



Historic Preservation Commission Minutes

Tuesday, November 26, 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 November 26, 2024, 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 Tony Williams

ABSENT

HP Commissioner Anita Knipper

HP Commissioner Jesse Allen

City Commissioner Blake Joseph

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 11/13/24 Meeting

It was motioned by Commissioner Dar and seconded by Commissioner Williams to approve minutes of the November 13, 2024, meeting. Voting Yea: Williams, Santochi, Diede, Brown, Dar.

- b. Minutes of 11/21/24 Special Meeting

It was motioned by Commissioner Williams and seconded by Commissioner Dar to approve minutes of the November 21, 2024, Special meeting. Voting Yea: Williams, Santochi, Diede, Brown, Dar.

4. Voucher Approvals

- a. HP Operating Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Operating Vouchers in the amount of \$140,171.80. Voting Yea: Williams, Santochi, Diede, Brown, Dar.

- b. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Williams to approve HP Revolving Vouchers in the amount of \$218.15. Voting Yea: Williams, Santochi, Diede, Brown, Dar.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Program Application

Lynn Namminga - 12 Lincoln Avenue - Foundation Grant

It was motioned by Commissioner Dar and seconded by Commissioner Brown to approve Foundation Loan for 12 Lincoln – Lynn Namminga. Voting Yea: Williams, Santochi, Diede, Brown, Dar.

6. Old or General Business

7. New Matters Before the Deadwood Historic District Commission

- a. COA 240247 - 175 Sherman Street - John Beck - Install Phillips 66 sign

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 175 Sherman Street, a contributing structure located in South Deadwood Planning Unit in the City of Deadwood.

The applicant requests permission to add Phillips 66 signage above two bay doors.

Staff is looking for historical photos showing the configuration and proper documentation of the signage associated with the Phillips 66 station reportedly located at this address. While the Sinclair signage appears in the photograph, we have not been able to determine the original signage for this structure. Staff will continue to search for documentation showing the station.

This will also have to go before Planning and Zoning for a sign review. 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 Williams to continue this item until further research can be done regarding the validity of the site being a Phillip 66 station in the past. Voting Yea: Williams, Santochi, Diede, Brown, Dar.

- b. COA 240248 - 57 Sherman - Gerard Keating - Construct landing on back of structure

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 57 Sherman Street, a contributing structure located in the Original Town in the City of Deadwood.

The applicant is requesting permission to add a deck/landing to access the back apartment unit.

This will be brown treated wood construction and is intended to be of temporary nature until plans are developed for the rear of the property to include landscape and pedestrian improvements. 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 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, upon the agreement that structure will be temporary, until permanent structure can be built. Voting Yea: Williams, Santochi, Diede, Brown, Dar.

8. New Matters Before the Deadwood Historic Preservation Commission

a. PA 240245 - ULURU LLCO - 346 Williams - Replace Deck

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 346 Williams St., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

The applicant is requesting permission to replace the deck with a different design than what was previously approved.

The applicant received project approval September 25, 2024, to replace the deck on the front of the structure. The applicant is now wanting to change the original design. It will be wood construction with Trex Decking on the floor. This approval should be contingent upon the railing posts remaining wood with no covering giving it the same look as the railing next door as previous approval.

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 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, contingent upon the railing posts remaining wood with no covering giving it the same look as the railing next door as previous approval. Voting Yea: Williams, Santochi, Diede, Brown, Dar.

b. PA 240246 - Patricia Stephenson - 81 Charles St. - Replace window on back of building

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 81 Charles St., a noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood.

The applicant is requesting permission to replace a bedroom window, on the back of building, with a larger egress window. The new one is the same style as the current one, only larger, to meet the requirements of the State and City for short-term rentals. It's a slider type, with one side stationary and the other one able to slide open and closed.

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 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, Diede, Brown, 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. Rd 2 2024 Outside of Deadwood Grant Tabor St. Wenceslaus Catholic Church Steeple painting complete.
- b. 2025 Budget Documentation for SHPO Board of Trustees – Presentation by Deadwood HP scheduled for Friday, Dec. 13. Commissioners Diede and Brown would like to attend.

Mr. Kuchenbecker stated that FEMA Project is 2 weeks from completion.

FEMA project along Water Street- final concrete pour this week. Posts, railing going in next week.

Retaining Walls – 5 Harrison construction continues

52 Taylor last of the block is set

City applied for SDDOT Community Access Grant for Crescent St- missed receiving grant by only a few points. Encouraged to apply again next year.

2025 Legislative Lobbyist, Roger Tellinghuisen, will reintroduce HB1301, to re-evaluate cap from gaming funds received by city.

11. Committee Reports

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

Commissioner Williams – Good turn out at Days of 76 Banquet

Commissioner Brown – Lead/Deadwood Econ Dev annual meeting coming up, free Christmas dinner at VFW

12. Adjournment

The HP Commission meeting adjourned at 4:29 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant