



Historic Preservation Commission Minutes

Wednesday, April 24, 2024, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on April 24, 2024, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey
HP Commission Vice Chair Leo Diede
HP Commissioner Trevor Santochi
HP Commissioner Tony Williams
HP Commissioner Vicki Dar
HP Commissioner Molly Brown

City Commissioner Charlie Struble-Mook

ABSENT

HP Commission 2nd Vice Chair Robin Carmody

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Director
Bonny Anfinson, Historic Preservation Coordinator
Amy Greba, Administrative Assistant
Mike Walker, Neighborworks

3. Approval of Minutes

a. Minutes of 04.10.24

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to approve minutes of the April 10, 2024, meeting. Voting Yea: Williams, Santochi, Posey, Brown, Diede, 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 \$45,096.35. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

b. HP Grant Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Grant Vouchers in the amount of \$5,024.06. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

- c. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Williams to approve HP Revolving Vouchers in the amount of \$1,523.23. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

5. HP Programs and Revolving Loan Program

- a. Satisfaction of Grants - Margaret Sulentic - 23 Van Buren

Mrs. Anfinson stated the City of Deadwood Historic Preservation Office has received a Satisfaction of Grant request for Margaret Sulentic at 23 Van Buren Avenue. Mrs. Sulentic was in the Elderly Resident, Foundation, Siding and Wood Windows and Doors Programs to restore the Carriage House. The property is being sold and the title company is requesting the grants be satisfied. The satisfaction will release the current owner but the requirement of maintaining minimum standards will be transferred to the new grantee.

The Loan Committee has reviewed this request and recommends approval of the Satisfaction of Grants for Margaret Sulentic, 23 Van Buren.

It was motioned by Commissioner Dar and seconded by Commissioner Brown to approve the satisfaction of the Elderly Resident, Foundation, Siding and Wood Windows and Doors Programs for Margaret Sulentic, 23 Van Buren. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

6. Old or General Business

- a. Presentation of the 2024 Deadwood Historic Preservation Commission Scholarship Recipients to the following Lead-Deadwood High School Seniors

Ethan Hess - \$500 Vocational Scholarship
Joseph Osowski - \$500 Vocational Scholarship
Kaitlyn Martin - \$1,000 College Scholarship
Mariana Pitlick - \$1,000 College Scholarship

Mr. Kuchenbecker presented the 2024 Deadwood Historic Preservation Commission Scholarship certificates to the above mentioned seniors on behalf of the Historic Preservation Commissioners. Each recipient shared their plans for continuing education and thanked the Commission for the scholarships.

- b. Permission for Beverly Posey, Chairman, to sign the Easement Agreement for the installation of the Tootsie sign at 667 Main Street

Mr. Kuchenbecker stated the new owners of 667 Main Street are authorizing the City of Deadwood to install the Tootsie Sign on the roof at 667 Main. This request is to authorize Beverly Posey to sign the Easement Agreement.

It was motioned by Commissioner Dar and seconded by Commissioner Diede to authorize Beverly Posey to sign the Easement Agreement for the Installation of the Tootsie sign at 667 Main Street. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 240055 - Louie Lalonde - 657 Main St - Replace Doors

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 657 Main St, a contributing structure located in the Original Town of Deadwood in the City of Deadwood.

After submittal of the Certificate of Appropriateness the applicant decided to keep the window configurations on the doors the same and not change the oval windows to rectangle windows. The result will be no change to the current appearance of the structure.

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 Santochi asked if doors are original to the building? City Commissioner Struble said the main door is original to the structure built in the 1930's. Mr. Kuchenbecker clarified that the hardware on all doors will be saved and used on the new doors so only thing being replaced will be the wood.

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. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

- b. COA 240056 - Grant Lincoln, SGMSD, LLC - 700 Main St. - Replace all Windows

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 700 Main St, Deadwood, SD 57732, a contributing structure located in the Original Town in the City of Deadwood.

The applicant is requesting permission to replace all double-hung windows in the building. The existing historical frames will remain and be repaired where necessary. New wood single-hung windows will be installed within the existing frames. See attached primary submittal from Pella for product information and detail.

After several meetings with the ownership representatives, discussions with the State Historic Preservation Office, contractors, and architects, staff believes this is the best solution for this project.

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. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 240053 - Natasha Brown - 15 Jackson - Replace front deck and fence

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 15 Jackson St, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

The applicant is requesting permission to demo a fence & railing. Replace existing fence with cedar wood fencing and 5'-6' gate. 6'x9' deck Trex with black baluster cedar handrail. Adding Trex decking to the original concrete deck and stairs.

The applicant started the project without a project approval, building permit, or licensed contractor. A Stop Work Order was submitted.

The proposed fence does block the view of the front structure and is not appropriate for the front elevation. An addition is being added to the front porch to enlarge the current deck and extend the carport. They are requesting the use of Trex decking.

The proposed work and changes does encroach upon the historic resource and has an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

While the deck extension may not have an overall adverse impact to the resource, the tall, solid privacy fence across the front elevation does encroach upon and have an adverse impact on the resource.

Mr. and Mrs. Brown shared photos of potential construction that will be used to complete both the carport/deck and fence around entire yard.

It was motioned by Commissioner Diede and seconded by Commissioner Santochi to split the deck project and the fence into two separate items for the commission to vote on. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

It was motioned by Commissioner Santochi and seconded by Commissioner Diede 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 not adverse to Deadwood and move to approve the carport/deck portion of the project as presented. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

It was motioned by Commissioner Dar 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 fence portion of the project as presented. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

b. PA 240054 - Cara Potter - 152 Charles St. - Construct Carport

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 152 Charles St., a contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

The applicant is requesting permission to build a carport next to the home. It will be built to follow the angle of the home. Roofline will follow angle of existing. Additional cupola-like addition to top to compliment pitches on porches and roofline. Replica of original shingles will be added to match the front porch.

Staff met with the owner to discuss the proposed design of the structure and came up with a revised design to be more compatible with the existing contributing resource and the historic district. Instead of an angle roof, there will be a pitched roof next to the structure and then a 4/12 pitch addition to the left of the car port. This will be wood construction and the roof and paint scheme will match the main structure.

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: Williams, Santochi, Posey, Brown, Diede, 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.)

Mr. Kuchenbecker shared the 1st Qtr Newsletter from Fassbender Collection.

FEMA project - last footings are being laid. Wall behind clinic is near completion. Asphalt laid to Mickelson Trail. Phase 1A & 1B beginning soon. Replace sidewalk, railings and bridges, along Water Street, between Deadwood Mountain Grand and Dollar Store. Repairs to storm water system continue behind Comfort Inn.

Tootsie Sign will be hung up soon. Excited to see it back in place.

Pre-bid meeting for Welcome Center Trail scheduled for 4/29/2024.

State Historical Conference 2025 will be in Deadwood.

Commissioner Diede commented on photos from Fassbender Collection. Asked where Bear Gulch is located. Mr. Kuchenbecker was not sure.

Commissioner Struble shared that this was her last meeting as City Commission liaison. Newly-Elected Commissioner Joseph will be liaison for both HP & Planning/Zoning Commissions. His first meeting will be May 6, 2024.

11. Committee Reports

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

Commissioner Dar commented that there is a Fassbender exhibit at Days of 76 museum. Prints of the photos are available for purchase in the museum gift shop. First Farmers Market of the season is coming up soon.

Commissioner Posey shared that there will be a public meeting for several CUPs within Deadwood city limits on May 1, 2024, at 4:00 p.m. City Hall.

12. Adjournment

It was moved by Commissioner Santochi and seconded by Commissioner Williams to adjourn the Historic Preservation Commission meeting. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

The HP Commission meeting adjourned at 4:49 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant