



Historic Preservation Commission Meeting Minutes

Wednesday, January 27, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order on Wednesday, January 27, 2021 at 5:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Dale Berg

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

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Mike Walker, NeighborWorks Director

Charlie Struble, City Commissioner

3. Approval of Minutes

Approval of the minutes from the January 13, 2021 Meeting

a. Minutes of the January 13, 2021 Meeting

It was moved by Commissioner Diede and seconded by Commissioner Posey to approve the HPC Minutes of January 13, 2021. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

4. Voucher Approvals

a. HPC Operating Vouchers Approval

HPC Operating 2020

HPC Operating 2021

It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the 2020 Operating Vouchers in the amount of \$356.18 and move to approve the 2021 Operating Vouchers in the amount of \$16,066.29. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

b. HPC Grant Vouchers

HPC Grant Vouchers 2020

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the 2020 Grant Vouchers in the amount of \$7,717.06. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

HPC Grant Vouchers 2021

It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the 2021 Grant Vouchers in the amount of \$8,533.85. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

c. HPC Revolving Loan Vouchers

HPC Revolving Loan Vouchers 2020

It was moved by Commissioner Posey and seconded by Commissioner Carmody to approve the 2020 Revolving Loan Vouchers in the amount of \$712.79. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

HPC Revolving Loan Vouchers 2021

It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the 2021 Revolving Loan Vouchers in the amount of \$270.00. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

5. HP Programs and Revolving Loan Program

a. HP Revolving Loan Program Matters

- Tim Berg & Kathryn Koutavas, 1 Forest Ave., Loan Subordination Request
- Ron & Tate Underhill, 33 Taylor Ave., Preservation Loan Request
- Nugget Saloon LLC, 696 Main St., Lien Release Request

It was moved by Commissioner Posey and seconded by Commissioner Diede to approve the revolving loan requests for Tim Berg & Kathryn Koutavas, 1 Forest Ave., Loan Subordination Request; Ron & Tate Underfill, 33 Taylor Ave., Preservation Loan Request; Nugget Saloon LLC, 696 Main St., Lien Release Request. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

6. Old or General Business

a. HPC Revolving Loan Fund Annual Report by NeighborWorks-Dakota Housing Services

Mike Walker, NeighborWorks Director, provided an overview of the annual report on the Historic Preservation Commission's Revolving Loan Program for calendar year 2020.

- b. Enter into Agreement with Archaeological Research Center for Fieldwork Plan on Whitewood Creek Improvement Project

Mr. Kuchenbecker reported this is for the City project to extend the Whitewood Creek Trail from where it ends at 76 Drive out to the underpass by the slag pile on US Highway 14. This will be an out and back pedestrian pathway. Grant money was received from the state to develop the trail. There is quite a bit of foundations, trash and artifacts along the area. We would like to enter into a contract with the SD Archaeological Research Center in Rapid City for field investigation in an amount not to exceed \$7,300.00. There is funding available in the 2021 HP Archaeology line item budget.

It was moved by Commissioner Posey and seconded by Commissioner Weber to recommend to the City Commission to approve entering into a contract with the SD Archaeological Research Center in Rapid City for the field investigation for the City of Deadwood's Whitewood Creek Improvement Project in an amount not to exceed \$7,300.00. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- c. 2021 City of Deadwood Ledger Indexing Project

Mr. Kuchenbecker reported this is a continuation of a project been in the works for several years with each year tackling another set of ledgers. We are asking permission to enter into a contract with Don Toms of Lead to index the Lawrence County tax records (1898-1915) as part of the 2021 ledger indexing project. This is a 2021 Archives budgeted item in an amount not to exceed \$8,000.00.

It was moved by Commissioner Weber and seconded by Commissioner Posey to recommend to the City Commission to approve entering into a contract with Don Toms of Lead to index the Lawrence County tax records (1898-1915) in an amount not to exceed \$8,000.00. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

7. New Matters Before the Deadwood Historic District Commission

- a. COA 210005 - Troy Gorans - 27 Deadwood Street - Install Return Air Vent

Mr. Kuchenbecker reported this building is a contributing structure located in the South Deadwood Historic Planning Unit circa 1896. The applicant is requesting permission to install a return air vent for the hood in the kitchen. The owner has proposed an option for a return air vent which alters the original configuration of the side entrance to the resource. This is the arched window above the side door. It is staff's opinion, the proposed work and changes damage and destroy portions of the historic resource and has an adverse effect on the character of the the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. The applicant is here to answer any questions.

It was moved by Commissioner Weber and seconded by Commissioner Carmody we find the request incongruous however approve the request with the recordation of the existing window and the applicant matching the vent with the window. The applicant is required to save the windows,

if possible, for reuse in the future as needed. Voting Yea: Berg, Posey, Carmody, Santochi, Weber, Williams

8. New Matters Before the Deadwood Historic Preservation Commission

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 provided an update in regards to the new owners of Deadwood Dick's, their plans, the City's requirements and talked about the documents and glass plates the City procured from the building.

a. Year-end Door Counts for the History & Information Center and Welcome Center

Mr. Kuchenbecker provided an update on the 2020 door counts for the Welcome Center and History and Information Center.

11. Committee Reports

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

Ms. Posey recommended everyone should view the virtual presentation for the Deadwood Box study and provide input.

Mr. Diede reported participating in the Best Window Display award presentation at Berg Jewelers.

Ms. Weber reported MSI K9 Keg Pull is this Saturday, January 30th, 2021.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:49 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary