



# Historic Preservation Commission Minutes

Wednesday, May 22, 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 May 8, 2024, at 4:01 p.m.

## 2. Roll Call

PRESENT

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

ABSENT

HP Commissioner Vicki Dar  
HP Commissioner Molly Brown  
City Commissioner Blake Joseph

STAFF PRESENT

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

## 3. Approval of Minutes

- a. HP Minutes from 05/08/24

***It was motioned by Commissioner Williams and seconded by Commissioner Diede to approve minutes of the May 8, 2024, meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

## 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 \$39,658.27. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

- b. HP Revolving Vouchers

***It was motioned by Commissioner Diede and seconded by Commissioner Santochi to approve HP Revolving Vouchers in the amount of \$8,650.17. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

## 5. HP Programs and Revolving Loan Program

### a. Historic Preservation Loan Request

Dragon Belly, LLC - 772 Main St. - Extension Request

***It was motioned by Commissioner Diede and seconded by Commissioner Williams to deny request for loan extension for 772 Main, Dragon Belly, LLC. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

### b. Historic Preservation Program Applications

Lila Sorenson - 26 Burnham - Siding Program

Tom & Janet McNary - 14 Van Buren - Elderly Resident Program

Tom Pehrson - 31 Jackson - Elderly Resident Program

***It was motioned by Commissioner Santochi and seconded by Commissioner Carmody to approve all Historic Preservation Program Applications for 26 Burnham, 14 Van Buren, and 31 Jackson. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

## 6. Old or General Business

### a. Sponsorship of Custer's Expedition Anniversary - Field Trip Offered by sponsor

Mrs. Anfinson stated that HP Commissioners are invited to tour the exhibits prior to the event, due to the City of Deadwood's Sponsorship of the event. Any Commissioner who are interested in taking a trip to Custer should let Mrs. Anfinson know at their earliest convenience and a date will be picked for a field trip to Custer.

### b. Grace Lutheran Church - Not-for-Profit Grant increase of \$1,907.24 for emergency plumbing repairs.

Mrs. Anfinson stated the Grace Lutheran Church received a Not-for-Profit grant in January to replace the inappropriate storm windows on the original portion of the church in the amount of \$21,974.00. They have a new Pastor who has moved into the parsonage. Plumbing issues were discovered, and emergency repairs had to be made in the amount of \$1,907.24. They are asking if they can add this repair to their current Not-for-Profit Grant for a total of \$23,881.24. Staff is recommending approval.

The Projects Committee has reviewed and recommends approving increasing the funding for Grace Lutheran Church for emergency repairs to the parsonage in the amount of \$1,907.24, increasing the grant to \$23,881.24.

Commissioner Diede abstained from discussion and voting due to connection with the request from Grace Lutheran Church.

***It was motioned by Commissioner Santochi and seconded by Commissioner Williams to recommend to the City Commission to approve increasing the funding for Grace Lutheran Church for emergency repairs to the parsonage in the amount of \$1,907.24, increasing the grant to \$23,881.24. Voting Yea: Carmody, Williams, Santochi, Posey. Abstain: Diede.***

- c. First Baptist Church request for Not-for-Profit Grant in the amount of \$9,422.86 for new sign.

Mrs. Anfinson stated the First Baptist Church has submitted a Not-for-Profit grant to replace the exterior sign. The total cost of this project is \$9,422.86.

Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. In the last five years they have received \$33,890 in grant funds leaving \$16,110 available.

The applicant and project qualify under the current guidelines as set forth in the adopted application from the Deadwood Historic Preservation Commission. The Projects Committee reviewed this request and recommended approving the grant request to the First Baptist Church in the amount of \$9,422.86 for replacing the exterior sign.

***It was motioned by Commissioner Diede and seconded by Commissioner Williams to recommend to City Commission to approve the Not-For-Profit grant to the First Baptist Church in the amount of \$9,422.86 for replacing the exterior sign as requested. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

- d. Broken Boot Mine request for Not-for-Profit Grant in the amount of \$1,075.00 for repairing restroom doors.

Mrs. Anfinson stated the Broken Boot Mine has submitted a Not-for-Profit grant to repair the bathroom doors of the restrooms. The total cost of this project is \$1,075.

Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. In the last five years they have received \$23,461.36 in grant funds leaving \$26,538.64 available.

The applicant and project qualify under the current guidelines as set forth in the adopted application from the Deadwood Historic Preservation Commission. The Projects Committee reviewed this request and is questioning if this item shouldn't fall under general maintenance of Broken Boot.

***It was motioned by Commissioner Santochi and seconded by Commissioner Carmody to recommend to the City Commission to approve the Not-For-Profit grant to the Broken Boot Mine in the amount of \$1,075 for repairing the restroom doors. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

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

- a. COA 240076 - KR Deadwood Sherman Street 2020 - 57 Sherman St. - Reconstruct original storefront.

Mrs. Anfinson stated the applicant has submitted an application for Certificate of Appropriateness for work at 57 Sherman Street, a non-contributing structure located in the Original Town of Deadwood in the City of Deadwood.

The applicant is requesting permission to renovate/restore the existing facade to resemble the original historic facade.

This structure was accepted into the Façade Program on February 28, 2024. The proposed changes would reconstruct the façade to its original configuration based on historic photographs. This measure should return the structure to a contributing status within the National Historic Landmark. As requested by Commission Williams at the February 28 meeting, minutes of the meetings from the 51, 53, 55 Sherman Street Façade project are attached. The proposed work and changes does 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 Williams and seconded by Commissioner Diede 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: Carmody, Williams, Santochi. Posey, Diede.***

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

- a. PA 240073 - Dale Berg - 874 Main - Construct second floor on an existing addition on the back side of the structure.

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 874 Main Street, a contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

The applicant is requesting permission to construct a second story on a low pitch addition in the back of the house to solve leaks that occur every winter.

The second story addition, over the existing kitchen area, does not encroach upon the resource as it is not too visible from the public right-of-way, therefore considered non-contributing. The additional bedroom gable is visible from the right-of-way; however, is well designed and compatible with the resource.

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 Diede 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: Carmody, Williams, Santichi, Posey, Diede.***

- b. PA 240074 - Lila Sorenson - 26 Burnham - Replace siding on front of structure.

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 26 Burnham, a contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

The applicant is requesting to replace siding on original front portion of the structure. The material will be cedar.

This request is for replacing the siding on the original front portion of the structure. The material will be a matching lap cedar siding to replace deteriorated and cracked siding.

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 Williams 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: Carmody, Williams, Santochi, Posey, Diede.***

- c. PA 240075 - Natasha Brown - 15 Jackson - Replace fence in front and back of structure

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 15 Jackson, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

The applicant is requesting permission to demo existing fence and replace front fence with a 5' cedar wood picket fence and 5' gate. Replace existing backyard fence with cedar wood 6' fence and gate.

The applicant had previously presented the installation of a fence at our April 24, 2024 meeting and was denied. This is a resubmittal of that request. 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 Carmody 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: Carmody, Williams, Santochi, Posey, Diede.***

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

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

Mr. Walker, Neighborworks, thanked Commissioners Santochi and Posey for attending the Neighborworks event on May 21, 2024.

**10. Staff Report**

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

Mrs. Anfinson stated the check and plaque presentation at South Dakota Stockgrowers Association went well. Rapid City Journal wrote a piece covering the event, which was included in the meeting packet.

FEMA project continues to move along well. Sherman Street parking lot is almost finished with paving and striping being the final stages.

**11. Committee Reports**

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

Commissioner Posey reminded everyone that the Butt Brigade will meet at Tin Lizzie's tomorrow, May 23, 2024, at 3 pm to clean Main Street before the Summer Kick-off events.

**12. Adjournment**

***It was motioned by Commissioner Santochi and seconded by Commissioner Carmody to adjourn the Historic Preservation Commission meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Diede.***

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*