



# Historic Preservation Commission Meeting Minutes

Wednesday, December 22, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call Meeting to Order

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order on December 22, 2021 at 5:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Dale Berg  
HP Commission Vice Chair Bev Posey  
HP Commission 2nd Vice Chair Robin Carmody  
HP Commissioner Leo Diede  
HP Commissioner Trevor Santochi  
HP Commissioner Jill Weber  
HP Commissioner Tony Williams

City Commissioner Charlie Struble Mook

STAFF PRESENT

Bonny Anfinson, Program Coordinator

Mike Walker, NeighborWorks Director

## 3. Approval of Minutes

a. Approval of 12/8/21 Meeting Minutes

***It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the HPC Minutes of December 8, 2021. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

## 4. Voucher Approvals

a. HP Operating Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the HP Operating Vouchers in the amount of \$112,192.96. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

b. Approval of HP Grant Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the HP Grant Vouchers in the amount \$10,000.00. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- c. HP Revolving Voucher Approval

***It was moved by Commissioner Weber and seconded by Commissioner Carmody to approve the HP Revolving Vouchers in the amount of \$41,489.55. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Williams***

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

- a. HP Revolving Loan Requests  
Morris Harris -- 396 Williams -- Request to Forgive

***It was moved by Commissioner Posey and seconded by Commissioner Carmody to approve the request to forgive for Morris Harris, 396 Williams. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. Retaining Wall Applications

57 Van Buren - Lance Bobolz  
7 Emery - Lance Bobolz  
38 Jefferson - Darby Rich

Mrs. Anfinson stated the Historic Preservation Office received applications to be submitted into the Retaining Wall Program. The applications are 57 Van Buren, Lance Bobolz; 7 Emery Street, Lance Bobolz; 38 Jefferson Street, Darby Rich. Staff has prepared a Statement of Eligibility for the retaining walls and recommends approval under the criteria associated with each wall and denial for 7 Emery. ***It was moved by Commissioner Posey and seconded by Commission Weber to place 57 Van Buren and 38 Jefferson into the retaining wall program and these walls meets the criteria of the program and deny 7 Emery as the wall does not meet the criteria. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- c. Program Application  
Deonne Tusha - 2 John St. - Elderly Resident Program

Mrs. Anfinson stated Deonne Tusha, 2 John Street has applied for the Elderly Resident Program. This is a non-contributing structure but it still falls under the requirements of the grant. The Loan Committee reviewed this request and recommend approval. ***It was moved by Commissioner Weber and seconded by Commissioner Santochi to accept Deonne Tusha, 2 John Street, into the Elderly Resident Grant Program. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

## 6. Old or General Business

- a. Renew contract with Neighborworks - Dakota Home Resources for administering the Historic Preservation Revolving Loan and Grant Fund at a cost not to exceed \$60,000.00.

Mr. Walker stated this is a renewal of the contract to provide services for the Revolving Loan and Grant Fund programs. The fee will remain the same. The only difference is the salary has changed for the loan officer but it will not affect the contract agreement. ***It was moved by Commissioner Posey and seconded by Commissioner Weber to recommend approval to the City Commission for the 2022 Historic Preservation Revolving Loan and Grant Fund at a cost not to exceed \$60,000.00. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. Approval of Headstone Grant Application 21001

21001 Guild, John, Section 2 Lot 90-91, Mount Moriah Cemetery

Mrs. Anfinson stated a Headstone Grant application was received for John Guild at Mt. Moriah Cemetery. The Projects Committee reviewed the request and recommend approval. Commission Santochi presented a brief history of Mr. Guild. ***It was moved by Commissioner Diede and seconded by Commissioner Posey to accept 21001 John Guild, Section 2 Lot 90-91, Mount Moriah Cemetery into the Headstone Grant Program. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

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

- a. COA 210238 - Crazy Ventures, LLC - 478 Main - Replace Rear Window

Mrs. Anfinson stated the applicant has submitted an application for Certificate of Appropriateness for work at 478 Main Street, a contributing structure located in the Deadwood Historic Overlay Zone in the City of Deadwood. Constructed in 1925. The applicant is seeking approval for a wood casement window that would be installed in the downstairs bedroom and in the rear of the house. It is basically the same window that was approved this past spring and installed this fall in the upstairs bedrooms of the same property. We are required to have a large enough opening by the South Dakota Department of Health in order to comply to fire safety standards. If approved, we would remove the current window and replace it with the new one. The exterior of this window will appear to be a double hung window, which will not change the appearance of the house. Staff and the applicant conducted an onsite inspection of the window. The proposed work and changes does damage and destroy original materials of the resource but does not 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 Weber 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: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

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

- a. PA 210239 - Deonne Tusha - 2 John St - Repair Foundation

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 2 John St., a non-contributing structure located in the Highland Park Planning Unit in the City of Deadwood. Constructed in 1954. The applicant is requesting permission to repair the foundation which is cracked and bowing on the interior. 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 Posey and seconded by Commissioner Weber 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: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

## **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.)

## **11. Committee Reports**

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

## **12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 5:20 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Bonny Anfinson, Program Coordinator*