



# Historic Preservation Commission Minutes

Wednesday, September 11, 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 11, 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

ABSENT

HP Commissioner Molly Brown  
HP Commissioner Tony Williams  
City Commissioner Blake Joseph

STAFF PRESENT

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

## 3. Approval of Minutes

a. Minutes of 08/28/24 Meeting

***It was motioned by Commissioner Dar and seconded by Commissioner Allen to approve minutes of the August 28, 2024, meeting. Voting Yea: Knipper, Santochi, Diede, Allen, Dar.***

## 4. Voucher Approvals

a. HP Operating Vouchers

***It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve HP Operating Vouchers in the amount of \$232,789.37. Voting Yea: Knipper, Santochi, Diede, Allen, Dar.***

b. HP Revolving Vouchers

***It was motioned by Commissioner Santochi and seconded by Commissioner Allen to approve HP Revolving Vouchers in the amount of \$24,356.85. Voting Yea: Knipper, Santochi, Diede, Allen, Dar.***

## 5. HP Programs and Revolving Loan Program

- a. Charles Eagleson - 374 Williams St. - Windows Program

Mr. Kuchenbecker stated the applicant is requesting permission to be entered into the windows program. The previous owners utilized the windows program but only used \$3,298.31. This property is owner occupied, contributing. The applicant has submitted the required quotes for the project. Staff will coordinate with the applicant during the proposed project. Staff is requesting permission to reopen the grant and accept Charles Eagleson into the windows program.

***It was motioned by Commissioner Santochi and seconded by Commissioner Allen to approve 374 Williams Street application for the Windows Program. Voting Yea: Knipper, Santochi, Diede, Allen. Commissioner Dar abstained from voting as she is the homeowner, also.***

## 6. Old or General Business

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

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

- a. PA 240146 - Justin Rubenzer - 6 Dudley - Replace siding and roof

Mr. Kuchenbecker stated the applicant has submitted an application for work at 6 Dudley St, a contributing structure located in the Large's Flat Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the cedar siding with LP smart siding and replace the asphalt roof with a metal roof.

This property was in an extreme state of disrepair and was saved in 2011 with the original siding restored. The applicant has removed the original restored cedar siding and asphalt roof without a building permit or Historic Preservation Commission approval. An investigation fee equal to two times the permit fee will be added to the permit fee, in this case \$264.00. Staff is recommending the siding be replaced with cedar siding with original 4.5" reveal to maintain the integrity of the historic structure. The roof had asphalt shingles before they were removed and should be replaced with asphalt shingles. It is staff's opinion, based on the standards and guidelines adopted by the Deadwood Historic Preservation Commission, the proposed work and changes does encroach upon, damage, or destroy a historic resource and has 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.

First Motion: ***It was motioned by Commissioner Santochi and seconded by Commissioner Allen, 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: Knipper, Santochi, Diede, Allen, Dar.***

Second Motion: ***It was motioned by Commissioner Santochi and seconded by Commissioner Dar, 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 project as presented. Voting Yea: Knipper, Santochi, Diede, Allen, Dar.**

- b. PA 240155 - Charles Eagleson - 374 Williams - Restore windows and replace storm windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 374 Williams, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

The applicant is requesting permission to restore original wood windows and doors. Replace the inappropriate wood storm windows on the front with the appropriate arched storm windows.

The applicant is also applying for the Windows and Doors Program for the repairs to the porch windows and replacement of the inappropriate storm windows. 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 Knipper and seconded by Commissioner Allen, 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: Knipper, Santochi, Diede, Allen. Commissioner Dar abstained from voting as she is the homeowner, also.***

- c. PA 240157 - Dale Berg - 874 Main - Replace Fence

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 874 Main St., a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood.

The applicant is requesting permission to replace the current fence with a five-foot black steel fence. The new fence will be in the same location except it will be moved in along the left between the houses.

Based on the application and supporting documentation, the fence has already been ordered; however, 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 Allen, 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: Knipper, Santochi, Diede, Allen, Dar.***

- d. PA 240158 - Bonnie Fosso - 170 Pleasant - Add addition on to front of structure  
Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 170 Pleasant St., a contributing structure located in the Highland Park Planning Unit in the City of Deadwood.

The applicant is requesting permission to construct an addition on the front entry to create a laundry room, coat closet, mud room and covered porch. The applicant has stressed, due to medical issues, a safer entry into the house needs to be constructed.

It is the staff's opinion, based on the standards and guidelines adopted by the Deadwood Historic Preservation Commission, that this 20' x 23' extension onto the main entrance of the structure will have an adverse effect on the property. The proposed work and changes do encroach upon, damage or destroy a 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.

First Motion: ***It was motioned by Commissioner Santochi and seconded by Commissioner Dar, 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: Knipper, Santochi, Diede, Allen, Dar.***

Second Motion: ***It was motioned by Commissioner Santochi and seconded by Commissioner Knipper, 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 project as presented. Voting Yea: Knipper, Santochi, Diede, Allen, Dar.***

## 9. Items from Citizens not on Agenda

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

Mrs. Beverley Posey shared that there will be a Whitewood Creek clean-up on 9/19 @ 9:00 am.

## 10. Staff Report

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

- a. Soda Fountain Article: The Ice Screamer Issue- includes article highlighting the vintage soda fountain at Big Dipper/Main Street Coffee.

On 9/12, from 5-7 pm is DHI's Big Thank You. All are invited. Mrs. Anfinson will post a Notice of Quorum for the event.

Held 2025 Budget meeting with all Department Heads.

Trails update: Welcome Center Trail complete. Fuller Brothers Trail is ready to punch out and should be completed within 30 days. The White Rocks Trail was shown to representatives from SHPO and State Historical Resource Cntr. Contractor should be done with trail soon.

Staff working with Akrop's on acquisition of Monument property.

FEMA Ryan Road Phase - complete walk through with contractors. Some minor items left to finish. Should be complete by the end of the month.

FEMA Water St. Project- Asphalt to arrive 9/23. Working on wall stabilization under Deadwood Mountain Grand.

**11. Committee Reports**

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

Commissioner Dar: Farmer's Market is done for the season.

Commissioner Allen: Stagecoach will run until 9/27/24. Trails committee discussing adding Frisbee Golf Course at Broken Boot/Fuller Trails.

**12. Adjournment**

**The HP Commission meeting adjourned at 4:31 p.m.**

**ATTEST:**

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**Chairman, Historic Preservation Commission**

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