



Historic Preservation Commission Meeting Minutes

Tuesday, November 21, 2023 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 November 21, 2023, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey
HP Commission 2nd Vice Chair Robin Carmody
HP Commissioner Trevor Santochi
HP Commissioner Tony Williams
HP Commissioner Vicki Dar
HP Commissioner Molly Brown

City Commissioner Charlie Struble-Mook

ABSENT

HP Commission Vice Chair Leo Diede

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Director
Bonny Anfinson, Historic Preservation Coordinator

Mike Walker, Neighborworks

3. Approval of Minutes

a. Minutes of 11.08.23 Meeting

It was moved by Commissioner Williams and seconded by Commissioner Dar to approve the minutes of the November 8, 2023, meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Dar, Brown.

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Brown to approve the HP Operating Vouchers in the amount of \$90,542.90. Voting Yea: Carmody, Williams, Santochi, Posey, Dar, Brown.

b. HP Grant Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Carmody to approve the HP Grant Vouchers in the amount of \$6,461.17. Voting Yea: Carmody, Williams, Santochi, Posey, Dar, Brown.

- c. HP Revolving Vouchers

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the HP Revolving Vouchers in the amount of \$22,078.32. Voting Yea: Carmody, Williams, Santochi, Posey, Dar, Brown.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Nugget Saloon - 608-610 Main St. - Refinance Request

It was moved by Commissioner Santochi and seconded by Commissioner Carmody to approve a refinance request for 608-610 Main, Nugget Saloon. Voting Yea: Carmody, Williams, Santochi, Posey, Dar, Brown.

6. Old or General Business

- a. Review and comment on the Architectural Survey generated for the Deadwood Historic Landmark District funded jointly by the State Historic Preservation Office and the Historic Preservation Commission. Presented by Jenna Carlson Dietmeier and Liz Almlie

Jenna Carlson and Liz Almlie with SHPO presented the suggested amendment to the Deadwood Historic Landmark District based on the latest survey conducted by KLJ and funded jointly by SHPO and the HP Commission. The consensus was to adjust the boundary to match property lines along Cliff Street; however there was insufficient numbers of historic resources within the Pluma area to expand the district. The Commission also desires SHPO to consider contributing elements such as hillsides, viewsheds, gulch topography, natural rock features and brick pavers as well as historic retaining walls and our archaeology sites and resources.

- b. Public Hearing pursuant to 17.68.100(E) to address the report from Building Inspector, Trent Mohr, finding Demolition by Neglect is occurring for failure to repair the property located at 824 Main Street, Deadwood, Lawrence County, South Dakota.

Chair Posey opened the Public Hearing to receive comment from the public regarding Demolition by Neglect at 824 Main Street. No public comments were provided.

Chair Posey closed the public hearing.

It was moved by Commissioner Santochi and seconded by Commissioner Dar based upon the staff report and visual inspections by the commission from the street to declare the property at 824 Main Street to be in a state of Demolition by Neglect and order work to protect the exterior envelope of the historic resource to be completed. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.

- c. HPC consideration of funding request for the 56th Dakota Conference - April 25-26, 2024.

Mr. Kuchenbecker stated the Center of Western Studies is requesting funding for the 56th Dakota Conference. In 2019 we gave them \$750 and in 2020 we gave them \$250. Staff is recommending funding the conference for \$750. ***It was moved by Commissioner Dar and seconded by Commissioner Carmody to approve the request in the amount of \$750.00 for the 56th Dakota Conference. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

- d. Consider entering 594 Main Street into Historic Façade Easement Program.

Mr. Kuchenbecker stated the Historic Preservation Office received a Façade Easement Program Application from Robert Nelson to enter the Sacony – Vacuum Filling Station Building (Belle Joli) at 594 Main Street into the Historic Façade Easement Program. The applicant plans to restore the exteriors of the main building and the garage building. The proposed cost for the façade project is \$110,000.00. The applicant's qualified façade expenditures would be eligible to receive up to 80% of the façade cost at a maximum of \$3,000.00 per linear foot for the primary façade of the main building and \$1,000.00 per linear foot for the garage building for a grand total of \$88,130.00. Staff has determined the applicant meets the criteria for acceptance into the Historic Façade Easement Program and will coordinate with the applicant to ensure the proposed work meets the criteria of the program if approved by the commission. Commissioner Carmody recommended re-constructing the picket fence above the retaining wall. ***It was moved by Commissioner Santochi and seconded by Commissioner Williams to accept 594 Main Street, Sacony – Vacuum Filling Station Building into the Historic Façade Easement Program. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 230175 - Robert J. Nelson - 594 Main St. - Restore exteriors of station and garage structures

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 594 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to restore the front of the main building including replacement wood where needed, new windows where needed, new door and jam concrete wall along parking to be patched and repainted. Garage to be inspected for wood rot, new windows where needed, door to be inspected and painted. Currently getting bids for area contractors. Paint will be exact historical color, and trim or doors will be exact replacement where needed. In further discussion with the applicant, plans are to restore the windows and not replace. If it is determined later that any windows need to be replaced the applicant will submit a new project approval. The applicant has also applied for the Historic Façade Easement Program. 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 local Historic District, the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Williams 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: Carmody, Williams, Santochi, Posey, Brown, Dar.***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 230173 - Evergreen Property Management - 158 Williams St. - Remove and replace existing porch with same material and replace concrete steps to the apartments with treated wood.

Mr. Kuchenbecker stated the applicant has submitted an application for work at 158 Williams, a contributing structure located in the Highland Park Planning Unit in the City of Deadwood. The applicant is requesting permission to remove existing porch and replace with same material, tongue and groove boards and wood spindles and paint to match. Also remove the concrete steps between the house and apartment building and replace with treated wood steps. 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 Dar and seconded by Commissioner Carmody 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: Carmody, Williams, Santochi, Posey, Brown, Dar.***

- b. PA 230174 - Bonnie Fosso - 170 Pleasant - Install storm door to front of structure

Mr. Kuchenbecker stated the applicant has submitted an application for work at 170 Pleasant St., a contributing structure located in the Highland Park Planning Unit in the City of Deadwood. The applicant is requesting permission to install a wooden storm door to protect the front door. The storm door is one that was previously on the structure but in a different location. 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 Brown 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: Carmody, Williams, Santochi, Posey, 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.)

Mr. Kuchenbecker stated he did a check presentation in Plankinton for the Sweep Van Dyke Hotel Outside of Deadwood Grant.

The South Dakota State Museum will be conducting a meeting in Deadwood on December 6, 4:30 p.m. to listen to public ideas regarding the future state of the history museum.

Staff met with the contractor doing the repair to the structure at 299 Williams which had a fire. In our project approval it was approved contingent upon receiving detail plans. The contractor plans to reconstruct the porch using the materials from the porch so the required plans will not be needed.

A copy of the Deadwood Chamber calendar of events is included in your packet.

The FEMA project is half way through the footings of Sherman Street. Next week a third crew will be starting. Truck loads of block are being delivered.

The final inspection was completed today for the 9 Shine retaining wall project. There is one more pour on the Broadway alley project and at 8 Jefferson the contractor was putting the cap on and will be done in the next 2-3 days.

A meeting has been scheduled with Department of Revenue, Houdyshell, for December 7 and we will also be presenting our budget to SHPO on December 8.

The City Commission had their second reading of the budget.

Mrs. Anfinson reported that the Lead City Commission has appointed her to the Lead Historic Preservation Commission.

11. Committee Reports

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

12. Adjournment

The HP Commission meeting adjourned at 5:18pm.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant

And Bonny Anfinson, Historic Preservation Coordinator