



Historic Preservation Commission Meeting Minutes

Wednesday, June 28, 2023 at 4:00 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 June 28, 2023 at 4:00 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
HP Commissioner Molly Brown

City Commissioner Charlie Struble-Mook

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Mike Walker, Director, Neighborworks

3. Approval of Minutes

a. Minutes of June 14, 2023 Meeting

It was moved by Commissioner Diede and seconded by Commissioner Williams to approve the minutes of the June 14, 2023 meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Dar to approve the HP Operating Vouchers in the amount of \$40,564.72. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

b. HP Grant Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Dar to approve the HP Grant Vouchers in the amount of \$19.99. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

- c. HP Revolving Vouchers

It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the HP Revolving Vouchers in the amount of \$390.00. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Requests

Ben & Sheri Greenlee - 52 Van Buren - Multiple Loan Requests

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the multiple loan requests for Ben and Sheri Greenlee, 52 Van Buren. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

6. Old or General Business

- a. Accept the Mineral Palace archaeological collection and incorporate this assemblage into the City Archaeological repository.

Mr. Runge stated thanks to Intern Sam Hamann we were contacted by representatives from the Mineral Palace Gaming Establishment located at 601 Main Street. The discussion focused on the donation of artifacts unearthed during the 2005 archaeological investigation. The Mineral Palace archaeological assemblage can be classified as a high-profile collection due to its direct ties to the historic Gem Theater and legendary proprietor, Al Swearengin. The HBO series, Deadwood of the early 2000s helped rekindle a national and international interest into the Gem Theater. The objects also maintain a high intrinsic value through their direct documentation with Deadwood's most infamous drinking establishment. ***It was moved by Commissioner Santochi and seconded by Commission Brown to accept the Mineral Palace archaeological collection and incorporate this assemblage into the City Archaeological repository. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.***

- b. West River History Conference funding request of \$500.00 for the 2023 Conference to be held October 5-6, 2023, in Lead, South Dakota.

Mr. Kuchenbecker stated we have received a funding request for the 31st annual West River History Conference. This year the conference will be in Lead, October 5-6, 2023. Historic Preservation has funded this event in the past. Staff is recommending a \$500.00 sponsorship. ***It was moved by Commissioner Dar and seconded by Commissioner Williams to fund the 31st West River History Conference in the amount of \$500.00. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.***

- c. Permission to pay annual contract amount of \$70,000.00 to the South Dakota State Historical Society for preservation services to expedite project reviews.

Mr. Kuchenbecker stated the City of Deadwood, the Deadwood Historic Preservation Commission, the South Dakota State Historical Society Board of Trustees and the State Historic Preservation Office are in a current agreement to provide services for

the preservation and protection of Deadwood's historic resources. A close working relationship between Deadwood and the state is necessary. Under SDCL 1-19A-11.1, the state historic preservation office would have 30 days to comment on any action taken by the City of Deadwood and Deadwood Historic Preservation Commission. This agreement brings this timeframe into a much more manageable operation for projects and activities within the city limits of Deadwood. The agreement allows for careful consideration of projects that could affect the characteristics that make the City of Deadwood significant as a National Historic Landmark while allowing the city to change and grow as a living community. The current agreement is from July 1, 2023 to June 30, of 2026. Per the agreement the City will pay the State \$70,000.00 each year for four years. Attached is the State's invoice requesting payment for the fiscal year of July 1, 2023 to June 30, 2024. ***It was moved by Commissioner Williams and seconded by Commissioner Dar to recommend to the City Commission to pay the State Historical Society \$70,000.00 for the fiscal year of July 1, 2023 to June 30, 2024 to be paid out of the Professional Services line item. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.***

- d. Permission to purchase two 4-foot benches and two 6-foot benches from Victor Stanley in an amount not to exceed \$9,700.00 including shipping to be paid from HP Capital Asset Benches line item.

Mr. Kuchenbecker stated the Historic Preservation Commission has been working on the beautification of Historic Main Street and the National Historic Landmark District for several years updating and adding to the benches and trash receptacles throughout the district. Staff is requesting permission to purchase two additional 4-foot benches and two additional 6-foot benches which match the existing benches. The additional benches will ensure more visitors on Main Street and throughout the Deadwood Historic Landmark District will be accommodated. Staff is requesting to purchase two 4-foot benches and two 6-foot benches from Victor Stanley in an amount not to exceed \$9,700.00 including shipping to be paid out of the HP Capital Asset Benches line item. ***It was moved by Commissioner Diede and seconded by Commissioner Dar to purchase two 4-foot benches and two 6-foot benches from Victor Stanley in an amount not to exceed \$9,700.00 including shipping to be paid out of the HP Capital Assets Benches line item. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.***

- e. Discussion and request for the Deadwood Historic Preservation Commission to be a title sponsor of Calamity Jane and four additional statues at a cost of \$25,000.00 each for the next five years along with the placement of the first statue.

Mr. Kuchenbecker stated the Deadwood Arts Committee has been working on creating a life-sized bronze sculpture of Calamity Jane sitting on a park bench. The Committee has been doing fund raising and long term planning for the next five years. Each statue will be around \$100,000.00. Mr. Johnson stated the four statues, Fee Lee Wong, Madam Dufran, Seth Bullock, W.E. Adams, all pretty much have placement. Fee Lee Wong, Chinatown; Madam Dufran, Badlands, Seth Bullock right in front of the hotel; What about Calamity. Where do we put Calamity? Mr. Johnson

stated he would propose using Gold Street for Calamity. It would be right at the entrance where the jersey barrier is at because we are going to have all the photos along one wall and on the master plan for Main Street this will be the commons area. Public Works has said snow removal will be no problem. I feel this is the group that should declare where Calamity should be. ***It was moved by Commissioner Dar and seconded by Commissioner Diede to recommend to the City Commission to fund the Deadwood Arts Committee for the Calamity Jane Statue and four additional statues at a cost of \$25,000.00 per year for the next five years with funds being paid out of the Public Education line item. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.***

It was moved by Commissioner Diede and seconded by Commissioner Dar to place the Calamity Jane Statue at the Gold Street location. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 230068 - Joel Livengood & Kristine Villafuerte - 732 Main St. - Install Steel Fence

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 732 Main Street, a contributing structure located in the Deadwood City Planning Unit. The applicant is requesting permission to install a five foot high black steel fence along the Main Street frontage of yard. The applicant previously submitted a Certificate of Appropriateness for a wood fence at the May 24, 2023, meeting but was denied due to not being compatible to the resource. A picket or iron fence would be more appropriate to the building and lot. 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 Dar and seconded by Commissioner Carmody 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, Brown, Diede, Dar.***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 230061 Ben & Sheri Greenlee - 52 Van Buren - Install Push Piers to support Foundation

Mr. Kuchenbecker stated the applicant has submitted an application for work at 52 Van Buren, a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to install push piers to support the foundation, concrete renewal for piers, box steel for piers, lift foundation, install a supplement beam. Plans are to construct a 25'x27' addition on the east side (left side) of structure later this fall. Plans will be submitted at that time. The proposed foundation 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 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, Santochi, Posey, Brown, Diede, Dar.***

- b. PA 230067 - Bonita & Robert Goode - 3 Pearl - Construct Car Port

Mr. Kuchenbecker stated the applicant has submitted an application for work at 3 Pearl Street, a contributing structure located in the Highland Park Planning Unit. The applicant requests permission to construct a car port in the southwest corner of the lot. Currently this location is a graveled parking area. The car port will be of wood construction. Any approvals would also be contingent upon acceptance and action from the Deadwood Planning & Zoning Commission for variances required for this project. 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 Brown 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 pending variance approval by the City for setbacks. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.***

- c. PA 230070 - Dawn Ihnken - 298 Williams St. - Install garage door

Mr. Kuchenbecker stated the applicant has submitted an application for work at 298 Williams Street, a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to install a garage door that will be of the same design and material as the door right next to it. In addition to the project approval the applicant has submitted an application for the Paint Grant program to paint the concrete wall along Williams Street. Plans are to give the wall a marble look. Staff is seeking opinion as to painting a marble design on the wall. 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. The paint grant is normally handled administratively but because we don't have marble walls in a historic district staff is seeking an opinion. Commissioner Santochi stated what about a Limestone look. Commissioner Posey suggested putting effice on the wall. Mr. Kuchenbecker suggested using an earth tone. Commissioner Diede suggested doing a stamp. ***It was moved by Commissioner Dar and seconded by Commissioner Brown 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, Brown, Diede, Dar.

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 stated the Wild Bill Exhibit has returned from the Satsuma Public Library in Alabama. A copy of their newsletter is in the packet.

Mr. Kuchenbecker stated yesterday there were three individuals from FEMA, the Interim State Historic Preservation Officer and her intern, two members from the State Archeological Research Center, three member of the State Emergency Management Office and conducted a walk through on the Whitewood Creek project. The bid was opened June 15, there was one bidder. The bid came in at \$7,575,000.00 for this project.

11. Committee Reports

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

Commissioner Dar stated the Farmers Market is this Friday. The grand opening was postponed last week because of rain.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:05 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Coordinator