



# Historic Preservation Commission Minutes

Wednesday, March 27, 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 Posey called the Deadwood Historic Preservation Commission meeting to order on March 27, 2024, at 4:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Bev Posey  
HP Commission Vice Chair Leo Diede  
HP Commissioner Trevor Santochi  
HP Commissioner Tony Williams  
HP Commissioner Vicki Dar  
HP Commissioner Molly Brown

City Commissioner Charlie Struble-Mook  
City Commissioner Sharon Martinisko

STAFF PRESENT

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

Mike Walker, Neighborworks

## Approval of Minutes

a. Minutes of 03.13.2024

***It was moved by Commissioner Dar and seconded by Commissioner Diede to approve the minutes of the March 13, 2024, meeting. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.***

## 2. Voucher Approvals

a. HP Operating Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Santochi to approve the HP Operating Vouchers in the amount of \$46,542.31. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.***

b. HP Grant Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Dar to approve the HP Grant Vouchers in the amount of \$30.00. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.***

c. HP Revolving Vouchers

***It was moved by Commissioner Brown and seconded by Commissioner Williamsto approve the HP Revolving Vouchers in the amount of \$120.00. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.***

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

- a. Historic Preservation Loan Request

Dorrene Julius - 33 1/2 Jackson - Forgivable Retaining Wall Loan

***It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve a Forgivable Preservation Loan Request for 33 1/2 Jackson, Dorrene Julius. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.***

### **4. Old or General Business**

- a. Permission to enter into a contract with Robert Bozell for 2024 FourPoints Hotel Faunal Analysis Project at a cost not to exceed \$3,500.00 to be paid from HP Archaeological line item.

Mr. Runge stated the Historic Preservation Office is requesting permission to hire independent contractor Robert Bozell of Lincoln, Nebraska to analyze the faunal assemblage from the 2019-2020 FourPoints Hotel archaeological assemblage (39LA3000.2019.02) and develop a final report on the identification of said materials.

In 2021, the Deadwood Historic Preservation Commission hired Mr. Bozell to author the final report on the faunal assessment of Feature 28, a trash midden from the 2002 Deadwood Chinatown excavation. As a continuation of the faunal analysis from Deadwood's Chinatown, Mr. Bozell submitted the attached proposal for \$3,500.00 via email (see Attachment #A). If approved the funding for this project will come out of the 2024 HP Archaeological line item.

***It was moved by Commissioner Dar and seconded by Commissioner Diede to recommend to the City Commission to allow the Historic Preservation Office to enter a contract with independent contractor Robert Bozell of Lincoln, Nebraska to complete the final faunal analysis from the FourPoints Hotel archaeological project. The cost for this project will not exceed the amount of \$3,500.00 and will come out of the 2024 HP Archaeological line item. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.***

- b. Permission for Mike Runge to attend Dakota Conference at Augustana University, Sioux Falls, April 25-26, 2024

Mr. Runge requested permission to attend the Dakota Conference, April 25-26, 2024, at Augustana University, in Sioux Falls, South Dakota (see Attachment #01). If granted permission, this would include use of a city vehicle and lodging and registration for the conference. In conjunction with this conference, I would like to deliver the faunal remains to Bob Bozell, sometime during this trip. The cost for this would not exceed \$500.00 and would come out of the City Archives 2024 budget.

***It was moved by Commissioner Santochi and seconded by Commissioner Williams to allow Mike Runge to travel and participate in the Dakota Conference, April 25-26, 2024 at Augustana University, in Sioux Falls, South Dakota. The cost for this would not exceed \$500.00 and would come out of the City Archives 2024 budget. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.***

- c. Accept Robb & Wendy Nelson at 19 Centennial Avenue into the Retaining Wall Program.

Mr. Kuchenbecker stated the Historic Preservation Office has received an application from Robb and Wendy Nelson to be submitted into the Retaining Wall Program for the retaining wall at 19 Centennial Avenue. In May of 2021, the Nelson's received a project approval to construct a garage in the open lot to the left of the structure. Because of the exorbitant cost for the dirt removal and garage construction they have decided not to go through with the project.

They are now requesting to be entered into the retaining wall program to repair the wall and incorporate a ten-to-twelve-foot setback to allow off street parking. While off street parking would be beneficial, we do not know the additional engineering cost or if the project will have an adverse effect on the historic integrity of the resource. Should the design of the wall change the location of the existing wall, a project approval would be required.

***It was moved by Commissioner Diede and seconded by Commissioner Santochi to accept Robb and Wendy Nelson, 19 Centennial Avenue, into the retaining wall program. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.***

- d. Update from Staff on the structural investigation of veranda at Franklin Hotel.

Mr. Kuchenbecker stated that staff has been working with engineering personnel and ownership of the Franklin regarding the rehabilitation of the exterior of The Franklin Hotel. They have completed a Certificate of Appropriateness and are in the HP Facade Program. The matter at hand right now is that the top of the veranda has degraded and is extremely spongy underneath the carpet and plywood. They have opened up that area and are looking at the structural elements involved in the entire veranda construction, to see what they need to do to level the structure. They will be able to save the columns and the capitals at the top of each column, but will need to jack up the veranda, hold it there, remove the fluted wood part of the columns, and then place them over the new internal structure once they have the correct heights constructed. Also looking at how to best replace the bases, whether to get them replicated or use a fiberglass material, as there is an extreme amount of rot to the wood around each one. Nothing to vote on with The Franklin, only an update on what is happening if the Commission sees any work going on in regards to the veranda.

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

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

- a. PA 240034 - Tom Huhnerkoch - 18 Dakota St. - Demolish Structure

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 18 Dakota Ave., a contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of Western South Dakota. This house displays the architectural characteristics common to working-class housing in pre-World War I Deadwood. These small, vernacular cottages, typically of foursquare or T-gable plan, occasionally featured limited Queen Anne detailing. A number of these houses survive today, scattered throughout Deadwood's neighborhoods.

The applicant is requesting permission to demolish the partially collapsed structure. Remove materials to include wood, asphalt/metal roofing, glass window remnants, miscellaneous debris and foundation stone/cement down to ground level.

This property is being sold and the future owners are planning to build on this lot. Unfortunately, this structure has collapsed and would be considered beyond the scopes of restoration. The proposed work and changes does damage or destroy a historic resource and have an adverse effect on the character of the building; however, the loss of this of this resource will not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

***Motion Part 1: It was moved 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. Commissioner Dar asked if there is anything salvageable? Mr. Kuchenbecker stated the barn wood is all that he knows is salvageable at this point, but not much architecturally. Commissioner Diede asked who the last residents were at 18 Dakota? How big is the lot for the address? Do they want to tear down this structure and put in something bigger? His concern is the size of structure the new owners are wanting to put in, though he understands the Commission can't control what is being presented to the new owner. The new owner will need to come to the HP Commission to get approval on a structure. Mr. Kuchenbecker stated in 1993 that owners were Thomas Lumis and Victoria Klar and the dwelling was "in use and not threatened, in good structural condition". Voting Yea on Motion #1: Williams, Santochi, Posey, Brown, Diede, and Dar.***

***Motion Part 2: It was moved Commissioner Santochi and seconded by Commissioner Dar 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, but the applicant has explored ALL REASONABLE AND PRUDENT***

***ALTERNATIVES, and so I move to APPROVE the project as presented, with the conditions of an archaeological investigation and recordation.  
Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.***

**7. Items from Citizens not on Agenda**

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

Mr. Wade Morris & Ms. Shannon Knox, 83 Charles Street, Demolition By Neglect regarding 85 Charles St. Appeared in front of Commission to voice frustrations that Ms. Knox has been dealing with for 17 years, regarding neighboring property at 85 Charles St. The way the property has been taken care of these past years it has become a blight in the neighborhood. Mrs. Anfinson handed out documents detailing the condition of the property (included in minutes packet). It will be on the agenda for the HP Commission meeting on April 10, 2024.

**8. Staff Report**

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

Mr. Kuchenbecker shared FEMA project is moving along. They are pouring curb & gutter and will be pouring sidewalks next week. Sherman Street Parking lot will be completed mid-May. Will be finishing behind the hospital parking lot next week, also. Removing bulkhead there. Last easement was signed today for next phase which will be up behind the Comfort Inn. April 9 bid opening for the rest of the project at Deadwood Mountain Grand and Water Street.

Trails Committee- Bids opening on March 29 @ 2pm for White Rocks Trail and Fuller Brothers Trail.

Retaining Wall- Notice to proceed for retaining wall projects. Work beginning/continuing retaining walls at 10 Denver, 74 Van Buren, 33 1/2 Jackson, and 358 Williams. Engineers are looking at retaining wall on Fremont St. that city put in about 8 yrs. ago. Needing repairs.

Deadwood Mountain Grand- metal roof needs replaced.

Franklin Façade and veranda projects as mentioned previously.

Whitewood Creek Boardwalk is next on schedule once FEMA is completed. Hoping to open bids on that in early summer.

Police officer on light duty helping Mike in Archives.

**9. Committee Reports**

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

Commissioner Dar - Farmers Market schedule has volunteers down for all but two weekends this summer. So still looking for help for those dates.

Commissioner Brown- Seafood Boil on Friday, April 5<sup>th</sup> at VFW.

Commissioner Posey- Early/Absentee Voting is open. School Board forum April 2.

**10. Adjournment**

***It was moved by Commissioner Santochi and seconded by Commissioner Brown to adjourn HP Commission meeting. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.***

The HP Commission meeting adjourned at 4:47 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Amy Greba, Administrative Assistant*

**11.**

***Note:*** All Applications MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.