



Historic Preservation Commission Meeting Minutes

Wednesday, December 13, 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 December 13, 2023, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey
HP Commissioner Vice Chair Leo Diede
HP Commission 2nd Vice Chair Robin Carmody
HP Commissioner Trevor Santochi
HP Commissioner Vicki Dar
HP Commissioner Molly Brown

ABSENT

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Director
Bonny Anfinson, Historic Preservation Coordinator
Amy Greba, Administrative Assistant
Michael Runge, Archivist
Mike Walker, Neighborworks

3. Approval of Minutes

- a. HP Meeting Minutes 11.21.2023

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the minutes of the November 21, 2023, meeting. Voting Yea: Carmody, Santochi, Posey, Dar, Brown, Diede.

4. Voucher Approvals

- a. HP Operating Vouchers

It was moved by Commissioner Diede and seconded by Commissioner Dar to approve the HP Operating Vouchers in the amount of \$133,069.49. Voting Yea: Carmody, Santochi, Posey, Brown, Diede, Dar.

- b. HP Grant Vouchers

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the HP Grant Vouchers in the amount of \$74,318.58. Voting Yea: Carmody, Santochi, Posey, Brown, Diede, Dar.

- c. HP Revolving Vouchers

It was moved by Commissioner Brown and seconded by Commissioner Diede to approve the HP Revolving Vouchers in the amount of \$56,775.49. Voting Yea: Carmody, Santochi, Posey, Brown, Diede, Dar.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Kevin Bloom - 17 Filmore - Request to forgive a loan

Cody Emrick - 9 Shine - Request approval of multiple loans

It was moved by Commissioner Diede and seconded by Commissioner Carmody to approve loan requests for 17 Filmore, Kevin Bloom, contingent upon completion of favorable inspection by Building Inspector and 9 Shine, Cody Emrick. Voting Yea: Carmody, Santochi, Posey, Brown, Diede, Dar.

- b. Historic Preservation Program Applications

Tom & Dori Julius - 33 1/2 Jackson St. - Foundation and Elderly Resident Programs

Dacey & Dusty Hepper - 320 Williams St. - Foundation and Siding Programs

It was moved by Commissioner Dar and seconded by Commissioner Brown to approve Program Applications for Tom & Dori Julius, 33 1/2 Jackson - Foundation and Elderly Resident and Dacey and Dusty Hepper, 320 Williams - Foundation and Siding. Voting Yea: Carmody, Santochi, Posey, Brown, Diede, Dar.

6. Old or General Business

- a. Renewal of the Revolving Loan Agreement for 2024 between Deadwood Historic Preservation Commission and Neighborhood Housing Services of the Black Hills, Inc. for the administration of the RLF.

Mr. Kuchenbecker stated the Historic Preservation has an established Revolving Loan Fund for a variety of related programs for the purpose of making commercial and residential loans and grants for the rehabilitation of residences, buildings, structures, improvements, and retaining walls located within the City of Deadwood. NeighborWorks has provided administrative services in connection with the Revolving Loan Program.

The Historic Preservation Office does not have the expertise to process the loans, therefore, continues to recommend the hiring of Neighborhood Housing Services of the Black Hills Inc. to administer the revolving loan programs. This request is to provide an agreement for services from January 1, 2024, to December 31, 2024, at a cost not to exceed \$60,000.00.

Mr. Kuchenbecker expressed his appreciation to Mr. Walker and the staff at Neighborworks for their excellent work as stewards to the Deadwood community.

It was motioned by Commissioner Brown and seconded by Commissioner Carmody to recommend to the City Commission to approve the renewal

of the agreement with Neighborhood Housing Services of the Black Hills Inc. at a cost not to exceed \$60,000.00 to be paid out of the 2024 Revolving Loan Professional Services line item. Voting Yea: Carmody, Santochi, Posey, Brown, Diede, Dar.

- b. Thank you and update from Deadwood Alive - Andy Mosher, Executive Director
Mr. Mosher expressed his appreciation for the support provided by the HP Commission and HP staff. Deadwood Alive consists of 15 employees who perform historic re-enactments, informational presentations, public education, and interaction for over 147,000 people over the Summer of 2023. Attendance at the Trial of Jack McCall has decreased, and it may be due to the current economy. The group is searching for a new location for the Trial. If any Commissioners have ideas or connections, please share. Much of the funding for Deadwood Alive comes from HP, grants, and monies made from the stagecoach rides and the in-person re-enactment of the Trial. Once again, Mr. Mosher expressed his appreciation for the continued support from the HP Commission.
- c. Consider Loan Agreement 2024-001 for items currently on loan to and on exhibit with Deadwood History Inc. through December 31, 2029.

Mr. Runge stated the City Archives is asking permission to continue loaning the following items from the City Archives to Deadwood History, Inc. through December 31, 2029. This is a continuation of a loan from 2018.

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the use City objects listed on Attachment #A from December 13, 2023, to December 31, 2029. Deadwood History, Inc. will be responsible for insurance for this loan. Voting Yea: Carmody, Santochi, Posey, Brown, Diede, Dar.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 230140 - Cody Emrick - 9 Shine - Replace certain windows and exterior repairs
Mr. Kuchenbecker stated the applicant has applied for Certificate of Appropriateness for work at 9 Shine Street, a contributing structure located in Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to add an additional window on the north (front) side gable area of the house, directly above the second story window in order to make the 3rd level of the home a livable space. Replace/repair fascia, soffit and gutters as needed. Fascia and soffit to be white, gutters to be black. Replace all windows and doors. Windows to be white, doors will be colored. One window on the second floor will be turned into an egress window. One small, non-historic, window on the main floor rear of structure will be removed and bricked in. Add wood storm doors to both doors on the north side. Storm doors will be black. Exterior brick walls to be repaired where needed.
- Staff conducted a site visit with the contractor to review the proposed project. The slider windows on the main floor front and right sides will be replaced with two double hung windows within the original openings. The storm windows will have an arched top to match the window design. The proposed window in the third-floor gable would have an adverse effect on the historic character of the

structure. Staff's recommendation would be to approve the project without the additional third floor window. 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 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, with the condition that the third-floor window is not included in the changes to the structure. Voting Yea: Carmody, Santochi, Posey, Brown, Diede, Dar.

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 230179 - Dacey & Dusty Hepper - 320 Williams St. - Repair stucco on garage and repair concrete stairs

Mr. Kuchenbecker stated the applicant has applied for work at 320 Williams St., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The Applicant is requesting permission to repair the stucco siding on the garage and fix the concrete steps up to the house. The applicant is also applying for the foundation and siding grant 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 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, Santochi, Posey, Brown, Diede, Dar.

9. Items from Citizens not on Agenda

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

Neighbor appeared in support of the flag garage door located in the Rodeo Grounds ...

Mr. Kuchenbecker stated the garage project involved HP approval, the homeowner was aware that specific guidelines would need to be followed. As much as the flag needs to be honored, proper restoration of structures must follow certain criteria when HP funds are involved. Staff will provide copies of the minutes.

10. Staff Report

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

Mr. Kuchenbecker stated photos of the completed project of the City of Lennox Harney Hospital project were included in the packet. They received an Outside of Deadwood Grant.

Mr. Kuchenbecker stated he attended meeting with SDSHS and presented the 2024 budget. It was his 17th time presenting to the Board. Commissioner Carmody, Commissioner Posey, and Mrs. Anfinson also attended the meeting. Commissioner Santochi and Commissioner Dar attended virtually. Mr. Kuchenbecker thanked Mrs. Anfinson for all her hard work on the budget presentation and supporting documents.

Whitewood Creek FEMA project is moving along. Crews are currently working near Charles St. HP staff assumed that cultural resources would be minimal, but there have been several items and artifacts recovered from the project site, such as bottles from 1880-1910 and remnants of an older wall structure.

A meeting has been set up regarding Chamber marketing to discuss advertising plans/ideas for 2024. Attendees include HP staff, Chamber Director, DHI Director and other interested parties. The goal is to ensure that HP funds are being used for historical purposes and not just gaming or lodging advertisements.

Mr. Kuchenbecker and Mrs. Anfinson did a site visit at Michael Parham's, 39 Stewart. Mr. Parham had voiced frustration regarding the grant requirements but appears to be feeling better about everything. Both stated that the house is looking wonderful.

Broadway Alley retaining wall should be complete next week.

Retaining wall at 8 Jefferson is 100% complete.

Retaining wall at library will be finished as soon as iron work arrives to complete the project.

Mr. Kuchenbecker expressed his appreciation to Mrs. Speirs from Deadwood History, Inc. for producing the recent Facebook videos, which highlight the various HP projects happening around Deadwood. The latest video, highlighting the new pedestrian trail from Mount Moriah to Sherman Street, had 39,000 views and 600 shares, as of this afternoon.

11. Committee Reports

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

Commissioner Carmody stated she has given her notice of resignation to the Deadwood Chamber of Commerce effective January 11, 2024.

Commissioner Brown stated the Community Christmas event at the VFW will take place on Christmas Day. It is a fun event for the whole family that includes free meal. Doors open at noon, with meal being served at 1:00 p.m.

Commissioner Posey read letter from DHI thanking HP Commission for their continued partnership and support.

12. Adjournment

The HP Commission meeting adjourned at 4:43pm.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant