



Historic Preservation Commission Meeting Minutes

Wednesday, July 26, 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 July 26, 2023 at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey

HP Commission 2nd Vice Chair Robin Carmody

HP Commissioner Trevor Santochi

HP Commissioner Tony Williams

HP Commissioner Vicki Dar

HP Commissioner Molly Brown

City Commissioner Charlie Struble-Mook

ABSENT

HP Commission Vice Chair Leo Diede

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Amy Greba, Administrative Assistant

Mike Walker, Neighborworks

3. Approval of Minutes

a. Minutes of July 12, 2023 Meeting

It was moved by Commissioner Williams and seconded by Commissioner Dar to approve the minutes of the July 12, 2023 meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.

4. Voucher Approvals

a. HPC Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Carmody to approve the HP Operating Vouchers in the amount of \$41,742.00. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.

- b. HP Grant Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Brown to approve the HP Grant Vouchers in the amount of \$4,821.46. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.

- c. HP Revolving Vouchers

It was moved by Commissioner Dar and seconded by Commissioner Carmody to approve the HP Revolving Vouchers in the amount of \$8,120.40. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Nancy Fairbairn & Robert Noland III - 57 Forest -- Multiple Loan Requests
Kyle & Maggie Heckman - 358 Williams St. - Multiple Loan Requests

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the Multiple Loan requests for Nancy Fairbairn & Robert Noland III at 57 Forest and Multiple Loan requests for Kyle and Maggie Heckman, 358 Williams Street. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.

- b. Recapture and Satisfaction of Historic Residence Rehabilitation Grant

Elizabeth Park - 48 Taylor Avenue

Mr. Kuchenbecker stated the Historic Preservation Commission entered Elizabeth Park, 48 Taylor Avenue, into the \$100,000.00 Historic Residence Rehabilitation Program in May 2017. Her father passed away and she inherited his house, located in the rodeo grounds, and has moved there. The house at 48 Taylor Avenue has been sold and the closing date is August 8. As per the grant agreement, there is a Recapture of Grant clause which states "In the event the GRANTEE sales the property there is a ten year Recapture Clause; 50% if the house is sold within the first five years and the clause will decrease 10% a year for the remaining five years for a total of ten years". The total amount of funds dispersed for this project was \$99,374.99. Per date the recapture clause is \$39,760.00 to be returned to the Historic Preservation Revolving Fund. ***It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the Satisfaction of Grant for Elizabeth Park, 48 Taylor, for the Historic Residence Rehabilitation Program. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

- c. Historic Preservation Program Applications

Steven J. Hillgendorf-39 Dunlop-Elderly Resident, Siding, Wood Windows and Doors
Michael Parham - 39 Stewart - Siding, Wood Windows and Doors
Brad & Laurel Ann Butturff - 32 Jackson - Elderly Resident

Mrs. Anfinson stated the Loan Committee reviewed requests for the Historic Preservation Programs and recommended approval for Steven J. Hillgendorf, 39

Dunlop, Elderly Resident, Siding, Wood Windows & Doors Programs. This property is owner occupied, contributing. The applicant has submitted the required project approval form and quotes. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the programs. Staff will coordinate with the applicant during the proposed project. Michael Parham, 39 Stewart, Siding, Wood Windows and Doors Programs. This property has recently been purchased and applicant has completed required paperwork for the county to establish owner occupancy and this structure is contributing. The applicant has submitted the required project approval form and quotes for the project. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the Program. Staff will coordinate with the applicant during the proposed project. Brad and Laurel Ann Butturff, 32 Jackson, Elderly Resident Program Funding Change. This property was entered into the Elderly Resident Program in October 2022 to repair the roof. The contractor was unable to complete the project last fall and the owner insisted on doing some type of temporary fix until the repair could be completed in 2023. Because of the temporary repair the total cost of the project has gone from \$4,126.87 to \$4,821.46. The owner has reviewed this increase and are requesting the grant amount be increased to \$4,821.46. ***It was moved by Commissioner Dar and seconded by Commissioner Santochi moved to accept Steven J. Hilgendorf, 39 Dunlop, into the Elderly Resident, Siding, Wood Windows and Doors Programs; Michael Parham, 39 Stewart, into the Siding, Wood Windows and Doors Programs; Increase the grant amount from \$4,126.87 to \$4,821.46 for Brad and Laurel Ann Butturff, 32 Jackson, Elderly Resident Program. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

6. Old or General Business

- a. Recommend hiring Erica Merchant to restore exterior ghost murals at 51, 53, 55 Sherman Street at a cost not to exceed \$12,277.46 to be paid through HP Revolving Loan program.

Mr. Kuchenbecker stated the Historic Preservation Commission entered 51, 53, 55 Sherman Street, Adams Block Buildings, into the Historic Ghost Mural Easement Program in February 2023 to restore the interior and exterior ghost murals. The interior mural is complete and the contractor has submitted a quote to restore four exterior murals, WE Adams, WE Webster, The Adams Co. and Wholesale Grocer for a total cost of \$12,277.46. Staff is recommending hiring Erica Merchant to restore the four exterior ghost murals on the exterior of the building located at 51, 53, 55 Sherman Street at a cost not to exceed \$12,277.46. ***It was moved by Commissioner Dar and seconded by Commissioner Brown to recommend to the City Commission to hire Erica Merchant to restore four exterior ghost murals on the exterior of the building located at 51, 53, 55 Sherman Street at a cost not to exceed \$12,277.46. The murals are: WE Adams, Adams Webster, The Adams Co. and Wholesale Grocer. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

- b. Approve payment request for budgeted 2023 Days of 76 Rodeo in the amount of \$65,000.00.

Mr. Kuchenbecker stated the Historic Preservation Commission has received a payment request from the Days of 76 Inc. in the amount of \$65,000.00 for the 2023 Days of 76 Rodeo. Historic Preservation has been a big supporter and sponsor of this 101 year old award-winning rodeo. Staff recommends paying this request. ***It was moved by Commissioner Santochi and seconded by Commissioner Williams to recommend to the City Commission to pay the Days of 76 Inc. in the amount of \$65,000.00 for the 2023 Days of 76 Rodeo. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

- c. Discussion on possible excavation of hillside in back of building, construct retaining wall, and relocate electrical - Lee Harstad - 604-610 Main Street

Mr. Kuchenbecker stated the owners are requesting permission to excavate a portion of the hillside immediately behind the Nugget Building and portions of the Clark & Apex Building area, to increase the amount of space behind the building for storage, restaurant oil drums, trash containers, potential parking for tenants. Plans are to consolidate the existing mess of utility poles, utility boxes, etc. It is our understanding a retaining wall was previously approved in this area by the City of Deadwood and we will put in a wall depending on the contractor/engineering suggestions. This area needs some clean-up and has for some time. Discussion has also taken place with Deadwood History Inc. to conduct their Archeology Camp at this site as well. The Owner is in the preliminary stages of planning this project and is requesting validation to proceed with engineered plans based on input from the Historic Preservation Commission. Lee Harstad stated we need to do some cleanup work in the back of the building. We are looking at doing ten to fifteen feet into the hillside, but not all the way to Williams Street. We have had discussion with Deadwood History to do archeology camps up there. We really want to do this right and really clean it up back there. In discussion with the past Public Works Director there was discussion of putting a retaining wall back there and moving the utility boxes. Mr. Kuchenbecker stated before they spend money on engineering and design, is this something the commission would entertain? You would then have a formal Certificate of Appropriateness. Commissioner Santochi asked how high the wall would be. Mr. Harstad stated it would be similar to what is currently there. Its the same distance into the hillside. Mr. Kuchenbecker stated it will be over four feet. As the hillside comes out and as you cut in, the hillside will be higher. Mr. Harstad said we want to do it right so we will have it engineered. We have talked with Kenny Gardner and he said he could terrace it. This would be helpful for the archeology camps. Its currently unusable space. Mr. Kuchenbecker stated there is a scattering of artifacts up there. With the archeology camp a professional archeologist would still need to be there. Mr. Williams stated when they are digging for the camp it would have to be monitored by an archeologist too. I do like the terrace idea because that would keep Williams Street from sliding down. Mr. Kuchenbecker stated there doesn't need to be a motion, just a general consensus to move forward with the project. The consensus of the commission was to move forward. Mr. Kuchenbecker stated they will still have to get a Certification of Appropriateness and do the archeological work.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 230080 - Keri Johnson - 802 Main St. - Replace siding, wood railing on porch and concrete stairs and sidewalk

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 802 Main St., a contributing structure located in the Deadwood City Planning Unit. The applicant is requesting permission to replace siding with smooth Smart Siding, replace rotting wood railing around porch with black iron, and replace concrete stairs and sidewalk which currently do not meet ADA requirements. It's staff's opinion the siding does not need to be replaced but could be painted and repaired in a few places; however, the proposed siding would be an appropriate replacement if the commission approves. The railing and proposed siding will match the neighboring structure which was approved by the Commission previously. 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 Williams 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, Williams, Santochi, Posey, Brown, Dar.***

- b. PA 230081 - Steven Hillgendorf - 39 Dunlop Ave. - Replace siding, windows and storm windows

Mr. Kuchenbecker stated the applicant has submitted an application for work at 39 Dunlop Ave., a contributing structure located in the Large's Gulch Planning Unit. The applicant is requesting permission to replace the siding with cedar siding and replace nine windows with Jeldwin wood windows and eleven storm windows with Marvin storm windows. While the applicant states the siding cracks when nailed, there is a certain way to install and/or repair siding. With that stated, the new siding is an appropriate replacement. The west side is highly alligatored and in rough condition. The Applicant is also applying for the Elderly Resident, Siding and Wood Windows and Doors grant programs. 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 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: Carmody, Williams, Santochi, Posey, Brown, Dar.***

- c. PA 230082 - Michael Parham - 39 Stewart - Replace siding and storm windows, repair and/or replace windows, replace rot on porch.

Mr. Kuchenbecker stated the applicant has submitted an application for work at 39 Stewart, a contributing structure located in the Cleveland Planning Unit. The applicant is requesting permission to replace the siding with smart siding, replace the storm windows and repair all windows on the main floor and replace the second story windows. Remove and replace rot on porch and replace all water lines and faucets. The applicant is applying for the Siding, Windows and Doors grant and the Vacant and Revolving loan programs. 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. Commissioner Posey stated she asked the owner what was under the aluminum siding. He stated it was already rotting in an area up on the second floor around the windows. Mr. Kuchenbecker stated this house has had a lot of additions over the past century. It will be interesting to see what the siding does look like once you take off the metal siding. Mr. Santochi stated Lyman Toews siding was restored and it looks great. ***It was moved by Commissioner Williams 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 contingent upon the applicant working with staff to determine if the original siding is underneath the inappropriate aluminum siding and verify if such siding can be restored. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Dar.***

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 Collection Newsletter - 2nd Quarter 20223

Kevin stated the Fassbender newsletter is included in your packet. Obviously a busy time this week with rodeo. I want to publicly thank the fire department for saving the structure at 299 Williams. Thank you to Commission and staff for the plant for Mom's funeral last week. I am now playing catch up. Staff met with Landmark yesterday and handed out the latest version of the patio plans.

11. Committee Reports

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

Commissioner Dar stated the Farmer's Market is doing good. There were twenty vendors last Friday. Its very successful. This week there will be a vendor selling produce.

Mr. Williams reported he will not be at next meeting because of rally.

Ms. Brown reported she will not be at next meeting because of rally.

Commissioner Posey asked if the dumpster on Lincoln is Danika's project. Mrs. Anfinson stated they are doing interior demolition.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 4:44 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Coordinator