



# Historic Preservation Commission Regular Meeting Minutes

Wednesday, April 27, 2022 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 April 27, 2022 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

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Mike Walker, NeighborWorks Director

## 3. Approval of Minutes

- a. Approve minutes of April 13, 2022

***It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the HPC Minutes of April 13, 2022. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Santochi, Williams***

## 4. Voucher Approvals

- a. HP Operating Voucher Approval

***It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the Operating Vouchers in the amount of \$26,789.49. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Santochi, Williams***

- b. HP Grant Voucher Approval

***It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the HP Grant Vouchers in the amount of \$737.46. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams, Santochi***

- c. HP Revolving Voucher Approval

***It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the HP Revolving Loan Vouchers in the amount of \$16,490.00. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams, Santochi***

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

- a. Historic Preservation Loan Request  
Skylar Thoresen - 39 Washington - Life Safety Loan Request

***It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the Life Safety Loan Request for Skylar Thoresen, 39 Washington. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams, Santochi***

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

- a. Presentation of the 2022 Deadwood Historic Preservation Commission Scholarship Awards Recipients  
Chloe Wisser  
Samantha Hamann  
Eli Heisinger

Chairman Berg presented the 2022 Scholarship Awards to Chloe Wisser, Samantha Hamann and Eli Heisinger.

- b. Loan Agreement with USD Department of Anthropology & Sociology for Suds Row Archaeological Investigation

Mr. Kuchenbecker stated Dr. Linea Sunstrom with the University of South Dakota Department of Anthropology and Sociology contacted the City Archives to request the use of equipment for the September 2022 archaeological field school at Ft. Meade. This project is in conjunction with the 2022 Outside of Deadwood Grant for the Suds Row Project. ***It was moved by Commissioner Santochi and seconded by Commissioner Diede to recommend to the City Commission to authorize the loan of archaeological equipment to the University of South Dakota Department of Anthropology and Sociology for the Suds Row Project. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams, Santochi***

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

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

- a. PA 220046 - Tessa & Jesse Allen - 160 Charles St. - Replace Front Deck

Mr. Kuchenbecker stated the applicant has submitted a project approval for work at 160 Charles Street, a contributing structure located in the Cleveland Planning Unit, constructed c 1895. This item was continued from the April 13, 2022 meeting. The applicant is requesting permission to replace the existing front deck which is the primary entrance into the home. The current deck is unsafe and falling apart. The new deck will be no wider than the first landing (10') out from the structure and 16'

long on the left side of the structure above the lower-level windows. The deck will be constructed of wood and will have railing. The Sandborn Fire Insurance maps do not provide the original configuration of the front steps. The maps do show an open porch to the right side of the main floor. Staff conducted a site visit of the project. While it is doubtful the front stoop or steps did not follow the configuration of the proposed work, it is unknown and generally accepted that the current configuration is probably not original to the resource. The proposed work and changes encroach upon but does not damage or destroy a historic resource. It may have an adverse effect on the character of the building but will not have an overall adverse effect on the character of the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Commissioner Diede stated he conducted a site visit of the proposed deck. ***It was moved by Commissioner Diede 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: Berg, Posey, Carmody, Diede, Weber, Williams, Santochi***

***It was moved by Commissioner Posey 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 project as presented. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams, Santochi***

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

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

Emma Garvin introduced herself as the Deadwood/Lead Economic Development Executive Director.

## **10. Staff Report**

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

The Fassbender quarterly newsletter was included in the packet.

Mr. Kuchenbecker did attend the SHPO Board Meeting last Thursday to give an update on the Legislative Initiatives in Pierre during this Legislative session. There were three bills; HB 1301, SB 99 and 205. The Board was very appreciative of the update and our efforts. In fact the incoming board chair, Tom Hurlbert, indicated he would be willing to testify in our favor if we go back. There was concern with where they would be on this issue but we have their full support. Mr. Kuchenbecker also attending the state history conference on Friday.

Mr. Kuchenbecker stated he met with Monica Gibbs at 749 Main regarding the deck. They are working towards mitigation, and they will probably be back in front of us in two weeks to redo the steps.

## **11. Committee Reports**

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

Commissioner Posey stated the Best Window Display has been named for the quarter - Deadwood Day Spa. This is the second time they have won the award. It was judged by the Kiwanis High School Key Club. May 26 is the Plant Swap at the Welcome Center. At the May 18 Main Street Initiative Meeting they are planning to have primary candidates attend from 12:00 to 1:00 and from 1:00 to 2:30 the meeting will be on the Lead/Deadwood Housing Study. This is open to the public.

Commissioner Carmody attended the State History Conference in Pierre and gave a report on the sessions and said Thank You for the opportunity.

## **12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 5:30 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Bonny Anfinson, Program Coordinator*