



Historic Preservation Commission Minutes

Wednesday, June 12, 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 June 12, 2024, at 4:01 p.m. Commissioner Posey turned the meeting over to Commission Vice Chair Diede.

- a. Acknowledgement of Years of Service for outgoing Commissioners:
Robin Carmody (6 Years) and Beverly Posey (7 Years)

Mr. Kuchenbecker and City Commissioner Joseph presented Commissioners Carmody and Posey with glass plaques in recognition of their service as HP Commissioners. Commissioner Posey was also presented with a gavel plaque in recognition of her service as HP Commission Chair.

- b. Swearing in of new Historic Preservation Commissioners:
Anita Knipper and Jesse Allen

City Commissioner Joseph swore in newly appointed HP Commissioner Anita Knipper and Jesse Allen.

2. Roll Call

PRESENT

HP Commissioner Anita Knipper

HP Commissioner Leo Diede

HP Commissioner Jesse Allen

HP Commissioner Vicki Dar

HP Commissioner Trevor Santochi

HP Commissioner Tony Williams

City Commissioner Blake Joseph

ABSENT

HP Commissioner Molly Brown

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Amy Greba, Administrative Assistant

Mike Walker, Neighborworks

- a. Election of 2024-2025 Historic Preservation Commission Officers:
Chairperson, Vice Chairperson, and 2nd Vice Chairperson

It was motioned by Commissioner Santochi and seconded by Commissioner Williams to nominate Commissioner Leo Diede as HP Commission Chair. Voting Yea: Knipper, Williams, Santochi, Allen, Dar.

It was motioned by Commissioner Santochi and seconded by Commissioner Williams to nominate Commissioner Vicki Dar as HP Commission Vice Chair. Voting Yea: Knipper, Williams, Santochi, Diede, Allen.

It was motioned by Commissioner Dar and seconded by Commissioner Williams to nominate Commissioner Trevor Santochi as HP Commission 2nd Vice Chair. Voting Yea: Knipper, Williams, Diede, Allen, Dar.

3. Approval of Minutes

- a. HP Commission Minutes

It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve minutes of the May 22, 2024, meeting. Voting Yea: Knipper, Williams, Santochi, Diede, Allen, 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 \$163,495.32. Voting Yea: Knipper, Williams, Santochi, Diede, Allen, Dar.

- c. HP Grant Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Grant Vouchers in the amount of \$14,129.49. Voting Yea: Knipper, Williams, Santochi, Diede, Allen, Dar.

- d. HP Revolving Vouchers

It was motioned by Commissioner Dar and seconded by Commissioner Allen to approve HP Revolving Vouchers in the amount of \$3,060.00. Voting Yea: Knipper, Williams, Santochi, Diede, Allen, Dar.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Program Application

Ross & Donna Abrams – 326 Williams St. – Elderly Resident Program

It was moved by Commissioner Dar and Seconded by Commission Williams to accept Ross and Donna Abrams, 326 Williams St. into the Elderly Resident Program. Voting Yea: Knipper, Williams, Santochi, Diede, Allen, Dar.

Accept Robb & Wendy Nelson, 19 Centennial, into the Retaining Wall Program

Mr. Kuchenbecker stated The Historic Preservation Commission has received an application from Robb & Wendy Nelson to accept 19 Centennial into the retaining

wall program. This request is for the retaining wall on the vacant lot that is beginning to deteriorate. Staff is recommending accepting them into the program as it fits the criteria of the retaining wall program.

It was motioned by Commissioner Santochi and Seconded by Commissioner Dar to accept Robb & Wendy Nelson, 19 Centennial, into the retaining wall program for the retaining wall located in the vacant lot. Voting Yea: Knipper, Williams, Santochi, Diede, Allen, Dar.

6. Old or General Business

Historic Preservation Commissioner Assignments for the 2024-2025 term

Commissioners selected committees they will serve on for the 2024-2025 season.

a. Historic Preservation Commissioner Assignments for the 2024-2025 term

HPC OFFICERS

- ___ Leo Diede _____ Chairperson
- ___ Vicki Dar _____ Vice Chair
- ___ Trevor Santochi _____ 2nd Vice Chair

HISTORIC PRESERVATION COMMITTEES

Projects Committee Meets as needed

- ___ Anita Knipper _____
- ___ Jesse Allen _____
- ___ Trevor Santochi _____

Loan & Grant Programs Committee Meets 1st and 3rd Tuesday of each month – 10:30 a.m. – City Hall

- ___ Leo Diede _____ Chairperson
- ___ Vicki Dar _____ Vice Chair
- ___ Trevor Santochi _____ 2nd Vice Chair

HISTORIC PRESERVATION COMMUNITY BOARD REPRESENTATIVES

Chamber of Commerce Meets 2nd Tuesday of the month 9:00 a.m. at Welcome Center – except August

- ___ Leo Diede _____
- ___ Vicki Dar _____

Deadwood Alive

- ___ Jesse Allen _____

DEADWOOD REVITALIZATION AND MAIN STREET INITIATIVE

Organization (Steering) Committee (MSI) 3rd Wednesday of each month – 12:00 p.m. Welcome Center

- ___ Leo Diede _____ Chairperson
- ___ Vicki Dar _____ Vice Chair
- ___ Trevor Santochi _____ 2nd Vice Chair

Economic Restructuring Meets Tuesday before MSI meeting, 9:00 a.m. at City Hall (location may vary)

- ___ Tony Williams _____
- ___ Trevor Santochi _____
- ___ Anita Knipper _____

Design Committee Meets 2nd Tuesday of each month 3:30 p.m. at City Hall

- ___ Vicki Dar _____
- _____

Promotion Committee Meets 1st Tuesday of each month at 1:00 p.m. at City Hall

- ___ Jesse Allen _____
- ___ Vicki Dar _____
- Anita Knipper

Rec & Trails

- Jesse Allen

7. New Matters Before the Deadwood Historic District Commission

- a. COA 240092 - Northern Hills Alliance for Children - 753 Main - Construct two shed roofs

Mr. Kuchenbecker stated the applicant has submitted an application for a Certificate of Appropriateness at 753 Main, a non-contributing structure located in the Upper Main Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to construct two shed roofs on the front of the structure. The objective of this project is to improve the water dispersion and drainage from the building, thereby eliminating problematic ice damming overhead, and on the ground in front of the high traffic main entrance. This will ensure the safety and convenience of all visitors, staff and children of the facility, as well as ensure the elemental integrity of the building. The original design of this resource has caused issues with the roof and moisture. The proposed design compliments the original design of a gable roof over the entry but is set back to address moisture and ice dams at this location. This should be considered a preliminary design as the City will require a structural engineer to review the plans as well as the buildings' structural components. Any changes resulting from the engineer's review would be subject to review by the Deadwood Historic District Commission. 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 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: Knipper, Williams, Santochi, Diede, Allen, Dar.

- b. Request to Reconsider COA 240040 - 745 Main Street – Window Sashes

Mr. Kuchenbecker stated the Historic Preservation Commission has received a request from the owner of 745 Main Street asking for permission to replace the entire window assembly instead of only the sashes. At the April 10, 2024, meeting approval was given to accept the property at 745 Main Street into the façade

program and issued a Certificate of Appropriateness contingent upon only the window sashes be replaced in order to preserve the original stucco.

The owner is making every effort to repair the frames and replace the sashes and has received recommendations from window suppliers and contractors. The consensus is the condition of the window frames would not support the installation of new sashes. The contractor stated the windows could be replaced from the inside of the building with little to no damage to the existing stucco, this was the major concern from staff was to protect the exterior stucco finish. Furthermore, wood windows would be the acceptable option and not the vinyl window option.

Before the meeting specs were presented for wood windows to replace the vinyl windows previously presented. Based on additional details surrounding the window replacement options, 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 Williams and seconded by Commissioner Santochi based upon all the evidence presented and the amending to the use of wood windows, 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, Allen, Dar.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 240083 - Ross & Donna Abrams - 326 Williams - Replace stairs and deck

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 326 Williams, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to remove and replace the stairway and deck from the sidewalk to the front door as required by court decision for infringement on adjacent property. New material to be Cedar-tone pressure treated lumber. Second level stairway to be moved approximately four feet to the right to intersect with upper-level deck. 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: Knipper, Williams, Santochi, Diede, Allen, Dar.

- b. PA 240086 - Mary Tautkus - 42 Wabash - Construct Carport

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 42 Wabash St., a contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

The applicant is requesting permission to construct a car port. This will be wood construction and styled to match the house. The carport will be a 16x22 gabled roof constructed on a 17'x24' concrete pad that is already in place. 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, Allen, Dar.

- c. PA 240085 - Larry & Jenica Griffith - 23 Washington - Install 6-foot privacy fence

Mr. Kuchenbecker stated 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 requests permission to install a 6-foot wood privacy fence on the upper portion of lot along Jackson and Washington Street. Upon completion of a site visit by City staff, there are concerns regarding the sightlines with vehicular traffic in addition to the visual impact to the neighborhood. While there are several privacy fences in and around the Ingleside Planning Unit, almost all are either side or rear yards and not front yards. There is an exception with the vacant lot across the street. An alternative style fence compatible with the resource would be a better solution; however, the applicant is attempting to garner a fenced in yard for their pets as well as privacy from tourists.

Based on the proposed work and changes (location and style of fence) the project would 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.

First Motion: It was motioned by Commissioner Santochi and seconded by Commissioner Williams 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: Knipper, Williams, Santochi, Diede, Allen, Dar.

Second Motion: 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: Knipper, Williams, Santochi, Diede, Allen, Dar.

- e. PA 240089 - Katherine Sims - 11 Jackson - Replace deck railing and lattice; Install iron picket fence, construct ground level deck

The applicant has submitted an application for Project Approval for work at 11 Jackson St., a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the railing on the existing deck to match/complement the proposed fence. Replace the wooden lattice under the existing deck to make it a solid enclosure for privacy. Add fencing at locations outlined in red on the diagram. Fencing will either be composite, powder coated aluminum or combo wood/iron pickets. Fencing to complement replacement deck railing. Construct a ground level deck next to the existing deck. This is highlighted in orange on the attached diagram. 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 and the inclusion of recommendations from HP Staff, 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, Allen, Dar.

- e. PA 240090 - Ben & Sheri Greenlee - 52 Van Buren - Replace windows and install patio door

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 52 Van Buren, a Contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is remodeling the interior and is requesting permission to replace the windows of the structure. The two front windows and right back side windows will be replaced with wood double hung windows to match the current windows. On the right side of the structure the first window will be replaced with a patio door, the 2nd window will be replaced with a Minnkota Awning window, the 3rd window will be removed and covered. The 4th window will be replaced with a wood window to match the front windows. On the rear of the structure, the bedroom window will be replaced with a picture type window and the bathroom window will be replaced. Both windows will be Minnekota windows. The Marvin wood double hung windows are appropriate to the resource; however, the Minnkota vinyl clad windows are inappropriate materials and do not meet the Secretary of Interior Standards for Rehabilitation. It is staff's opinion the use of vinyl windows does damage a historic property and therefore will 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. Mr. Kuchenbecker mentioned since time of original project application their contractor has supplied staff with samples of Sierra Pacific Windows (wood) for replacing Minnkota Vinyl Windows.

It was motioned by Commissioner Dar and seconded by Commissioner Williams based upon all the evidence presented and City Staff recommended approval of the wood windows option from Sierra Pacific Windows, 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, Allen, Dar.

9. Items from Citizens not on Agenda

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

Ms. Carmody asked the Commission if they were aware of the condition at Adam's House. She voiced her frustration regarding water damage, lights not working, loose boards on front porch, and peeling paint. Mr. Kuchenbecker stated the roof damage occurred during a storm and was held up by insurance. He will touch base with Public Works and report back to the Commission in two weeks.

10. Staff Report

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

Mr. Kuchenbecker shared that many projects are happening throughout the departments. Trails update: Re-routing of Homestake Trail and will join with White Rocks. Next project will be Fuller Brothers trail. In total there are about 5 miles of trail building happening in/around Deadwood.

RCI began work on Whitewood Creek Trail.

FEMA project is finishing up behind Comfort Inn (RCS Contractor). Complete Concrete beginning work along Water St. performing trenching along Cemetery St.

Retaining wall projects continue to move along smoothly. 33.5 Jackson and 458 Williams completed, pre-construction meeting on 10 Denver next week, and will move on to 74 Van Buren, also.

Collecting quotes for foundation work at 85 Charles.

11. Committee Reports

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

Commissioner Dar reminded Commission that Farmer's Market begins June 21. She attended the CGL Conference in Sioux Falls last week. Promotions update- Hops & Hogs collected over \$600 in donations for Feeding Deadwood, with the Posey's rounding it up to an even \$1,000. Thanked them for that contribution.

Commissioner Santochi shared that he hiked some of the trails. Asked who oversees them. Mr. Kuchenbecker said Randy Adler, Recreation & Parks Director. Commissioner Santochi mentioned there are a few locations that may need warning signs. He would speak with Randy about them.

Commissioner Allen said it's getting busy in Deadwood. Last weekend had two sold-out concerts at DMG and PBR, then Wild Bill Days this coming weekend. June 20th will be the first Whitewood Creek clean-up organized by the Trails Committee. They will happen every 3rd Thursday. Volunteers are welcome to help.

Commissioner Diede read Thank You's from scholarship recipients, Ethan Hess and Kaitlyn Martin.

12. Adjournment

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

The HP Commission meeting adjourned at 5:05 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant