



# Historic Preservation Commission Meeting Minutes

Wednesday, October 12, 2022 at 5:00 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 October 12, 2022 at 5:00 p.m.

## 2. Roll Call

### PRESENT

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

City Commissioner Charlie Struble

### ABSENT

HP Commission 2nd Vice Chair Robin Carmody

### STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
Mike Walker, NeighborWorks Director

## 3. Approval of Minutes

- a. Approval of 9/28/22 Meeting Minutes

***It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the Minutes of September 28, 2022. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.***

## 4. Voucher Approvals

- a. HP Operating Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Operating Vouchers in the amount of \$72,685.47. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.***

- b. HP Grant Voucher Approval 10/18/2022

***It was moved by Commissioner Williams and seconded by Commissioner Santochi to approve the HP Grant Vouchers in the amount of \$22,234.31. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.***

- c. HP Revolving Voucher Approval 10/18/22

***It was moved by Commissioner Santochi and seconded by Commissioner Weber to approve the HP Revolving Vouchers in the amount of \$53,790.33. Voting Yea: Posey, Weber, Diede, Santochi, Dar, Williams.***

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

- a. Historic Preservation Loan Requests

Jackie Richerson - 66 Taylor - Preservation Loan Request  
Garvin & Ruth Smith - 66 Lincoln - Foundation & Life Safety Loan Requests  
Joette Johnson - 78 Williams - Deferment Request

***It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the requests for Jackie Richerson, 66 Taylor, Preservation Loan Request; Garvin and Ruth Smith, 66 Lincoln, Foundation and Life Safety Loan Requests; Joette Johnson, 78 Williams, Deferment Request. Voting Yea: Posey, Weber, Diede, Santochi, Dar, Williams.***

- b. Historic Preservation Grant Program Applications

Steve Schramm - 7 Stewart St. - Siding and Windows and Doors Program  
Randi Coddington - 21 Guy St. - Windows Program  
Brad and Laurel Ann Butturff - 32 Jackson Ave. - Elderly Resident Program

***It was moved by Commissioner Diede and seconded by Commissioner Santochi to accept Steve Schramm, 7 Stewart Street, Siding and Wood Windows and Doors Program; Randi Coddington, 21 Guy Street, Wood Windows and Doors Program; Brad and Laurel Ann Butturff, 32 Jackson Avenue, Elderly Resident Program. Voting Yea: Posey, Weber, Diede, Santochi, Dar, Williams.***

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

- a. Invitation from MSI Economic Restructuring Committee to participate in a Main Street Initiative work group for City Ordinance review.

Mr. Wagner stated the Economic Restructuring Committee, a sub-committee of the Main Street Initiative Committee, is requesting acceptance of an invitation to participate in a city ordinance working group to address growing concerns with national food chain restaurants and signage within the Core Historic District of Main Street. This group will draft an ordinance prohibiting national food chain restaurants in the Core Historic District and bring it to the Planning and Zoning Commission for consideration. This group would also review and suggest changes to the sign ordinances that better align with the Deadwood brand. Mr. Gienger stated due to the increased purchasing of buildings by out-of-state individuals and groups, this committee is necessary to protect the integrity of the Core Historic District moving forward. Mr. Gienger further stated, "A perfect example is the Fairmont Hotel." This will also help the issue of businesses on Main Street closing in the off season. Mr. Kuchenbecker stated no more than two members would be appropriate for the committee if the entire body approves participation. ***It was moved by***

***Commissioner Diede and seconded by Commissioner Santochi to support the request to participate in a city ordinance working group to address growing concerns with national food chain restaurants and signage within the Core Historic District of Main Street. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.***

***It was moved by Commissioner Diede and seconded by Commissioner Santochi to appoint Commissioner Weber and Commissioner Williams to the City Ordinance Working Group Committee. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.***

b. Gregory County Outside of Deadwood Grant Extension Request

Mr. Kuchenbecker stated Gregory County received an Outside of Deadwood Grant in the 2021 funding cycle to make needed repairs to the exterior of the historic courthouse. The contractor is having issues of hiring staff and delays in getting necessary materials for the tuck pointing and brick cleaning project. Because of this delay they are requesting an extension on their grant. The Projects Committee has reviewed this issue and recommend granting the extension until June 1, 2023. ***It was moved by Commission Weber and seconded by Commissioner Santochi to grant an extension to Gregory County for the restoration of the historic courthouse until June 1, 2023. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.***

c. Plankinton Preservation Society – Emergency Outside of Deadwood Grant Request - \$4,300.00

Mr. Kuchenbecker stated the Plankinton Preservation Society has submitted an emergency grant request for repairs to the roof of the Sweep Van Dyke Hotel's unique veranda. Repairs do need to be completed before winter as snowpack on the veranda will be detrimental to the structure if not repaired this fall. The cost to stabilize the veranda is \$8,600.00. The applicant is requesting \$4,300.00. This is the first time Plankinton has requested any Outside of Deadwood Grant funds. The Projects Committee has reviewed this issue and recommend granting an emergency grant to Plankinton Preservation Society for stabilization of the veranda on the historic Sweep Van Dyke Hotel. Mrs. Anfinson stated there is a concern regarding the material being used on the veranda and will it affect the historic status. In checking with Chris Nelson at the SHPO office he stated this work will impact material integrity but the overall integrity of the building is still good. ***It was moved by Commissioner Weber and seconded by Commissioner Dar to grant an emergency grant to Plankinton Preservation Society for stabilization of the veranda on the historic Sweep Van Dyke Hotel in the amount of \$4,300.00. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.***

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

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

- a. PA 220165 - Peter Pantazopoulos - 38 Burnham Ave. - Construct addition onto current structure

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 38 Burnham, a noncontributing structure located in the Highland Park Planning Unit. This is his second request. The applicant is requesting permission to construct a 12'x28' slant roof addition to an existing structure and will consist of one new walk-through door with one half lite window with one double hung window facing the front and two patio doors on 28 ft. side. New addition will be sided with Smart siding with five-inch reveal on all new sides with corner boards and 1x4 trim around openings and corner boards. Staff appreciates the applicant working with the Commission to address the concerns from the previous application. The proposed work and changes does not encroach upon, damage or destroy a historic resource but does not have an adverse effect on the character of the building and the overall historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Commissioner Diede stated thank you for working with the Historic Preservation Commission. ***It was moved by Commissioner Diede 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: Posey, Diede, Santochi, Weber, Dar, Williams.***

- b. PA 220166 - Randi Coddington - 21 Guy St. - Replace garage windows and doors

Mr. Kuchenbecker stated the applicant submitted an application for Project Approval for work at 21 Guy St., a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to replace eight historic windows with Marvin wood windows and two garage doors with a wood look garage door made by Glenmoor. Staff conducted a site visit of the project to determine if the windows should be restored or replaced. The applicant will be entering into the windows grant program for the windows only. 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 Weber 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: Posey, Diede, Santochi, Weber, Dar, Williams.***

- c. PA 220167 - John & Jamie Hohn - 402 Williams - Replace windows and doors

Mr. Kuchenbecker stated the applicant has submitted an application for work at 402 Williams St., a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to replace six inappropriate vinyl windows with wood windows and replace four old windows with wood windows. Replace four exterior doors that do not function properly with wood doors. Staff conducted a site visit with the applicant to review the 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 Weber 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: Posey, Diede, Santochi, Weber, Dar, Williams.***

**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.)

Mr. Kuchenbecker stated they have been conducting interviews for the Public Works Director position. Lornie Stalder has been hired as the Building Superintendent. The Mt. Moriah cemetery work will be finishing up and staffing will end October 15, 2022. City staff held an on-site meeting with FEMA for the Whitewood Creek Bank Stabilization project. Commissioners Carmody and Dar along with Mr. Kuchenbecker attended the West River History Conference was last week at Custer State Park.

**11. Committee Reports**

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

Commissioner Dar stated she enjoyed the West River History Conference and Mr. Kuchenbecker did an amazing job on his presentation. The Main Street Initiative's event entitled Hops and Hogs sold 561 tickets.

**12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 5:38 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Bonny Anfinson, Program Coordinator*