



Historic Preservation Commission Minutes

Wednesday, April 24, 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 April 24, 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

ABSENT

HP Commission 2nd Vice Chair Robin Carmody

STAFF PRESENT

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

3. Approval of Minutes

a. Minutes of 04.10.24

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to approve minutes of the April 10, 2024, meeting. Voting Yea: Williams, Santochi, Posey, Brown, Diede, 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 \$45,096.35. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

b. HP Grant Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Grant Vouchers in the amount of \$5,024.06. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

- c. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Williams to approve HP Revolving Vouchers in the amount of \$1,523.23. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

5. HP Programs and Revolving Loan Program

- a. Satisfaction of Grants - Margaret Sulentic - 23 Van Buren

Mrs. Anfinson stated the City of Deadwood Historic Preservation Office has received a Satisfaction of Grant request for Margaret Sulentic at 23 Van Buren Avenue. Mrs. Sulentic was in the Elderly Resident, Foundation, Siding and Wood Windows and Doors Programs to restore the Carriage House. The property is being sold and the title company is requesting the grants be satisfied. The satisfaction will release the current owner but the requirement of maintaining minimum standards will be transferred to the new grantee.

The Loan Committee has reviewed this request and recommends approval of the Satisfaction of Grants for Margaret Sulentic, 23 Van Buren.

It was motioned by Commissioner Dar and seconded by Commissioner Brown to approve the satisfaction of the Elderly Resident, Foundation, Siding and Wood Windows and Doors Programs for Margaret Sulentic, 23 Van Buren. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

6. Old or General Business

- a. Presentation of the 2024 Deadwood Historic Preservation Commission Scholarship Recipients to the following Lead-Deadwood High School Seniors

Ethan Hess - \$500 Vocational Scholarship
Joseph Osowski - \$500 Vocational Scholarship
Kaitlyn Martin - \$1,000 College Scholarship
Mariana Pitlick - \$1,000 College Scholarship

Mr. Kuchenbecker presented 2024 Deadwood Historic Preservation Commission Scholarship certificates to the above mentioned seniors on behalf of the Historic Preservation Commissioners. Each recipient shared their plans for continuing education and thanked the Commission for the scholarships.

- b. Permission for Beverly Posey, Chairman, to sign the Easement Agreement for the installation of the Tootsie sign at 667 Main Street

Mr. Kuchenbecker stated

It was motioned by Commissioner Dar and seconded by Commissioner Diede to approve signing of the Easement Agreement for the Installation of the Tootsie sign at 667 Main Street. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 240055 - Louie Lalonde - 657 Main St - Replace Doors

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 657 MAIN ST, a Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

In 1880 Ben Baer and Max Fishel built a double-front brick building on this lot. Baer opened a liquor store on his half until going into partnership with Harris Franklin across the street in 1884. Fishel ran a stationary store in his half of the building. Sol Levinson moved his jewelry store here in 1909, and added a second story and a new front to the building in 1910.

Bloom's Shoe and Clothing Co. was a tenant for several years during the 1920's. The Old Style took possession in 1938 and remodeled the storefront in keeping with their frontier theme. The interior has changed very little since 1938. 659 Main Street: After the fire of 1879, Bent and Deetkin built a small brick drug store on the lot adjoining what is now the Levinson block. A second story was added in 1891. The cornice featured a huge mortar and pestle, symbol of the pharmacist. Next to the drug store was J.K.P. Miller's two-story brick grocery store, also built in 1880. A small wooden commercial building on the corner lot was removed in 1888 and replaced by the Syndicate Block, built by J.K.P. Miller and others involved in mining investments, the Syndicate was a two story brick building with stained-glass windows and ornate trim. It held an almost endless variety of commercial interests on the main floor, and the second story served as a hotel and boarding house. These important historic buildings were destroyed by the fire in December, 1987, signaling the beginning of the campaign to legalize gambling with revenue to be dedicated to the preservation of Deadwood's historic resources.

After submittal of the Certificate of Appropriateness the applicant decided to keep the window configurations the same and not change the oval windows to rectangle windows. The result will be no change to the current appearance of 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.

Commissioner Santochi asked if doors are original to the building? City Commissioner Struble said the main door is original to the structure built in 1930's. Mr. Kuchenbecker clarified that the hardware on all doors will be saved and used on the new doors so only thing being replaced will be the wood.

It was motioned by commissioner Santochi and seconded by Commissioner Dar 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: Williams, Santochi, Posey, Brown, Diede, Dar.

- b. COA 240056 - Grant Lincoln, SGMSD, LLC - 700 Main St. - Replace all Windows

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 700 MAIN ST, DEADWOOD, SD 57732, a

Contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

The Franklin Hotel is one of the most important architectural landmarks in Deadwood and the northern Black Hills region. The construction of the hotel in 1902-1903 at a time of general economic expansion in Deadwood and the northern Black Hills. The Deadwood Businessman's Club and Harris Franklin were responsible for raising the capital necessary for the construction. The hotel was constructed on the southwest corner of the Main and Shine Street intersection. There were four prominent buildings located at this intersection, the Black Hills Savings and Trust Bank, the Waite buildings, City Hall, and the Franklin Hotel. The hotel constructed of white burke stone, St. Lewis hydraulic brickbutt, and White Burke stone trimmings, was touted as the finest hotel west of the Mississippi River. From its opening in 1903 to the present, the hotel was and is one of the region's most important landmarks. The most significant change – alteration of the building was removal of a portion of the cornice in the center bay.

After several meetings with the ownership representatives, discussions with the State Historic Preservation Office, contractors, and architects, staff believe this is the best solution for this project.

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 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: Williams, Santochi, Posey, Brown, Diede, Dar.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 240053 - Natasha Brown - 15 Jackson - Replace Front deck and fence

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 15 Jackson St, a Contributing structure located in the Ingleside 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 Black Hills from the late 1920's until World War II. Spurred by a resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood--as elsewhere in the United States--residential construction from this period commonly borrowed from one or more earlier, traditional forms. There "Picturesque Revival" houses could display elements of Tudor (most common locally), Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of the Moderne or Minimal Traditional styles.

The applicant started the project without a project approval, building permit, or licensed contractor. A Stop Work Order was submitted.

The proposed fence does block the view of the front structure and is not appropriate for the front elevation. An addition is being added to the front porch to enlarge the current deck and extend the carport. They are requesting the use of Trex decking.

The proposed work and changes do encroach upon the historic resource and has an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

While the deck extension may not have an overall adverse impact to the resource, the tall, solid privacy fence across the front elevation does encroach upon and have an adverse impact on the resource.

Mrs. Brown shared photos of potential construction that will be used to complete both the carport/deck and fence around entire yard.

It was motioned by Commissioner Diede and seconded by Commissioner Santochi to split the action into two separate items for the commission to vote on. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

It was motioned by Commissioner Santochi and seconded by Commissioner Diede 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 NOT ADVERSE to Deadwood and move to APPROVE the carport/deck portion of the project as presented. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

It was motioned by Commissioner Dar and seconded by Commissioner Brown 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 fence portion of the project as presented. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

- b. PA 240054 - Cara Potter - 152 Charles St. - Construct Carport

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 152 Charles St., a Contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

This building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic association with Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood--as elsewhere in the United States--residential

remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles.

Staff met with the owner to discuss the proposed design of the structure and came up with a revised design to be more compatible with the existing contributing resource and the historic district. Instead of an angle roof, there will be a pitched roof next to the structure and then a 4/12 pitch addition to the left of the car port. This will be wood construction and the roof and paint scheme will match the main 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 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, Posey, Brown, Diede, 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 Collection Newsletter - 1st Quarter 2024

Mr. Kuchenbecker shared the 1st Qtr Newsletter from Fassbender Collection.

FEMA project - last footings are being laid. Wall behind clinic is near completion. Asphalt laid to Mickelson Trail. Phase 1A & 1B beginning soon. Replace sidewalk, railings and bridges, along Water Street, between Deadwood Mountain Grand and Dollar Store. Repairs to storm water system continue behind Comfort Inn.

Tootsie Sign will be hung up soon. Excited to see it back in place.

Pre-bid meeting for Welcome Center Trail scheduled for 4/29/2024. State Historical Conference 2025 will be in Deadwood.

Commissioner Diede commented on photos from Fassbender Collection. Asked where Bear Gulch is located. Mr. Kuchenbecker was not sure.

Commissioner Struble shared that this was her last meeting as City Commission liaison. Newly-Elected Commissioner Joseph will be liaison for both HP & Planning/Zoning Commissions. His first meeting will be May 6, 2024.

11. Committee Reports

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

Commissioner Dar commented that there is a Fassbender exhibit at Days of '76 museum. Prints of the photos are available for purchase in museum gift shop, also. First Farmers Market of the season is coming up soon.

Commissioner Posey shared that there will be a public meeting for several CUP's within Deadwood city limits on May 1, 2024.

12. Adjournment

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

The HP Commission meeting adjourned at 4:49 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant