



Historic Preservation Commission Minutes

Wednesday, July 24, 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 July 24, 2024, at 4:07 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede
HP Commission Vice Chair Vicki Dar
HP Commission 2nd Vice Chair Trevor Santochi
HP Commissioner Anita Knipper
HP Commissioner Jesse Allen
HP Commissioner Molly Brown

ABSENT

HP Commissioner Tony Williams
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 July 8, 2024, Special Meeting

It was motioned by Commissioner Dar and seconded by Commissioner Brown to approve minutes of the July 8, 2024, special meeting. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

b. Minutes from July 10, 2024, meeting

It was motioned by Commissioner Knipper and seconded by Commissioner Allen to approve minutes of the July 10, 2024, meeting. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve HP Operating Vouchers in the amount of \$207,290.75. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- b. HP Grant Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve HP Grant Vouchers in the amount of \$13,442.84. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- c. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve HP Revolving Vouchers in the amount of \$8,882.78. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Requests

Benjamin and Sheri Greenlee - 52 Van Buren St. - Loan Approval Request
Steve Schram - 7 Stewart - Loan Approval Request
Karin Parham - 42 Lincoln - Loan Extension Request

It was moved by Commissioner Dar and seconded by Commission Allen to approve loan requests for Benjamin and Sheri Greenlee - 52 Van Buren and Steve Schram - 7 Stewart and loan extension for Karin Parham – 42 Lincoln. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- b. Accept 53 Taylor St. into the Retaining Wall Program

The Historic Preservation Commission has received an application from John and Sharon Martinisko to accept 53 Taylor Street into the retaining wall program. This request is for the retaining wall on the right back side of the structure. Staff is recommending accepting them into the program as it fits the criteria of the retaining wall program.

It was motioned by Commissioner Knipper and seconded by Commissioner Brown to approve 53 Taylor into the Retaining Wall program. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

6. Old or General Business

- a. Request from Outlaw Square in the amount of \$5,000.00 (budgeted) for support of the Brule performance.

The Historic Preservation Commission has received a request from Outlaw Square for funding support of the Brule performance on July 23, 2024.

It was motioned by Commissioner Dar and seconded by Commissioner Knipper to approve request from Outlaw Square for funding support of the Brule performance on July 23, 2024. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- b. Approve 2nd Half Payment for Foundant Grant Software Subscription at a cost of \$5,400.00 as budgeted.

The City of Deadwood entered into an agreement with Foundant Technologies in June 2017 for use of the web-based grant program for all the Historic Preservation

grants. This program has been very successful in keeping track of all the grant recipients and providing reports for meetings, budgets and grant numbers.

The software subscription is renewed every two years. An invoice has been submitted for the second year of the current two-year agreement for 2023 and 2024. The cost for the second-year subscription is \$5,400.00. Staff is recommending approval to pay the renewal out of the Professional Services Revolving Loan line item.

It was motioned by Commissioner Brown and seconded by Commissioner Knipper to recommend to the City Commission to pay for the second year of the current two-year subscription in the amount of \$5,400.00 to be paid out of the Professional Services Revolving Loan line item. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

- c. Permission for Chairman Leo Diede to sign the DAR Foundation Acceptance Agreement for a grant in the amount of \$4,115.50 for the Digitization of Black Hills Trust & Savings Bank Records. The grant will pay for half of the digitization project.

Mike Runge, City Archivist, thanked Bonny Anfinson, HP Coordinator, for bringing the grant to Mike's attention and her help on applying for and obtaining the grant.

It was motioned by Commissioner Santochi and seconded by Commissioner Dar to allow Chairman Diede to sign the DAR Foundation Acceptance Agreement for a grant in the amount of \$4,115.50 for the Digitization of Black Hills Trust & Savings Bank Records. 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 240120 Erika Laine Drummond - 18 Denver - Replace porch and stairs from street

The applicant has submitted an application for Project Approval for work at 18 Denver Ave., a contributing structure located in the City Creek Planning Unit in the City of Deadwood.

The applicant is requesting permission to replace the current porch floor/railing and raise the porch one foot higher to bring it closer to the current door threshold. Add a ten-foot nine-inch extension to the right side of porch to span the full front of the house. The porch frame would be made of pine and the porch floor would be replaced with cedar. Replace stairs from street, adding a landing midway up and second railing to cover both sides of stairway. Stair stringers, treads and railing would be pine to match current stair construction and pitch.

Staff reviewed the plans with the contractor, raising the porch would eliminate the number of current stairs to the threshold reducing it down to two steps which would allow more space on the porch. Furthermore, it is the staff's opinion, the reconstruction of the porch should include painted posts and railing to be more compatible with the resource. Staff is reaching out to the applicant on these details for affirmation that they will follow staff's recommendations.

If the staff's recommendations are included in the motion, the proposed work and changes would 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 Allen and seconded by Commissioner Santochi based upon all the evidence presented and with staff recommendations of extending roof and painting posts, 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 240124 - Jeff & Kris Sampson - 25 McKinley - Install privacy fence in back right side of structure

The applicant has submitted an application for Project Approval for work at 25 McKinley, a non-contributing structure located in the Large's Flat Planning Unit in the City of Deadwood.

The applicant is requesting permission to install a wood privacy fence along the back east (right) side of the house to garage with a small gate along the house, 39 ft. long approximately 7' wide and 6' high.

This privacy fence is not readily visible from the public right-of-way along McKinley Street and therefore, as presented it is 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, Williams, Santochi, Diede, Brown, Allen, Dar.

- c. PA 240119 - Larry & Jenica Griffith - 23 Washington - Install Six Foot Picket Fence

The applicant has submitted an application for Project Approval for work at 23 Washington St., a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

The applicant is requesting permission to install a six-foot picket fence with space between pickets being two to three inches. A solid privacy fence would be installed on the north side of the lot. The fence will be at a 45-degree angle on the corner of Jackson & Washington, if needed.

The Historic Preservation Commission reviewed a previous request at the June 13, 2024, meeting and it was denied based on concerns regarding the sightlines with

vehicular traffic in addition to the visual impact to the neighborhood and the entire perimeter of the lot being a privacy fence.

The applicant has submitted a revision to the original request. Based on the proposed work and changes, the revised plan limiting the "privacy" portion to the rear of the lot is acceptable, however, it is staff's opinion, the six-foot picket fence portion would still encroach upon a historic resource as well as 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 should be noted that the angle of the fence does address some of the City's concerns on the sightline.

The applicant asked what an acceptable height of fence would be. Mr. Kuchenbecker stated 4' is the acceptable height for a picket fence. He added that the city is putting together guidelines for acceptable fence styles, sightlines, and heights to help homeowners in the future. The height of fences at the rear of the structures are not as important as at the side yards and front yards, that are readily visible from the street. Mr. Kuchenbecker continued that the original request was a solid fence. It has been changed to a picket style fence but is still 6' tall.

Commissioner Dar shared that she wouldn't have seen a 6' picket fence during the period the house was built.

The homeowner asked if 5' would be acceptable. Commissioner Dar responded that 5' doesn't feel like a picket fence. She added that she looked up picket fences from the time period and she doesn't feel that height of a fence is the right fit.

The homeowner stated that the house across the street on Jackson had recently put up a 5' picket fence. Mr. Kuchenbecker responded that the fence is only 14' wide and not the entire width of the property, as is being requested here. Commissioner Diede asked the length of this project. Mr. Kuchenbecker stated it's approximately 70 feet. Commissioner asked the reason for the requested height. The homeowner stated they have 100 lb. labrador. They would like the height of the fence to help keep their dogs safe and away from the public.

After additional discussion and an offer for the homeowner to resubmit a new plan, the homeowner stated that a decision needed to be made today, as they would like to get the project started. The homeowner added that, though 4' would not be ideal, they would follow the decision of the commission.

It was motioned by Commissioner Dar and seconded by Commissioner Allen based upon all the evidence presented and following the recommendations from City staff that the fence not exceed 4' in height in front of the house with privacy fence in the back, 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

10. Staff Report

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

- a. Fassbender 2nd Quarter Newsletter
- b. News article on the Beals Cemetery check presentation
- c. 85 Charles Foundation Quote Approval

Mr. Kuchenbecker stated the cleanup at Boot Hill has started as discussed during the July 10, 2024, meeting.

FEMA projects are going well along Ryan Road and Water Street. Ryan Road should be complete in early October. Conduit and utility work continues on Water Street. Concrete curb and gutter will begin following Rally Week.

25 yards of concrete to be poured at Welcome Center Trail this afternoon. Plans show completion should be October.

The retaining wall at 10 Denver is getting stone added to it.

The contractor has mobilized and started work on the Fuller Brothers trail system. White Rocks Trail is nearing completion except for the last part where archaeological recordation is being done.

The drainage structure discovered along Whitewood Creek Trail under Railroad Avenue was recorded and a second drainage of the same construction was discovered on the railroad grade at the Boot Hill Estates project. One is shown on the Sanborn Fire Insurance maps dating back to 1891.

11. Committee Reports

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

Commissioner Dar - Farmers Market on Friday.

Commissioner Allen - Stagecoach not running until after Rally. Up 54% from 2023.

Commissioner Brown - Lead-Deadwood Economic Development is the volunteer group scheduled to work the Farmers Market on Friday.

Commissioner Santochi – Out of country on vacation August 7-21, 2024.

12. Adjournment

It was motioned by Commissioner Santochi and seconded by Commissioner Brown to adjourn the Historic Preservation Commission meeting. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.

The HP Commission meeting adjourned at 4:42 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant