seconded by Commissioner Brown based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, I find that the project is ADVERSE to Deadwood and move to DENY the project as presented. Voting Yea: Santochi, Diede, Allen, Dar, Knipper, Brown.

- e. PA 250053 - Annie Tice-Poseley - 12 Dakota - Replace Windows/Doors/Siding Repair/Construct an Addition

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 12 Dakota St., a noncontributing structure located in the Upper Main Planning Unit in the City of Deadwood. The applicant is requesting permission to replace windows and doors throughout the house. (not front porch) Re-roof the house along with siding repair and paint. Addition to the back west side of house, addition will be a master bedroom and one bedroom with bathroom. This is for my elderly parents so they have a bedroom on the main floor. The second level will be open room. Patio will be concrete slab 24x24.

Since the original project approval application submittal, the applicant is changing the request to review replacing the windows and rafters in the original section of

the structure at this time. In 2016 approval was given to evaluate the condition of the non-compliant windows and replace with wood windows. The previous owner received revolving loan funds to repair siding (\$10,000.00) and replace four inappropriate windows (\$3,200.00) in an effort to reverse portions of the house which had caused the resource to lose its historic integrity. These windows are located in the original structure, two on the left, one in front and one on the right sides. The applicant is requesting permission to replace the rafters with the same pitch but with a different type to open up the ceiling area. At this time, the commission will just be reviewing the roof system which will include wood fascia and soffit when completed along with asphalt shingles. The windows will be double or single hung wood windows set in a side-by-side fashion appropriate for the resource. The applicant will be submitting additional information along with plans for the proposed addition. Reviewing the roof system and windows, it is staffs' opinion, this proposed work and changes do 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 Knipper 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: Santochi, Diede, Allen, Dar, Knipper, Brown.***

9. Items from Citizens not on Agenda

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

Beverly Posey stated Butt Brigade will be May 22, meet at Tin Lizzies.

10. Staff Report

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

Mrs. Anfinson introduced Cammie Schmidt the new Administrative Assistant.

Mr. Kuchenbecker stated the State History Conference was hosted by Deadwood last week. DHI staff did a great job. The 150th Celebration committee has been working on adverts. Deadwood Alive will be holding free locals' nights for the Trial of Jack McCall on May 19 and 20. Department heads attended the Chamber Annual Meeting. Very nice job done by the staff. We will have special guest riding in the Days Parade on the Deadwood Chuck Wagon, Secretary of State Mone Johnson and Judy Davis from the Governor's Office. An invitation has been sent to the Governor to participate in the dedication of the Wong statue. The Legislative Appropriations Committee will be coming to Deadwood in September.

11. Committee Reports

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

Commissioner Dar stated Hops and Hogs is this weekend. There are still tickets available for Saturday.

Commissioner Allen stated Trails Committee is working on the railroad parking lot trail. This trail should be open by Father's Day weekend. Events coming up, Summer Kick-off on Memorial Weekend, Wild Bill Days, Back when they Bucked and Stage Coach getting ready.

Commissioner Brown stated Economic Development has funding still available for loans for anyone wanting to start a business in Deadwood, Central City, Lead and surrounding areas.

Commissioner Santochi stated the History Conference was very good. Rose Speirs did a great job coordinating the event and facility.

Commissioner Diede stated this was one of the best conferences he has attended.

12. Adjournment

The HP Commission meeting adjourned at 5:25 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Coordinator