



Historic Preservation Commission Meeting Minutes

Wednesday, September 14, 2022 at 5:00 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 August 24, 2022 at 5:00 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
HP Commissioner Vicki Dar
City Commissioner Charlie Struble

ABSENT: HP Commissioner Jill Weber

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Mike Runge, Archivist

Mike Walker, NeighborWorks Director

3. Approval of Minutes

It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the Minutes of August 24, 2022. Voting Yea: Posey, Diede, Santochi, Carmody, Dar, Williams.

a. Approve Minutes of 8/24/22 Meeting

It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the Minutes of August 24, 2022. Voting Yea: Posey, Diede, Santochi, Carmody, Dar, Williams.

4. 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 \$62,992.91. Voting Yea: Posey, Diede, Santochi, Carmody, Dar, Williams.

- b. Approve HP Grant Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Diede to approve the HP Grant Vouchers in the amount of \$13,953.38. Voting Yea: Posey, Diede, Santochi, Carmody, Dar, Williams.

- c. Approve HP Revolving Vouchers

It was moved by Commissioner Diede and seconded by Commissioner Williams to approve the HP Revolving Vouchers in the amount of \$24,750.63. Voting Yea: Posey, Carmody, Diede, Santochi, Carmody, Dar, Williams.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Amy Gorzalka - 50 Van Buren - Request to Forgive
DHP Loan Program - Adjustment of Rates and Fees

It was moved by Commissioner Santochi and seconded by Commissioner Carmody to approve the request to forgive for Amy Gorzalka, 50 Van Buren and adjust rates and fees for the DHP Loan Program. Voting Yea: Posey, Diede, Santochi, Carmody, Dar, Williams.

6. Old or General Business

- a. Headstone Grant Applications for consideration: Benjamin Baer, Jr. [#22003]; James Baer [#22004]; Thomas Crago [#22005]; and Henry Tuttle [#22006].

Mr. Kuchenbecker stated the Projects Committee review the applications and recommend approval with the addition of "Hung by Vigilantes" at the bottom of the monument #2206 for Henry Tuttle for a cost of \$100.00. Mr. Runge stated the cost has been reduced to \$75.00 for the extra verbiage. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi to accept applications 22003, 22004, 22005 and 22006 into the 2022 HPC Headstone Grant Program. Voting Yea: Posey, Diede, Santochi, Carmody, Dar, Williams.***

- b. Minnehaha County Coliseum Request to extend the Outside-of-Deadwood Grant an additional 90 days.

Mr. Kuchenbecker stated the Minnehaha County Coliseum has submitted a request to extend their grant for 90 days. Their project is almost complete with the installation of the sound system remaining. ***It was moved by Commissioner Santochi and seconded by Commissioner Diede to grant the Minnehaha County Coliseum a 90 day extension on their Outside of Deadwood Grant. Voting Yea: Posey, Diede, Santochi, Carmody, Dar, Williams.***

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 220139 - Jackie Richerson - 66 Taylor Ave. - Repair Driveway, Construct Parking Area and Retaining Wall

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 66 Taylor Avenue. The applicant is requesting permission to repair the existing driveway by scraping and filling with new rock to bring the driveway up level with the garage. Clear a 10 foot wide area on the right side of the garage and fill with the same rock and construct a 55' x 36" tall retaining wall using Versalok Diamond Block on the right side of the newly cleared space. The new fill will be moved to the back of the higher part of the yard to create additional feet to be used for planting a fruit tree and other local thriving plants/bushes/flowers. This area was once the original Deadwood cemetery. Two historic burials have been discovered at this address. Because of this history the applicant has been informed specific care needs to be taken when disturbing the soil and staff will monitor the project and an archeologist/staff must be present during the dirt removal. We have procedures to follow incase remains are found. 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 moved by Commissioner Diede 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 with the stipulation specific care needs to be taken when disturbing the soil and staff will monitor the project during the dirt removal. Voting Yea: Posey, Diede, Santochi, Carmody, Dar, Williams.***

- b. PA 220142 - McGuigan Inc - 42 & 44 Dunlop Ave - Replace Windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 42 44 Dunlop Ave., a non-contributing structure located in the Large's Flat Planning Unit. The applicant is requesting permission to replace the windows with Sierra Pacific wood double hung windows. Applicant originally applied for vinyl replacement windows; however, staff worked with the applicant and directed them to the appropriate replacement windows for this resource per attached quote. 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 moved by Commissioner Santochi and seconded by Commissioner Weber 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: Posey, Diede, Santochi, Carmody, Dar, Williams.***

- c. PA 220143 - Grace Luthern Church - 827 Main St. - Construct Retaining Wall and Install New Railing

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 827 Main, a Non-contributing structure located in the Upper Main Planning Unit. The applicant is requesting permission to construct a retaining wall on the west side of the structure and install a new railing on the west entrance. Staff will work with the applicant and the contractor to monitor the excavation for archaeological reasons. It is unknown how much original topography remains in this area. 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 moved by Commissioner Williams and Seconded by Commissioner 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 with the stipulation specific care needs to be taken when disturbing the soil and staff will monitor the project during the dirt removal. Abstain: Diede. Voting Yea: Carmody, Williams, Santochi, Posey, Dar***

- d. PA 220144 - Todd Voss - 100 Child St - Replace/Repair Deck/Railing & Repair/Replace Siding

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 100 Child St, a Noncontributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to reinforce deck supports, add in part of deck previously removed, replace decking and install deck railing to code. All wood product will be AC2 cedar tone pressure treated. Railing will be fortress brand FE26. Repair and replace siding as needed with same type of material and design. 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 moved by Commissioner Williams 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: Posey, Diede, Santochi, Carmody, Dar, Williams.***

- e. PA 220145 - Gordon & Ruth Smith - 66 Lincoln - Repair Foundation

Mr. Kuchenbecker stated The applicant has submitted an application for Project Approval for work at 66 Lincoln, a Contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to repair the foundation per the attached proposal. The applicant is also applying for the Foundation and Retaining Wall Programs. 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 moved 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: Posey, Diede, Santochi, Carmody, Dar, Williams.***

- f. PA 220146 - Philip & Georgette Breland - 58 Washington St - Restore and Install Storm Windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 58 Washington Street, a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to repair the windows and install new storm wood windows. The applicant is also applying for the loan programs. Staff conducted several site visits with the applicant on this rehabilitation project and will continue to coordinate with the owners. 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 moved 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: Posey, Diede, Santochi, Carmody, Dar, Williams.***

- g. PA 220147 - Ryan & Londa Youngstrom - 125 Williams - Install Brick Facade/Replace Wood Deck with Concrete/Construct Retaining Wall

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 125 Williams St., a Noncontributing structure located in the Highland Park Planning Unit. The applicant is requesting permission to cover the cinder block on the front of the structure with charcoal colored brick. Remove the 15x20 front wooden deck and replace with stamped concrete. Also replace the cracked concrete at the front entry with stamped concrete. Install a 19'x16" retaining wall to divide the landscaping from the stamped concrete. 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 moved by Commissioner Diedi and seconded by Commissioner Santochi 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: Posey, Diede, Santochi, Carmody, Dar, Williams.***

- h. PA 220148 - Peter Pantazapulos - 38 Burnham Ave. - Add Addition & Remodel Current Garage to Create a Residence

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 38 Burnham Ave, a non contributing structure located in the Highland Park Planning Unit. The applicant is requesting permission to add an addition onto the front of the structure and remodel the current structure to create a residence. The proposed addition would have a 4/12 pitched shed style roof and a front western style overhang and porch with 6x6 post supports. The addition will add 12 feet to length of existing structure and 28 feet deep to match existing width. Lower portion will be sided with rustic tin from about 42-48 inches down. Upper portions will be sided with a man-made board and batten material. Tin roof to shed snow more easily. Staff and commissioners should utilize the standards set forth under South Dakota Administrative Rules in reviewing this project. Because the roof line presented in the project, it is staff's opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource but does have an adverse effect on the character of the building and the overall historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Should the commission choose to deny the project, please state in the motion the reasons why it is denied taking in the considerations of "Standards for new construction and additions in historic districts" as adopted by this body.

It was moved by Commission Diede and seconded by Commissioner Santochi to continue this proposal to the September 28, 2022 meeting. Voting Yea: Posey, Diede, Santochi, Carmody, Dar, Williams.

Mr. Pantazapulos requested a partial approval so that he can go ahead and pour the concrete foundation for the addition. ***It was moved by Commissioner Santochi and seconded by Commissioner Carmody to authorize the approval to construct the concrete pad. Voting Yea: Posey, Diede, Santochi, Carmody, Dar, Williams.***

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.)

Mr. Kuchenbecker expressed thanks to Commissioner Dar for attending the budget presentation in Pierre and thanked Commissioner Posey and Commissioner Santochi for their support on Zoom. Thank you to Mrs. Anfinson for her work on the presentation. We had a unanimous vote from the meeting. We have several board members who are willing to help us out in our legislative initiative when we go back next year for the 2023 legislative session.

Mr. Kuchenbecker stated he has been filling in as the interim Public Works Director. We had a good Design Committee meeting yesterday. Planning for projects in 2023 and completing the 2022 projects such as the street banners.

DHI held their Thank You Event.

11. Committee Reports

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

Commissioner Dar stated the Promotions Committee is planning the Butt Brigade on September 27. The summer events went well. Toured Pierre during the SHPO Board meeting.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:50 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Program Coordinator