



Historic Preservation Commission Meeting Minutes

Wednesday, October 27, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Vice-Chairman Posey called the Deadwood Historic Preservation Commission meeting to order on October 27, 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

City Commissioner Charlie Struble

ABSENT HP Commission Chair Dale Berg

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Mike Walker, NeighborWorks Director

3. Approval of Minutes

- a. Approval of 10/20/2021 HPC Meeting Minutes

It was moved by Commissioner Santochi and seconded by Commissioner Weber to approve the HPC Meeting Minutes of October 20, 2021. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams

4. Voucher Approvals

- a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Diede to approve the HP Operating Vouchers in the amount of \$330,011.34. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams

- b. HP Grant Voucher Approval

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Grant Vouchers in the amount of \$1,132.05. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams

- c. Revolving Loan Voucher Approval

It was moved by Commissioner Santochi and seconded by Commissioner Weber to approve the HP Revolving Vouchers in the amount of \$21,348.90. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Request
Michael Johnson - 227 Williams - Loan Requests

It was moved by Commissioner Weber and seconded by Commissioner Carmody to accept Michael Johnson, 227 Williams, into the loan programs. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams

- b. First Baptist Church of the Northern Hills request for a Not-for-Profit Grant in the amount of \$13,890.00 for the repairs of the elevator.

Mr. Kuchenbecker stated the First Baptist Church has submitted a Not-for-Profit grant request for elevator repairs to the church. The elevator is currently not working and needs a complete overhaul. The cost for the repair is \$27,780.00 and the request is to pay for half of the project at \$13,890.00. Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000.00 per year not to exceed \$50,000.00 in a five year period. Since 2016 the First Baptist Church of the Northern Hills has been granted \$32,780.00 in funds with \$17,220.00 available. The Projects Committee reviewed this request and recommend approving the grant request for the First Baptist Church of the Northern Hills in the amount of \$13,890.00 for the overhaul of the elevator system. ***It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the Not-for-Profit grant to the First Baptist Church of the Northern Hills in the amount of \$13,890.00 for overhaul of the elevator system. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- c. Request to accept Teresa Hamilton & Peter Curry at 458 Williams St. into the Retaining Wall Program

Mr. Kuchenbecker stated the Historic Preservation Office has received an application from Teresa Hamilton and Petter Curry to be submitted into the Retaining Wall Program. If accepted into the program the applicant will be added to the growing waiting list of retaining walls. This wall is not threatening a historic structure but it is a historic wall that has failed. ***It was moved by Commissioner Diede and seconded by Commissioner Weber to place 458 Williams Street into the retaining wall program as it meets the criteria of the program. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

- d. Tom & Deanna Smith/Shane & Courtney Vettel, 29 Van Buren, Application for Historic Preservation Programs

Mr. Kuchenbecker stated Deanna & Tom Smith and Shane and Courtney Vettel has applied for the Siding and Wood Windows and Doors grant programs. Staff has determined the repairs to the siding, windows and storm doors meets the criteria

for the programs. Staff will coordinate with the applicant during the proposed project. ***It was moved by Commissioner Santochi and seconded by Commissioner Carmody to accept Tom & Deanna Smith and Shane and Cortney Vettel, 29 Van Buren into the Siding, Wood Windows and Doors Programs. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams***

6. Old or General Business

- a. Approve Loan 2021.05 to the High Plains Western Heritage Center for the HPC Deadwood Termesphere

Mr. Kuchenbecker stated the High Plains Western Heritage Center as submitted a request to use the Deadwood Termesphere from November 2, 2021 to December 31, 2024. ***It was moved by Commissioner Weber and seconded by Commissioner Diede to recommend to the City Commission to allow the Historic Preservation Office to loan the Deadwood Historic Preservation Termesphere "Deadwood" from November 2, 2021 to December 31, 2024 to the High Plains Heritage Center, Spearfish, SD. 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 210212 - Deanna & Tom Smith/Shane & Courtney Vettel - 29 Van Buren - Siding/Windows & Doors/Gate

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 29 Van Buren, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant has replaced three sides of the structure and plans are to replace the back side with same DiamondKote smooth lap siding. Alter the porch to duplicate how it looked when originally built. Replace storm windows and add where missing with Marvin wood combination storm windows. Restore the front door and replace the glass. Replace the 1970's storm door with a wooden storm door. Replace the side gate with a cedar wood gate with a square lattice detail that matches the front porch foundation. The applicant has applied for the Siding and Wood Windows and Doors 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 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: Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. PA 210213 - Nyla & Tom Griffith - 23 & 25 Lincoln - Replace Door and Window

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 23-25 Lincoln, a contributing structure located in the Ingleside

Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the old rotted wood door and window on the side of the house with a custom made wood window and a six panel custom sized wood door. 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 Santochi 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: Posey, Carmody, Diede, Santochi, Weber, Williams***

- c. PA 210194 - Brad & Sheila Beuckens - 31 Centennial Ave. - Re-construct Addition/Install Windows/Replace Siding/Re-build Front Porch

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 31 Centennial Avenue, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to tear down and rebuild the addition on the front left side of the structure to match the existing kitchen ceiling height which would include two matching windows. Reroof the structure with asphalt shingles. Install new wood windows. New wood trim with decorative detail will be installed. New LP Smartside with smooth finish will be installed with 4 1/2" reveal. Front porch to be rebuilt to match existing porch with similar details. ***It was moved by Commission Weber and seconded by Commissioner Santochi 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: Posey, Carmody, Diede, Santochi, Weber, Williams***

- d. PA 210211 - Chris Blair - 65 Terrace - Windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 65 Terrace Street, a contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to replace seven windows, three on the front and four on the right side of the structure. The replacement windows will be all wood frame double hung and remain the same size. Staff conducted a site visit to review the condition of the windows. Some of the upstairs windows are replacement windows already. The applicant is also applying for the Historic Preservation Wood Windows and Doors Program. 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. Commissioner Posey stated the windows on the main floor are in pristine condition. Mr. Kuchenbecker stated he will be working with them to repair the windows and install new wooden storms. They are the original windows with aluminum storms. Because we have a lack of

craftsman in this area restoring windows is a challenge we face. You can approve the replacement of the upper floor dormer windows and ask for restoration of the lower two. Commission Santochi suggested working with the applicant and get wooden storms on the bottom windows. You can get a company to fit them in. ***It was moved by Comissioner Diede and seconded by Commission Santochi 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 with the stipulation the three original windows on the front of the structure be restored and new wooden storm windows be installed. The four windows may be replaced in the upper-level dormers with appropriate wood windows. Voting Yea: Posey, Carmody, 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.)

a. Fassbender Photographic Collection - Quarterly Newsletter

Mr. Kuchenbecker stated in you packet is the Fassbender newsletter. Fassbender will be entering into a stewardship with DHI to take over the operation of the Fassbender collection. The board will become more of an advisory board. This will be on the City Commission's agenda for Monday.

b. Joint Commission Work Session

Mr. Kuchenbecker reported there will be a joint meeting with City Commission, HP Commission and P&Z Commission to review the Main Street Master Plan. This will be a three year project and it will be split up in three sections with the construction taking place in the off season months.

Harley Kirwin Appeal :Mr. Kuchenbecker stated we went to court on the Harley Kirwin Project Approval Appeal and the judge upheld the HPC decision. He does have the opportunity to appeal this to the Supreme Court.

Archeology: Mr. Kuchenbecker stated they have found a privy during the construction of the house on Taylor Avenue. They are finding artifacts. The house was owned by A.W. Merick who moved here from Custer when gold was discovered here. He is buried in Mr. Moriah.

Mr. Kuchenbecker thanked the Commission for their support and commitment for what they do for Historic Preservation.

November 11 is a plaque presentation for the American Legion in Pierre, Outside of Deadwood Grant.

11. Committee Reports

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

Commission Williams asked what the penalty is for not getting a building permit. Mr. Kuchenbecker stated it is two times the cost of the building permit. It used to be four times. It was suggested to revisit the penalty amount.

Commissioner Weber asked if we could change the sign at the entrance to Main Street that says the Mayor's name. Didn't there used to be something there that talked about events. Mr. Kuchenbecker stated it used to be a digital sign. It was removed because of non-compliance and it couldn't be repaired. Commissioner Weber suggested putting something historic like resting place of Wild Bill. It needs to me more about Deadwood history.

Commissioner Posey stated the project at 152 Charles is looking great.

12. Adjournment

The Historic Preservation Meeting adjourned at 5:44 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary