



# Historic Preservation Commission Minutes

Wednesday, September 25, 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 September 25, 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 Anita Knipper  
HP Commissioner Jesse Allen  
HP Commissioner Molly Brown

City Commissioner Blake Joseph

ABSENT

HP Commissioner Tony Williams

STAFF PRESENT

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

## 3. Approval of Minutes

a. HP Meeting Minutes 09/11/2024

***It was motioned by Commissioner Dar and seconded by Commissioner Knipper to approve minutes of the September 11, 2024, meeting. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

## 4. Voucher Approvals

a. HP Operating Vouchers

***It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve HP Operating Vouchers in the amount of \$11,913.38. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

b. HP Revolving Vouchers

***It was motioned by Commissioner Santochi and seconded by Commissioner Brown to approve HP Revolving Vouchers in the amount of \$6,460.71. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

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

### a. Historic Preservation Loan Requests

Robert Sjomeling - 416 Williams - Loan Extension  
Allan Wright - 822 Main - Loan Extension  
Lee Thompson - 47 Forest - Loan Deferment

***It was motioned by Commissioner Knipper and seconded by Commissioner Santochi to approve 416 Williams – Loan Extension, 822 Main – Loan Extension, and 47 Forest – Loan Deferment. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

### b. Historic Preservation Program Application

Teresa Hamilton/Pete Cury - 458 Williams St. - Elderly Resident Program

***It was motioned by Commissioner Allen and seconded by Commissioner Brown to approve 458 Williams' application for the Elderly Resident Program. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

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

### a. Inquiry on "Miners Night Out" poster - Mary Dunne Larson

***It was motioned by Commissioner Santochi and seconded by Commissioner Allen to approve the return of the "Miners Night Out" poster to Ms. Larson, contingent upon documentation that Deadwood City Archives will retain ownership of said poster upon Ms. Larson's passing. It was also recommended that Mr. Runge take necessary steps to frame the poster in such a way that the integrity of the poster is preserved while in Ms. Larson's possession. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

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

### a. COA 240178 - Mike Trucano/Black Hills Novelty LLC - 69 Sherman St - Exterior repairs to mechanical penthouse

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 69 Sherman Street, a contributing structure located in South Dakota Planning Unit in the City of Deadwood.

The applicant requests permission to repair the mechanical penthouse on the roof of the building. Water is pouring into the building. Replace the old rolled roofing with metal. Color and panel style at discretion of Deadwood Historic Preservation Commission.

The mechanical penthouse is not historic to the structure. However, it can be viewed from the street. Staff recommend replacing the siding of the penthouse with a lap siding to give it a historic appearance. Because the penthouse is not historic a metal roof could be allowed. The AG Panel metal roofing design would be preferred.

With those conditions, it is the staff's opinion 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 Allen and seconded by Commissioner Dar to approve repairs, along with staff recommendations, to mechanical penthouse at 69 Sherman. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

- b. COA 240177 - Black Diamond Capital, LLC - 674 Main Street - Remove & replace siding, repaint structure

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 674 Main Street, Deadwood, SD 57732, a Contributing structure located in the Original Town Deadwood in the City of Deadwood.

The applicant is requesting permission to remove and replace the existing siding on the back of the structure and the top half of the front with LP Smart Siding and paint.

The wide clap board siding on the front is not historic to the structure. Replacement with the LP Smart Siding will be allowable if it is smooth with a 5" reveal. If the previous reference condition is part of the motion, it is the staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

The applicant would be eligible for the façade program if the front windows were replaced with appropriately scaled double hung windows.

***It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve the removal and replacement of the siding and repainting of 674 Main. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

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

- a. PA 240172 - Lori & Dave Wilkinson – 67 Terrace - Construct an addition on back of porch and reconstruct screen with knee wall

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 67 Terrace, a structure located in the Cleveland Planning Unit in the City of Deadwood.

Requesting permission to construct a small addition onto the back screened-in porch area.

The exterior finish will be cedar siding with 4 1/2" reveal to match the current siding. Because we are installing an outside water spigot on the exterior in the

same area, this would be a good time to include a much-needed laundry room. We will be utilizing an entry door currently not being used for access to the structure. It would now be entry to the laundry room from the interior. There will still be two other entry doors into the structure from the porch. A double hung window will also be moved to a new exterior location. We would also like to install a short knee wall at the base of the screened-in porch to help keep the weather out and extend the life of the porch deck material. This wall will also help, by allowing us to square up the openings, with the addition of a modular type screened-in-porch system that is easier to maintain and looks more like it was meant to be there. This modular system will allow us to remove the outer screening material and reveal the original posts that really can't be seen in its current form. These posts will now be featured, as well as other above-door wood details that we were able to salvage and will reuse above the two door openings. The exterior and interior knee walls will be finished with cedar siding.

***It was motioned by Commissioner Brown and seconded by Commissioner Knipper to construct addition to porch and reconstruct screen at 67 Terrace. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

- b. PA 240171 - Ray & Leah Jones - 51 Taylor Ave - Replace storm door

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 51 Taylor Avenue, a Non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

The applicant requests permission to install and paint a wooden screen/storm door.

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 Brown and seconded by Commissioner Santochi to approve replacement of storm door at 51 Taylor. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

- c. PA 240154 - Jim Henman - 346 Williams - Replace front deck

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 346 Williams St., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

The applicant is requesting permission to replace the deck on the front of the structure. It will be wood construction with Trex Decking on the deck floor and the deck fascia. The applicant wants to put vinyl casing on the railing posts and the railing will be metal.

Staff is recommending the railing posts remain wood with no covering giving it the same look as the railing next door, as shown in the attached neighbor railing and posts picture. If the applicant agrees, or as a condition of approval, 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 to approve the replacement of the deck at 346 Williams, on the condition that the posts remain wood with no vinyl covering. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

- d. PA - 240176 - Dale & Susan Berg - 874 Main - Approval of work already completed between 2018-2023

Mr. Kuchenbecker recommended tabling this item due to legal issues pertaining to the property.

***It was motioned by Commissioner Santochi and seconded by Commissioner Brown that this item be tabled until further notice, due to legal matters. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

- e. PA240180 - Justin Rubenzer - 6 Dudley - Roof, siding and railing

The applicant has submitted an application for Project Approval for work at 6 Dudley, a contributing structure located in the Large's Gulch Planning Unit in the City of Deadwood.

The applicant requests permission to place 4" cedar lap siding & black asphalt shingles on the structure. Replace the handrail on deck with metal handrail w/ hog panel.

This property was reviewed at your last meeting and a denial was issued for replacement of the siding with LP Smart Siding and installation of a metal roof. The applicant had also started the work without project approval or a building permit. The applicant has resubmitted a project approval for cedar lap siding with a 4" reveal and asphalt shingles. The railing will also be replaced on the non-historic deck with black metal handrail and hog panel style fencing.

The proposed work does not encroach upon, damage or destroy a historic resource nor does it 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 Knipper and seconded by Commissioner Brown to approve work on roof, siding and railing at 6 Dudley. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

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

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

Mr. Kuchenbecker welcomed Duncan Trau and Josef Lamfers from SHPO, who were in town checking on the status of the Broken Boot Trail area. Joseph updated the Commission the status of the vacant State Historic Preservation Officer position at SHPO. Earlier this week, Governor Noem appointed Garry Guan as the SHPO Officer. He is excited to visit Deadwood and see all that has been happening in the area.

## 10. Staff Report

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

- a. Review and consideration of J.S. McClintock Family Album/Scrapbook

Mr. Kuchenbecker introduced Rick & Betty Mitchell who brought a collection of memorabilia in the form of a scrapbook for consideration of purchase by the City Archives. The collection was appraised at \$38,000. Rick & Betty have agreed to lower that amount to \$22,000.

***It was motioned by Commissioner Dar and seconded by Commissioner Brown to recommend to the City Commission the purchase of the J.S. McLintock Family Album/Scrapbook in the amount of \$22,000. Voting Yea: Knipper, Santochi, Diede, Brown, Allen, Dar.***

Mr. Kuchenbecker stated that he spent time on 9/25 with PBS and Wild West filming spots that will air on television and YouTube.

He also filmed a video for DHI that shows updates on the FEMA project.

Asphalt poured on 9/24 & 9/25 along Water Street. Sidewalk and wooden railing to be worked on next.

Several Commissioners and Mr. Kuchenbecker accepted invitation from City of Custer to visit several sites with Paul Horsted. These locations correspond to photos that were taken by photographer who accompanied Custer's Expedition in 1874.

85 Charles

SHPO is finishing review of trail construction along White Rocks. Fuller Brothers trail is nearing completion.

## 11. Committee Reports

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

Commissioner Allen: Walked Fuller Bros. Trail with Randy Alder, Parks & Rec Department Head. Discussed adding a safety deterrent near Broken Boot area of the trailhead.

City Commissioner Joseph: Shared that LDHS Diggers won their Homecoming game on Friday against Belle Fourche Broncs. He recommended re-patriation ceremony during the October HP Commission meeting when the "Miners Night Out" poster is returned to Mary Dunne Larson.

## 12. Adjournment

**The HP Commission meeting adjourned at 4:52 p.m.**

**ATTEST:**

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**Chairman, Historic Preservation Commission**

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