



Historic Preservation Commission Meeting Minutes

Wednesday, August 09, 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 August 9, 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 Vicki Dar

ABSENT

HP Commissioner Tony Williams
HP Commissioner Molly Brown
City Commissioner Charlie Struble-Mook

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Historic Preservation Coordinator
Amy Greba, Administrative Assistant

Mike Walker, Neighborworks
Rick Karns, Neighborworks Construction Manager

3. Approval of Minutes

a. Approval of Minutes of 7/26/23 Meeting

It was moved by Commissioner Dar and seconded by Commissioner Santochi to approve the minutes of the July 26, 2023 meeting. Voting Yea: Carmody, Santochi, Posey, Diede, Dar.

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Diede and seconded by Commissioner Carmody to approve the HP Operating Vouchers in the amount of \$14,178.99. Voting Yea: Carmody, Santochi, Posey, Diede, Dar.

- b. HP Grant Vouchers

It was moved by Commissioner Diede and seconded by Commissioner Carmody to approve the HP Grant Vouchers in the amount of \$105.03. Voting Yea: Carmody, Santochi, Posey, Diede, Dar.

- c. HP Revolving Vouchers

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the HP Revolving Vouchers in the amount of \$5,421.93. Voting Yea: Carmody, Santochi, Posey, Diede, Dar.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

George Mitchell - 29 Terrace - Request to Forgive Loan
Bonnie Fosso - 170 Pleasant - Partial Lien Release
Tiffany & Sean Byrne - 20 Denver - Multiple Loan Extension Requests
Christopher Blair - 65 Terrace - Loan Extension Request
Ronald & Tate Underhill - 33 Taylor Ave. - Loan Extension Request

It was moved by Commissioner Dar and seconded by Commissioner Diede to forgive the loan for George Mitchell, partial lien release; Bonnie Fosso, 170 Pleasant; multiple loan extension requests for Tiffany and Sean Byrne, 20 Denver; loan extension request, Christopher Blair, 65 Terrace; loan extension request, Ron and Tate Underhill, 33 Taylor Avenue. Voting Yea: Carmody, Santochi, Posey, Diede, Dar.

6. Old or General Business

- a. Permission to Purchase Vinyl Floor in Archaeological Laboratory

Mr. Kuchenbecker stated the City Archives is requesting permission to enter into a contract with Hills Interiors of Belle Fourche, South Dakota to install vinyl flooring in the archaeological lab at the Deadwood city hall. In 2022, the City and Historic Preservation Commission funded the installation of new compactor storage units. This proposed flooring will cover the subfloor of these new compactor storage units. Attached to this memorandum, please find the quote for this project along with current photographs of the floor. This project is a 2023 City Archives budgeted project. ***It was moved by Commissioner Santochi and seconded by Commission Carmody to recommend to the City Commission to enter a contract with Hills Interiors of Belle Fourche, South Dakota to install vinyl flooring in the archaeological lab at the Deadwood city hall. The cost for this project will not exceed the amount of \$2,800.00. This is a 2023 City Archives budgeted project. Voting Yea: Carmody, Santochi, Posey, Diede, Dar.***

- b. Consider approval of application #23001 for Cephas Tuttle under the Headstone Grant program.

Mr. Runge stated that on August 3, 2023 the Projects Committee, a subcommittee of the Deadwood Historic Preservation Commission, met and reviewed the below listed headstone grant applications: #23001 Tuttle, Cephas, North Potters Field Lot

111, Mount Moriah Cemetery As part of the grant program, applicants are required to furnish photographs, family trees, and any other pertinent information for the Historic Preservation Files. This information will be scanned and placed in the City's mapping server for the cemetery. After reviewing the application, the Projects Committee moved to approve the applications for the 2023 Headstone Grant Program. ***It was moved by Commissioner Santochi and seconded by Commissioner Carmody to accept application #23001 into the 2023 HPC Headstone Grant Program. Voting Yea: Carmody, Santochi, Posey, Diede, Dar.***

- c. Permission to enter into a agreement with Maryland Department of Planning to clean and stabilize a relic condition revolver for a cost not to exceed \$1,000.00.

Mr. Kuchenbecker stated the City of Deadwood Archives is requesting permission to enter into a contract with the Maryland Archaeological Conservation Laboratory located in St. Leonard, Maryland to clean and stabilize the relic condition revolver unearthed from the 2004 Mineral Palace/Gem Theater archaeological excavation. This gun and 11,000 artifacts were donated to the City of Deadwood in July of 2023. ***It was moved by Commissioner Dar and seconded by Commissioner Carmody to allow the City Archives to enter into a contract with the Maryland Archaeological Conservation Laboratory for the conservation treatment of one relic condition revolver. The cost of the project will not exceed \$1,000.00 to be paid out of the Archives budget. Voting Yea: Carmody, Santochi, Posey, Diede, Dar.***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 230093 - KR Deadwood Sherman Street 2020 LLC - 51 Sherman Street - Install one fixed fabric awning on back of structure

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 51 Sherman Street, a contributing structure located in the Deadwood Historic Overlay Zone in the City of Deadwood. The Applicant is requesting permission to add one fixed, fabric awning to 53 Sherman Street on back of north building to protect the electrical gear from water. The proposed awning will match the other awnings previously approved by the Historic Preservation Commission in April of this year. The proposed work and changes do 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 Diede and seconded by Commissioner Dar 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, Santochi, Posey, Diede, Dar.***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 230091 Terry Van Zanten - 12 Sampson - Add Portable Shed/Garage

Mr. Kuchenbecker stated the applicant has submitted an application for work at 12 Sampson St., a contributing structure located in the Large's Flat Planning Unit in the City of Deadwood. The applicant is requesting permission to add a 12'x24' portable storage shed/garage to be placed on adjoining lot. This is a new structure being purchased by 605 Sheds. The color will match the existing house and garage on the property. The siding and roof will be metal. 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 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: Carmody, Santochi, Posey, Diede, Dar.***

- b. PA 230092 - Amy Gorzalka - 50 Van Buren St. - Replace Walkway

Mr. Kuchenbecker stated the applicant has submitted an application for work at 50 Van Buren St., a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the wooden walkway attached to the rear of the house and access the applicant's property above the retaining wall. Plans are to remove the existing 3.3' wide walkway and reconstruct a 4' walkway with redwood decking. The original balusters will be reinstalled on the walkway. In review of the project, the walkway is currently connected with joist hangers attached to the siding of the house which does not meet code. It needs to be reconstructed but will be rebuilt in a manner to not change the overall appearance. 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: Carmody, Santochi, Posey, Diede, Dar.***

- c. PA 230094 - Roger Styer - 46 Wabash - Enlarge current deck

Mr. Kuchenbecker stated the applicant has submitted an application for work at 46 Wabash St., a Non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to enlarge the current 16x12 deck to a 24x22 deck and replace the boards on the current deck. This project is outside the viewshed of the main portion of the National Landmark District and is of modern construction. 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 because it is not readily visible within the historic district. ***It was moved by Commissioner Santochi and seconded by Commissioner Dar 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, Diede, Dar.***

9. Items from Citizens not on Agenda

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

Mr. Kuchenbecker introduced Mr. John Long, owner of 299 Williams, to the committee. Staff met with Mr. Long regarding the rehabilitation of his property following the recent fire involving his property. He will be presenting his plans in front of the Historic Preservation committee in the near future.

10. Staff Report

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

Update on the Midnight Star Lighting matter. Mr. Kuchenbecker introduced Mr. Ken Owens, GM at Midnight Star, who updated the Commission on the situation regarding the replacement of the lights located in the upper front façade of the Midnight Star. He mentioned that covers were placed over the lights to help dim them and if that was not suitable to the Commission, he would gladly take their suggestions on how to rectify the problem. Commissioner Dar recalled that the preferred lighting was to be a very soft and subtle warm lighting and what is currently in place is bright and cool lighting. Mr. Owens stated he would be glad to change out the bulbs, if so desired, but it would need to wait until after Kool Deadwood Nights, due to the rental lift truck needing Main Street closed in order to carry out the changing of the bulbs. After discussion about possible remedies, it was decided the Mr. Owens would contact his electrician and disconnect power to the lights. All commissioners were favorable to this decision.

Mr. Kuchenbecker reminded the commission of the change to the city's budget timeline. Finance continues their work on the 2024 budget with actuals being complete around October/November timeframe. The final budget is now due to the State in December instead of September, as was the case in the past. He continued with updates regarding the Whitewood FEMA project at end of September or beginning of October, RCS's work on 9 Shine Library, and Archeological Trenching that will soon begin at Sherman Park Lot.

11. Committee Reports

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

Commissioner Dar reminded all in attendance of the on-going Farmer's Market each Friday in Sherman Park.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 4:28 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Coordinator