



Historic Preservation Commission Meeting Minutes

Wednesday, April 28, 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 April 28, 2021 at 5:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Dale Berg
HP Commission Vice Chair Bev Posey
HP Commissioner Leo Diede
HP Commissioner Trevor Santochi
HP Commissioner Jill Weber
HP Commissioner Tony Williams

ABSENT

HP Commission 2nd Vice-Chair Robin Carmody

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator

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

- a. 2021 Scholarship Award Presentation for Lead-Deadwood High School Seniors Jack Hallock and Alex Pearson

Chairman Berg and Kevin Kuchenbecker presented the 2021 Scholarship Awards to Lead-Deadwood High School Seniors Jack Hallock and Alex Pearson.

3. Approval of Minutes

- a. Approval of April 14, 2021 Meeting Minutes

It was moved by Commissioner Diede and seconded by Commissioner Posey to approve the HPC Minutes of April 14, 2021. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams

4. Voucher Approvals

- a. HPC Operating Vouchers 04/28/21

It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the HPC Operating Vouchers in the amount of \$155,791.13. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams

- b. HPC Revolving Vouchers 4/28/21

It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the HPC Revolving Loan Vouchers in the amount of \$47,614.40. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Program

Berg Jewelry - 650 Main St. - Request to Subordinate Loan
Daniel & Shaunna Sjomeling - 405 Williams - Extension Request

Chairman Berg recused himself from the meeting. Vice Chair Posey took charge of the meeting.

It was moved by Commissioner Weber and seconded by Commissioner Diede to approve the revolving loan request for Berg Jewelry, 650 Main St., request to subordinate and Daniel and Shaunna Sjomeling, 405 Williams, extension request. Voting Yea: Posey, Diede, Santochi, Weber, Williams. Abstain: Berg

Chairman Berg returned to the meeting.

- b. 2020 Historic Preservation Commission Grant Project Extensions due to Covid-19.

Mr. Kuchenbecker stated the Historic Preservation Commission implemented a moratorium on the grant programs and initiated a deadline for completion of current grants caused by the impact of Covid-19. However, due to unforeseen circumstances dealing with the pandemic, materials such as windows and doors being back ordered, some of the applicants could not finish their projects within the time line. With this in mind eleven applicants were issued a grant extension until April 30, 2021. Due to conditions caused by the pandemic and beyond the control of the owners, the Loan Committee recommends an exception to the grant completion directive and recommends approval of the grant extensions with a new deadline to complete the projects by August 1, 2021. This will be the last extension granted for these applicants. ***It was moved by Commissioner Posey and seconded by Commissioner Santochi to grant the extension for Jo Robuck, 36 Lincoln, Arlet Trewhella, 360 Williams, Charlie Mook, 61 Taylor, Meghan Clements, 462 Williams, Sylvia Trents, 57 Lincoln, Karin Pharham, 42 Lincoln, James Pontius, 118 Charles. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

6. Old or General Business

- a. Fassbender Photographic Collection update and funding request - Richard Carlson, Director

Richard Carlson with Fassbender Photographic Collection gave an update on the program and presented a budget to show a shortfall they will be experiencing. A

request was made by Fassbender for an additional \$5,000. ***It was moved by Commission Diede and seconded by Commissioner Posey to recommend to the City Commission when they do a supplement to the budget to include the \$5,000.00 for the Fassbender Photographic Collection. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

- b. Permission to engage Quik Signs to fabricate and install utility wraps at a cost not to exceed \$2,535.53 to be paid from the HP Public Education line item.

Mr. Kuchenbecker stated the Main Street Initiative Design Committee along with the Historic Preservation Commission is working on wrapping several more of the utility boxes around the Historic Landmark District. The committee has selected the utility boxes at the Welcome Center, Mr. Woe's, VFW and the Adams Museum for this next round. The Main Street Initiative Design Committee and staff are requesting the use of Public Ed and Advocacy funds, not to exceed \$2,535.53, for the utility box wrap project. ***It was moved by Commissioner Posey and seconded by Commissioner Santochi to hire Quik Signs to print and install four utility wraps at the Welcome Center, Mr. Woe's, VFW and the Adams Museum for a cost not to exceed \$2,535.53 to be paid out of the Public Education line item. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

- c. Renew grant software subscription with Foundant Technologies for 2021-2022 in the amount of \$10,000.00 to be paid from the Historic Preservation Revolving Loan Fund professional services line item.

Mr. Kuchenbecker stated the City of Deadwood entered into an agreement with Foundant Technologies in June 2017 for use of the web-based grant program for all of the Historic Preservation grants. This program has been very successful in keeping track of all the grant recipients and providing reports for meetings, budgets and grant numbers. The software license is renewed every two years. The current subscription is up in June 2021 and therefore the license subscription will need to be renewed. The previous software license was \$9,500.00 for a two year period. The 2021 and 2022 subscription will total \$10,000.00 with \$5,000.00 being paid each year. Funds will be paid out of the Professional Services Revolving Loan line item. Staff is recommending to the Historic Preservation Commission to approve the purchase of a two year licensing subscription from Foundant Technologies in the amount of \$10,000.00 with half being paid in 2021 and the other half in 2022. The funds will come out of the Professional Services Revolving Loan line item. ***It was moved by Commissioner Posey and seconded by Commissioner Weber to recommend to the City Commission to enter into an agreement with Foundation Technologies for a two year licensing subscription for services in the amount \$10,000.00 with half (\$5,000.00) being paid in 2021 and the other half (\$5,000.00) in 2022 to come out of the Professional Services Revolving Loan line item. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

- d. Historic Preservation Commission acceptance of voluntary conservation easement of Tract B, McGovern Hill addition from ZCN, LLC (aka Deadwood Mountain Grand) and permission for the Chair to sign said easement. Mr. George Milos, representing ZCN, LLC was present and ZCN was recognized with a round of applause and thanks for the ownership's commitment to the preservation and protection of the Deadwood National Historic Landmark. Mr. Kuchenbecker personally thanked Mr. Milos and Mr. Dale Morris for their cooperation and foresight in this charitable contribution and voluntary donation of the conservation easement.

It was moved by Commissioner Diede and seconded by Commissioner Posey to give permission for Chairman Berg to sign a voluntary conservation easement for Tract B, McGovern Hill addition from ZCN, LLC (aka Deadwood Mountain Grand). Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams

- e. 2021 Historic Publication Fund request from Karen Holzer for a children's book entitled "Let's Feed The Fish, Meet Me at the D.C. Booth National Fish Hatchery". Committee reviewed and recommends approval.

Mr. Kuchenbecker stated the Historic Publication Fund was created to help with printing cost of books that relate to the history of Deadwood and/or the Black Hills. Applicants can apply once a year with the deadline to apply on April 15. Our office received one application for a children's book. Karen Holzer submitted a children's book called "Lets Feed the Fish, Meet Me At the D.C. Booth Historic Fish Hatchery". Payment will be made directly to the printing companies with any cost over the \$5,000.00 to be paid by the applicant. The applicant has 36 months to repay this funding through a quarterly payment schedule. The Deadwood Historic Preservation Commission must be listed as a supporter in the book along with our official logo. ***It was moved by Commissioner Posey and seconded by Commissioner Weber to enter Karen Holzer into the Historic Publication Fund to help pay for printing costs with any costs over \$5,000.00 to be the applicants responsibility. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

- f. Permission to enter into contract with Ferber Engineering for Phase II of the City Archives Online Search Engine in the amount not to exceed \$8,500.00 as budgeted in the 2021 HP Archives budget.

Mr. Kuchenbecker stated the City of Deadwood Archives is requesting permission to enter into a contract with Ferber Engineering of Rapid City, SD to begin Phase II of the City Archives online search engine. ***It was moved by Commissioner Posey and seconded by Commissioner Santochi to recommend to the City Commission to enter into a contract with Ferber Engineering of Rapid City, SD to begin Phase II of the City Archives online search engine. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

- g. Granting of Loan Agreements with Hot Springs Public Library for the display of Theodore Roosevelt/Seth Bullock exhibit and Watertown Public Library for the Baseball of the Mining Camps exhibit.

Mr. Kuchenbecker stated the City Archives is requesting permission to enter into two loan agreements with the Hot Springs Library for the use of the eight Theodore Roosevelt/Seth Bullock traveling exhibit and the Watertown Public Library for the use of the six Baseball in the mining camps traveling exhibit. ***It was moved by Commissioner Diede and seconded by Commissioner Weber to recommend to the City Commissioners to enter into a loan agreement with Hot Springs Library and the Watertown Public Library for the use of traveling exhibits. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

- h. Permission to purchase five (5) outdoor interpretive panels from Pannier Graphics at a cost not to exceed \$3,500.00 from the 2021 HP Archives budgeted line item.

Mr. Kuchenbecker stated the City of Deadwood Archives is requesting permission to enter into a contract with Pannier Graphics of Gibsonia, PA to develop five outdoor interpretive panels as part of Deadwood's downtown walking tour. Office would like to add four new panels to the downtown walking tour. These new panels are as follows: "Reshaping the Badlands"; "South Deadwood Mining Camp"; "Wall & Main Street: Commercial Center"; and "Whitewood Creek a Short History". The fifth sign is a reprint of the "Civic Stability" sign that was destroyed after a vehicle ran it over on Friday, April 9, 2021. ***It was moved by Commissioner Weber and seconded by Commissioner Posey to recommend to the City Commission approval to purchase five interpretive panels from Pannier Graphics in the amount of \$3,522.00. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 210039 - 478 Main Street - Martin Colberg - Replace Windows

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 478 Main Street, a contributing structure located in the Deadwood Historic Overlay Zone in the City of Deadwood. The applicant has recently purchased this structure and is planning on making it a vacation rental. An inspection was done by the Department of Health and they are requiring the second floor windows be enlarged from 24x42 inches to 32 1/8 x 57 1/4 inches for safety purposes and egress requirements. The applicant is also requesting permission to replace the two second floor windows with new wood windows which resemble double hung windows. Staff and the applicant conducted an onsite inspection of the windows. Upon review it was determined there was not enough space to install the originally proposed windows. It was decided a wood casement with a mullion to make the window appear as a double hung would be appropriate. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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 Posey 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: Berg, Posey, Diede, Santochi, Weber, Williams

- b. COA 210041 - CD Property LLC - 653 Main - Exterior Repairs

Mr. Kuchenbecker stated this request was continued at the last HP Commission meeting pending the submittal of required engineered drawings of the stairway and landing. Staff has not received the engineered drawings and recommend continuing to the May 12, 2021 meeting. ***It was moved by Commissioner Posey and seconded by Commissioner Diede to continue COA 210041, CD Property LLC, 653 Main Street, to the May 12, 2021 meeting. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 210049 - Correen Dammenn - 10 Sampson - Construct new deck and replace posts on porch

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 10 Sampson St, a non-contributing structure located in the Larges Flat Planning Unit in the City of Deadwood. The applicant is requesting permission to construct an 8'x14' deck on the side of the house using pressure treated lumber and Trex. On the front porch add 6x6 posts made of the same material as existing posts. The proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an adverse affect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Posey and seconded by Commissioner Williams 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: Berg, Posey, Diede, Santochi, Weber, Williams***

- b. PA 210052 - Melvin Owens - 23 Centennial - Replace/Repair Windows/Retaining Wall

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 23 Centennial Ave., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to replace/repair windows, replace porch boards where necessary, repair the retaining wall and repaint the house with the current paint scheme. The applicant is applying for the retaining wall program and when the moratorium is lifted the applicant will also be applying for the windows and doors program. Staff has conducted a site visit and will work with the applicant to ensure compliance with the standards and guidelines set forth by the Historic preservation Commission. The proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an adverse affect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Posey and seconded by Commissioner Weber 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: Berg, Posey, Diede, Santochi, Weber, Williams

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 there is a retaining wall bid opening this week. There are box culvert study public meetings going on and the version they are looking at is 1A or 1C modified.

11. Committee Reports

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

Commissioner Posey stated the Best Window Display was awarded to Sick Boys. May 13 is the Butt Brigade.

Commissioner Williams asked for an update on 824 Main.

12. Adjournment

The Historic Preservation Commission adjourned at 5:46 p.m.

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary