



# Historic Preservation Commission Minutes

Wednesday, October 09, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on October 9, 2024, at 4:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Leo Diede  
HP Commission Vice Chair Vicki Dar  
HP Commissioner 2<sup>nd</sup> Vice Chair Trevor Santochi  
HP Commissioner Molly Brown

City Commissioner Blake Joseph

ABSENT

HP Commissioner Tony Williams  
HP Commissioner Anita Knipper  
HP Commissioner Jesse Allen

STAFF PRESENT

Bonny Anfinson, Historic Preservation Coordinator  
Amy Greba, Administrative Assistant  
Susan Trucano, Neighborworks

## 3. Approval of Minutes

a. HP Meeting Minutes 09/25/24

***It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve minutes of the September 25, 2024, meeting. Voting Yea: Santochi, Diede, Brown, Dar.***

## 4. Voucher Approvals

a. HP Operating Vouchers

***It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve HP Operating Vouchers in the amount of \$26,518.55. Voting Yea: Santochi, Diede, Brown, Dar.***

b. HP Grant Vouchers

***It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve HP Grant Vouchers in the amount of \$353,125.60. Voting Yea: Santochi, Diede, Brown, Dar.***

- c. HP Revolving Vouchers

***It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve HP Revolving Vouchers in the amount of \$10,581.39. Voting Yea: Santochi, Diede, Brown, Dar.***

## **5. HP Programs and Revolving Loan Program**

- a. HP Revolving Loan Requests

Erica Laine-Drummond, 18 Denver - Loan Extension  
Lori & David Wilkinson, 67 Terrace - Loan Request

***It was motioned by Commissioner Brown and seconded by Commissioner Santochi to approve 18 Denver – Loan Extension and 67 Terrace – Loan Request. Voting Yea: Santochi, Diede, Brown, Dar.***

- b. Historic Preservation Program Application

Scott & Tarra Mathews - 834 Main Street - Foundation and Retaining Wall Programs

Mrs. Anfinson stated the property is owner occupied, contributing. The applicant has submitted the required project approval form and quotes. Staff as well as the Loan Committee has determined the proposed project, and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.

***It was motioned by Commissioner Dar and seconded by Commissioner Santochi to approve application of 834 Main into the Foundation and Retaining Wall Programs. Voting Yea: Santochi, Diede, Brown, Dar.***

## **6. Old or General Business**

- a. Permission for HPC Chair to sign loan agreement for "Miners Night Out" poster to Mary Dunne Larson.

Mr. Runge shared that, though decommissioning of the poster was recommended during the previous HP Meeting on 9/25/24, he feels that making a **loan** of the poster to Mrs. Larson would be clearer in the legal area of archives.

Decommissioning the piece would return it to Mrs. Larson with no clear direction of its return to the City of Deadwood Archives. Placing it on loan to Mrs. Larson clearly notes that the item will be returned to City of Deadwood Archives in the event of her passing. The inclusion of the signed document within the framing of the piece marks it clearly as Property of the City of Deadwood Archives.

As for the repatriation ceremony suggested by Commissioner Joseph, Mr. Runge defined such a ceremony as being appropriate in the case of Mrs. Larson being deceased. Such a ceremony at this time would not be fitting for the action being taken with the loan to Mrs. Larson.

***It was motioned by Commissioner Dar and seconded by Commissioner Santochi to approve loan of "Miners Night Out" to Mary Dunne Larson. Voting Yea: Santochi, Diede, Brown, Dar.***

- b. Accept 633 Main Street, Bullock Hotel owned by DBUH, LLC, into the Facade Easement Program

Mrs. Anfinson stated the Historic Preservation Office received a Façade Easement Program Application from DBUH, LLC to enter the Historic Bullock Hotel at 633 Main Street into the Historic Façade Easement Program. The applicant plans to restore the exterior of the building to include the sidewalk skylights. The proposed cost for the façade project is \$258,000.00.

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 linier foot for the primary façade of the main building and \$1,000.00 per linier foot for the secondary facade for a grand total of \$266,800.00.

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.

***It was motioned by Commissioner Dar and seconded by Commissioner Brown to accept 633 Main Street, owned by DBUH, LLC, into the Historic Façade Easement Program. Voting Yea: Santochi, Diede, Brown, Dar.***

## **7. New Matters Before the Deadwood Historic District Commission**

- a. COA 240196 - Dale Berg - 650 Main Street – Tuck point brick and paint

Mrs. Anfinson stated the applicant has submitted an application for Certificate of Appropriateness for work at 650 Main St., Deadwood, SD 57732, a Contributing structure located in the Original Town of Deadwood in the City of Deadwood.

The applicant requests permission to tuck point brick and stain deck and touch-up paint on the back on 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.

***It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve the application to tuck point brick and paint at 650 Main. Voting Yea: Santochi, Diede, Brown, Dar.***

- b. COA 240198 - DBUH, LLC - 633 Main - Replace brick and tuck point, paint as needed, replace windows and sills

Mrs. Anfinson stated the applicant has submitted an application for Certificate of Appropriateness for work at 633 Main Street, Deadwood, SD 57732, a contributing structure located in the Original Town of Deadwood in the City of Deadwood.

The applicant requests permission to restore brick and Tuck Point, restore windows and sills, and replace metal sidewalk inserts.

The applicant is applying for the Façade 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 State and

National Register Historic Districts or the Deadwood National Historic Landmark District.

***It was motioned by Commissioner Dar 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: Santochi, Diede, Brown, Dar.***

- c. COA 240199 - KR DWD Sherman St. 2020 LLC - 51 & 55 Sherman St. - Install Fixed Awnings

Mrs. Anfinson stated the applicant has submitted an application for Certificate of Appropriateness for work at 51 and 55 Sherman Street, a contributing structure located in the Deadwood Historic Overlay Zone in the City of Deadwood.

The applicant is requesting permission to install two fixed fabric awnings on 51 Sherman and one fixed fabric awning on 55 Sherman Street.

In April 2023, the applicant received approval to install awnings on the front entrance door and windows and the rear entrance door of 53 Sherman. This request is for additional entry doors. Staff is recommending the same style and color of the current awnings. 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 Brown 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: Santochi, Diede, Brown, Dar.***

## **8. New Matters Before the Deadwood Historic Preservation Commission**

- a. PA 240195 - Peter Pantazopoulos - 38 Burnham - Construct carport

Mrs. Anfinson stated applicant has submitted an application for Project Approval for work at 38 Burnham, a noncontributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant is requesting permission to construct carport: 28x22 8' height, gable ended, 4/12 pitch, with asphalt shingled roof. 6x6 brown, treated upright posts, manufactured trusses. Appropriate LVL beams, as necessary, as per contractor's preference.

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 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: Santochi, Diede, Brown, Dar.***

- b. PA 240197 - Scott Mathews - 834 Main - Repair foundation on side and rear of the structure and re-grade yard

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 834 Main, a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

The applicant requests permission to remove deck (left side) to repair foundation on side and rear of the structure and re-grade yard.

Staff met with the contractor on site to review the proposed plans for the foundation repair. 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 Brown 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: Santochi, Diede, Brown, Dar.***

## **9. Items from Citizens not on Agenda**

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

Mrs. Beverly Posey shared that the Butt Brigade will be cleaning Main Street on Thursday, October 10 at 3:00 pm. All are welcome to help.

## **10. Staff Report**

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

Mrs. Anfinson shared the Deadwood Real Estate Workshop is scheduled for Tuesday, October 29, from 8:00 am to 5:00 pm.

Mrs. Greba shared that FEMA Phases 2 & 3 are complete. Phases 1A & 1B are moving along, with asphalt being poured last week, sidewalks being poured next week, overhead utility lines being moved underground, and bridges scheduled for installment in mid-November.

## **11. Committee Reports**

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

Commissioner Dar: Big Whiskey is coming up & attended West River History Conference last week.

Commissioner Brown: Unsinkable Rose is playing this weekend at Deadwood Tobacco Bar.

Commissioner Santochi: Trails Committee met and discussed completion & opening of Fuller Bros. trail. Kevin Forester said last day of work will be tomorrow, 10/11/24.

## **12. Adjournment**

**The HP Commission meeting adjourned at 4:31 p.m.**

**ATTEST:**

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**Chairman, Historic Preservation Commission**

***Minutes by Amy Greba, Administrative Assistant***