



# Historic Preservation Commission Meeting Minutes

Wednesday, June 09, 2021 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 June 9, 2021 at 5:00 p.m.

## 2. Roll Call

### PRESENT

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

### ABSENT

HP Commission Chair Dale Berg

### STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer  
Cindy Schneringer, Administrative Assistant

Mike Walker, NeighborWorks Directors  
Charlie Struble-Mook, City Commissioner

- a. Election of Officers for Chair, 1st Vice-Chair and 2nd Vice-Chair

***It was moved by Commissioner Santochi and seconded by Commissioner Weber to keep Dale Berg as Chair, Beverly Posey as Vice-Chair and Robin Carmody as 2nd Vice-Chair. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

## 3. Approval of Minutes

- a. HPC Minutes 5/26/21

***It was moved by Commissioner Santochi and seconded by Commissioner Weber to approve the HPC Minutes of May 26, 2021. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. HPC Minutes Special Meeting 6/3/21

***It was moved by Commissioner Diede and seconded by Commissioner Weber to approve the HPC Special Meeting Minutes of June 3, 2021.***

***Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

#### **4. Voucher Approvals**

- a. HP Operating Vouchers 6.9.21

***It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Operating Vouchers in the amount of \$180,081.38. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. HP Grant Vouchers 6.9.21

***It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Grant Vouchers in the amount of \$77,091.32. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- c. HP Revolving Vouchers 6.9.21

***It was moved by Commissioner Santochi and seconded by Commissioner Carmody to approve the HP Revolving Loan Vouchers in the amount of \$5,292.37. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

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

- a. Satisfaction of Grant - Dale Berg - 874 Main Street

Mr. Kuchenbecker stated Dale Berg is refinancing his property. The title company is requesting a satisfaction of grants. The Loan Committee review this request and recommend approval. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the Satisfaction of Grant for Dale Berg, 874 Main Street. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

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

- a. Acknowledge swap of Historic Preservation Commission/City of Deadwood owned parcel of land and associated structure surplus located at 227 Williams Street for exchange for land in the adjacent vicinity.

Mr. Kuchenbecker stated Historic Preservation owns 227 Williams Street. There was a property that recently sold the city was interested in at one point to protect the hillside. We have met with the owner of the property. He is willing and interested in switching for the vacant hillside for this dilapidated structure and rehabilitating it. It will have to go through the City Commission process declaring it surplus. Deeding it over to LEDC then deed it to Mike Johnson. Mr. Johnson would deed his property over to the City. We will get back a structure the tax rolls. ***It was moved by Commissioner Diede and seconded by Commissioner Weber to concur***

***with the direction and acknowledge swap of Historic Preservation Commission/City of Deadwood owned parcel of land and associated structure surplus located at 227 Williams Street for exchange for land in the adjacent vicinity. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. Enter into contract with Erica Merchant to restore Black Hills Mercantile ghost mural on side of ADDRESS at a cost of \$894.35 in exchange for conservation easement from property owner.

Mr. Kuchenbecker stated let the record state this is the building at 61 Sherman Street. A quote has been submitted from Erica Merchant, a highly recommended artist, to reproduce the ghost mural at 65 to 70% of the "Black Hill Mercantile" on first line, "Receiving" on second line" mural located on the right side of the building. This is the same artist who completed the "Grain Belt" mural and will be working on the George Henry Cigar mural. Staff is recommending hiring Erica Merchant to reproduce the ghost mural for a cost not to exceed \$894.35. ***It was moved by Commissioner Santochi and seconded by Commissioner Weber to recommend to the City Commission to hiring Erica Merchant to reproduce the ghost mural of the "Black Hill Mercantile" on first line, "Receiving" on second line" mural on the building located at 61 Sherman Street for a cost not to exceed \$894.35. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

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

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

- a. PA 210066 - Tim Conrad - 52 Lincoln Ave. - Demolish Building

Mr. Kuchenbecker stated let the record show this is for 56 Lincoln Avenue. This is a contributing structure located in the Deadwood National Historic Landmark District circa 1938. The applicant is requesting permission to demolish the structure and clean up the lot. Mr. Conrad withdrew application. No action taken.

## **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 reported we have been extremely busy in our office. We have retaining wall work starting on Denver. We are tickled to save a resource. Mt. Moriah has been busy. Was up there today and it was about 25-30 people deep at the ticket booth waiting to get in to Mt. Moriah. Saw the 2:00 shoot out and it was like July to mid August in attendance. Lots of research requests. Stagecoach has moved from 2:00 p.m. to 9:00 a.m. due to the heat. The last 2-3 nights they have had sold out crowds at the Trial of Jack McCall at the new location above the Eagle Bar. Things are happening.

## **11. Committee Reports**

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

Commissioner Diede reported he attended the Chamber meeting on Tuesday. There is a Chamber mixer on Thursday 5:00 p.m. to 7:00 p.m.

Commissioner Weber reported still waiting on the stagecoach baby to be born.

Commissioner Carmody reported it is crazy busy at the Chamber. We need to get a designated parking spot for the Chamber vehicle.

Commissioner Posey reported she attended the Design Committee meeting yesterday.

## **12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 5:35 p.m.

ATTEST:

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Chairman, Historic Preservation Commission