



Historic Preservation Commission Minutes

Wednesday, October 23, 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 October 23, 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 Jesse Allen
HP Commissioner Tony Williams

City Commissioner Blake Joseph
City Commissioner Sharon Martinisko

ABSENT

HP Commissioner Molly Brown
Hp Commissioner Anita Knipper

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Historic Preservation Coordinator
Amy Greba, Administrative Assistant

Susan Trucano, Neighborworks

Mike Williams, Deadwood History, Inc.

a. Welcome to State Historic Preservation Office

Garry Guan, State Historic Preservation Officer
Jozef Lamfers, Review & Compliance Archaeologist

Mr. Kuchenbecker introduced the newly appointed Director of the State Historic Preservation Office, Garry Guan, to HP Commissioners. Mr. Guan thanked Mr. Kuchenbecker, Mrs. Anfinson, and Mr. Williams for the tours given during his visit. Also thanked Commissioners for their commitment to maintaining historic preservation in Deadwood. He looks forward to working together and continuing the partnership between the City of Deadwood HP office and SHPO.

b. Recess Meeting for Program

Commission Chair Diede called for meeting to enter recess at 4:02pm.

2024 Deadwood Wall of Fame Award Program

Mr. Kuchenbecker announced Deadwood's 2024 Wall of Fame Inductees. The Historic Preservation Commission honored former Deadwood residents, Barbara Allen and Donald Clowser, as the recipients of the 2024 Deadwood Wall of Fame.

The Deadwood Wall of Fame began in 2005 to honor individuals who have made a significant contribution to the history and development of Deadwood. Recipients of this award can be classified into one or more of the following fields: Arts and Humanities, Athletics, Business & Trade, Educational & Cultural Affairs, Governmental Affairs, Historical Characters, Professional, and Unsung Heroes & Good Hearts.

Every other year (or even years) in September, Deadwood Historic Preservation Commission accepts nominations for the Wall of Fame then selects two individuals for induction to this recognition program. As of 2024, 30 individuals, including Mrs. Allen and Mr. Clowser, are now on Deadwood's Wall of Fame and will be permanently displayed at the Deadwood City Hall touch screen monitor, as well as, online on the City of Deadwood's webpage: www.cityofdeadwood.com.

Mr. Kuchenbecker read Barbara Allen's Wall of Fame award and invited her son, David Allen, to share comments regarding his mother.

Mr. Kuchenbecker then read Mr. Clowser's Wall of Fame award and invited Jim Williams, DHI Executive Director, to share some comments regarding Mr. Clowser.

All attendees were treated to cake and refreshments and invited to take photos with staff and HP Commissioners.

Reconvene Meeting

Commission Chair Diede called for meeting to reconvene at 4:30pm.

3. Approval of Minutes

- a. HP Meeting Minutes 10/09/24

It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve minutes of the October 9, 2024, meeting. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

4. Voucher Approvals

- a. HP Operating Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Allen to approve HP Operating Vouchers in the amount of \$145,035.47. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

- b. HP Grant Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Dar to approve HP Grant Vouchers in the amount of \$36,566.30. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

- c. HP Revolving Vouchers

It was motioned by Commissioner Dar and seconded by Commissioner Allen to approve HP Revolving Vouchers in the amount of \$50,123.50. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

5. HP Programs and Revolving Loan Program

a. Revolving Loan Request

Gary Cure - 5 Harrison - Retaining Wall Program

The borrowers are requesting a Retaining Wall Loan for their payable portion of the project. This loan request was reviewed by the Loan Committee: favorable comments were received with a recommendation to approve.

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to approve the applicants request for Retaining Wall Loan at 5 Harrison. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

6. Old or General Business

a. Permission to pay QuikSigns for creation and installation of Utility Box Covers on Main Street at a cost not to exceed \$3,433.06.00.

Mr. Kuchenbecker stated the Deadwood Historic Preservation Office is requesting permission to pay QuikSigns for the development and installation of adhesive utility box covers located along Historic Main Street.

In April of 2024, the City Archives was asked to locate suitable historic photographs from the HP/City photographic collection that could be incorporated into the utility boxes along lower Main Street. Based on QuikSigns guidelines, digital files were then sent as part of this project. The wraps were installed in September of 2024.

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to allow the Historic Preservation Office to pay QuikSigns for the development and installation of utility box covers located along lower Main Street. Cost for this project will not exceed \$3,433.06 and will be paid out of the HP Public Education line item. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

b. Permission to hire M.S. Mail to print and mail the 2025 Deadwood Calendar at a cost not to exceed \$3,800.00 from the HP Public Education and Neighborhood Block Club line items.

Mr. Kuchenbecker stated the Historic Preservation Office, in conjunction with the Neighborhood Blocks Clubs, has printed a community calendar for the residents of Deadwood since 2018. Once again, they are requesting permission to hire M.S. Mail to print and mail the 2025 calendar. The calendars are very popular with Deadwood residents.

With the help of Mike Runge and the Neighborhood Block Clubs historic photos are selected for the calendar and staff design and plan the layout of the calendar for printing. The calendars are printed and mailed directly to the residents of Deadwood. The cost to print and mail the 1,500 calendars should not exceed \$3,800.00. Historic Preservation will pay for the printing which is \$3,000.00 from the Public Education budget line item and the postage and mailing costs of \$800 from the Neighborhood Block Club budget.

It was motioned by Commissioner Allen and seconded by Commissioner Williams to recommend to City Commission the hiring of M.S. Mail to print

and mail the 2025 Calendar in the amount not to exceed \$3,800 with \$3,000 to come out of the Public Education line item and \$800 to be paid from Professional Services Neighborhood Block Club line item. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

- c. Approve Loan Agreement (2024-009) of school related items with Lead/Deadwood Elementary School for display purposes.

Mr. Kuchenbecker stated the City Archives is asking permission to loan the items listed in the memo to the Lead/Deadwood Elementary School from October 21, 2024, to June 1, 2025. The Lead/Deadwood Elementary School can renew this contract based on mutual agreement between both entities.

It was motioned by Commissioner Dar and seconded by Commissioner Williams to grant the Lead/Deadwood Elementary School located at 716 Main Street, Deadwood, SD 57732 permission to use the City's property listed above from October 21, 2025, through June 1, 2025. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

- d. Permission to pay Pannier Graphics for fabrication and creation of interpretive panels for Outlaw Square and Welcome Center at a cost of \$3,222.00 to be paid from HP Public Education line item.

Mr. Kuchenbecker stated the City Archives is requesting permission to pay Pannier Graphics for the completion of four outdoor interpretive panels. This project was approved by Historic Preservation staff in April of this year. The signs, "First Baptist Church", "Generations of Change", "Serving the Hills", and "Deadwood Formation & Nelson H. Darton" and associated bases are being shipped to Deadwood and will arrive before the end of the month.

The cost for the development, printing and fabrication of the bases will not exceed \$3,300.00.

It was motioned by Commissioner Santochi and seconded by Commissioner Allen to allow the City Archives permission to pay Pannier Graphics for the completion of four outdoor interpretive panels. The cost for the development, printing and fabrication of the bases will not exceed \$3,300.00 and will be taken out of the HP Public Education line item. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 240219 - Terry Slaney - 900 Main St. - Remove front deck to repair foundation

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 900 Main St., a Noncontributing structure located in the Upper Main Planning Unit in the City of Deadwood.

The applicant is requesting permission to remove the current deck on the front of the house and side to repair the foundation that is sinking and repair what is needed.

The foundational repair is for the additions on the house. 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, Diede, Allen, Dar.

- b. PA 240220 - John Walsh - 476 Williams - Demolition of second floor damaged by fire

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 476 Williams St., a contributing structure located in the City Creek Planning Unit in the City of Deadwood.

Phase one - Removal of all fire damage to the second floor and roof. Secure the first floor from further damage. Upon completion of this phase, a new application will be made to rebuild as part of phase two.

This property has utilized our Foundation, Elderly Resident and Wood Windows and Doors programs over the years. Staff supports and is pleased to see efforts being made to save this historic structure and look forward to working with the applicant on phase II.

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 Allen 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, Allen, Dar.

- c. PA 240221 - Sean and Tiffany Byrne - 20 Denver - Replace front siding and windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 20 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 front picture window (right front - not original), right side window, front bedroom window 2nd story and kitchen windows. The windows will be Marvin wood windows. Replace siding on front of structure to match original siding with LP Smart Siding with scalloped siding in the gable (white). The side and rear siding will be restored.

This structure was entered into our programs with project approval in November of 2021. The original approval was to replace the gutters and down spouts, restore the wood windows that have been painted shut, install glass windows to the exterior porch, replace front door with wood Dutch doors and a wood storm door. Replace current metal storm windows with wood storms. Repair and mitigate the foundation and repair siding and paint. Enlarge the front stoop to accommodate the ability to open the door without having to step back down the stairs to open the door. The size will be no larger than 3' x 4' with two steps on either side.

The applicant does want to modify the previous project approval as stated in this application. Staff has reviewed the request and recommend approval of the submitted changes to the original project approval with the exception of not installing the proposed scallops in the gable and keeping the frieze boards. 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 except the proposed scallops in the gable and keeping the frieze boards. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

- d. PA 240222 - Lindsay Garlock - 330 Williams - Replace side entry door to garage

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 330 Williams St, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

The Applicant is requesting permission to replace framing around the side door to the garage, which is rotted. Also, replace rotted boards on door or rebuild using similar materials.

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, Allen, Dar.

- e. PA 240223 - John Martinisko - 53 Taylor St. - Replace garage doors

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 53 Taylor Street, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

The applicant requests permission to replace both overhead garage doors, 9'w X 7'h. Color to match garage.

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 Allen 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, Allen, Dar.

- f. PA 240230 - Rand Williams - 382 Williams - Replace metal doors with metal doors

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 382 Williams Street, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant is requesting permission to replace front and rear metal doors with metal doors.

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 Allen 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: Williams, Santochi, Diede, Allen, Dar.

- g. PA 240180 - Dale Berg - 874 Main - Request Project Approval for Projects Completed

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 874 Main, a contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

The homeowner constructed the following projects without Historic Preservation Commission approval.

- 16'x24' above ground pool-2018
- 12'x14' deck on east side of pool- 2018
- 12'x24' deck on west side of pool-2019
- 40' cover for camper-2023

The applicant installed an above ground pool and then constructed a deck around it. A large car port was constructed in the rear of the property without proper permits and approvals. There also appears to be a small structure constructed on

the right side of the driveway that was not in the request. If the applicant had followed the proper approval and permitting process, it is the staff's opinion, the large carport style structure would not have been approved, due to the size and design. Furthermore, the building and deck, as currently constructed, appears not to meet the necessary building code requirements.

It is further staff's opinion; the proposed work and changes does encroach upon and damage the historic resources and has an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts as well as the Deadwood National Historic Landmark District. This opinion is based on the guidelines and standards adopted by the commission.

It was motioned by Commissioner Dar and seconded by Commissioner Santochi based upon all the evidence presented, I move to make a finding that this project DOES encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

It was motioned by Commissioner Dar and seconded by Commissioner Santochi 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 project as presented. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

- h. PA 240227 - Dale Berg - 874 Main - Install Red Cedar Siding

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 874 Main St., a contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

The applicant is requesting permission to install red cedar siding to the front and side gables of the structure.

It is the staff's opinion, based on the physical evidence, the proposed scalloped cedar siding on the gable ends of the original house would create a false sense of history for the resource. Unless Historic Preservation is provided photographic or physical evidence the resource had scalloped gable siding, it is staff's opinion based on the guidelines adopted by the commission, the proposed work and changes does encroach upon, damage, or destroy a historic resource and has 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 move to make a finding that this project DOES encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. Voting Yea: Williams, Santochi, Diede, Allen, Dar.

It was motioned by Commissioner Dar and seconded by Commissioner Santochi 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 project as presented. Voting Yea: Williams, Santochi, Diede, Allen, 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. Fassbender Newsletter 2024 Third Quarter

b. Real Estate Workshop is scheduled for October 29, 2024, at the HARCC

Mr. Kuchenbecker stated the retaining wall project on Taylor has started.

FEMA – Water St.: Blue Peak to remove utilities next week. Utility poles will be removed following week.

Thanked Gary and Josef for coming and seeing the city's current/recent projects.

Mrs. Anfinson scheduled a plaque presentation for Anderson Cabin on Nov. 5.

11. Committee Reports

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

Commissioner Dar: Big Whiskey is November 9. Ho Ho Horseshoes is up to 80 prizes.

Commissioner Allen: Working on Stagecoach contract for 2025 Summer season. Nov. 1 is Legends of Deadwood fundraiser at DMG.

Commissioner Diede: Read Thank You from Days of 76 Executive Committee for continued support.

12. Adjournment

The HP Commission meeting adjourned at 4:54 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant