



Historic Preservation Commission Regular Meeting Minutes

Wednesday, May 11, 2022 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 May 11, 2022 at 5:07 p.m.

2. Roll Call

PRESENT

HP Commission Chair Dale Berg

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

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Mike Walker, NeighborWorks Director

3. Approval of Minutes

- a. Approve Minutes of April 27, 2022

It was moved by Commissioner Weber and seconded by Commissioner Diede to approve the HPC Minutes of April 27, 2022. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the HP Operating Vouchers in the amount of \$236,028.25. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams.

- b. Approval of HP Revolving Vouchers

It was moved by Commissioner Posey and seconded by Commissioner Williams to approve the HP Revolving Vouchers in the amount of \$20,370.00. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams.

5. HP Programs and Revolving Loan Program

6. Old or General Business

- a. Update from Deadwood Chamber of Commerce & Visitors Bureau on the 2022 marketing campaign efforts.

Lee Harstad and Amanda Kille presented information about the 2021 and 2022 marketing and data reports for deadwood.com by devise usage and demographics, visitor guides, social media, website updates, email marketing subscriber numbers and content; social media engagement via Facebook, Instagram, flickr, YouTube and TikTok; annual projects including print collateral, travel shows, #WildBillMe and vacation getaways; partner projects with Pastport program, Days of '76 100th promotion, and sports betting in Deadwood; additional creative examples of video and audio spots, magazine ads in True West and Wild West magazine, Destination Deadwood magazine, SD Visitor Guides, Broncos and Viking year books, and Food and Traveler magazine, social media, and digital display & remarketing display.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 220056 - Richard Neeson - 26 Washington - Construct Car Port

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 26 Washington Street, a contributing structure located in the Ingleside Planning Unit circa 1890. The applicant is requesting permission to construct a 10' x 18' carport using 6" x 6" Fir. Douglas Fir beams, industry standard trusses, matching roof material and paint (trim) to house. 12/12 pitch roof to match house. The location will be located on the left side of the house over the current driveway. Work was started without proper City procedures through a misunderstanding. The applicant thought that because it did not require a building permit, it would not have to go through other channels. A stop work was ordered by City staff and the applicant has been cooperative. Staff has conducted a site visit to review the proposed location of the resource. Due to its location, this project will also be going before the Planning and Zoning Commission for variances. It is the opinion of the Historic Preservation Officer, if the structure is approved by the Historic Preservation Commission, the variances are warranted and make the most sense for compatibility in the historic district. It is staff's opinion; the proposed work is designed to be compatible with the resource. It is also at a size that while obviously not original to the resource or site, it is a minimal encroachment upon the resource. Furthermore, it does not 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 Williams to continue this Project Approval to the next HPC meeting and request the applicant provide more detailed information including site plan and elevations for the proposed car port. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams.

- b. PA 220057 - Iver & Monica Gibbs - 849 Main St. - Correct Inappropriate Deck Construction

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 849 Main Street, a contributing structure located in the Upper Main Planning Unit constructed in 1923. The applicant is requesting permission to keep the main platform of the deck, reduce the stairs to align with the front sidewalk, place an appropriate railing around the platform and down the steps. Paint same color as the house. The platform would be covered underneath. On May 12, 2021, the Deadwood Historic Preservation Commission approved a project approval for 849 Main Street to remove the shed roof on the front stoop and replace with a gable that will be tied into the hip of the existing roof and match the roof pitch. Remove the picture window on the left side of the structure and replace with two wood double hung windows. If siding cannot be repaired plans are to replace the siding. During the construction process the applicant replaced the front door, installed siding with a larger reveal than discussed and removed the stoop and replaced with a new contemporary style deck. The construction project was completed without a building permit. The applicants were notified of this violation and were directed to submit a project approval for the work completed without a permit. On September 22, 2021, the Historic Preservation Commission reviewed a project approval to replace the front door, add a wood storm door and remove the front stoop and replace with a deck. The Deadwood Historic Preservation Commission determined the siding reveal and new front door would be allowed; however, the deck will need to be re-built to be more appropriate to the resource with the steps lining up with the sidewalk. The width of the stairs needs to be decreased and add a railing which is more appropriate to the original age of the resource. The applicant was directed to present revised deck plans to the Historic Preservation Commission for project approval. The applicant has submitted a project approval to correct the inappropriate deck configuration. Staff met with the applicant on site on April 27, 2022 and discussed the plan to make the deck more appropriate to the resource with steps lining up with the sidewalk and add a railing to be more appropriate to the original age of the resource. 24 Section 8 Item b. It is staff's opinion, while not the original configuration, the proposed alteration to the new deck which was constructed is more appropriate. It is further staff's opinion, the proposed work and changes do not further 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 Posey 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: Berg, 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.)

Mr. Kuchenbecker stated we are gearing up for opening day at Mt. Moriah on Saturday. Had employee orientation today. Still short on staff. Currently have five and possibly three more to join our team. Getting closer to the eight staff members we would like to have up their. We have three retaining walls out for bid right now. We have a project at Mt. Moriah out for bid. Hopefully we will get some contractors. I called three different masons today. With two of them it was either fall or not interested, they've got enough work, or don't have employees and not willing to do it. It's challenging out there. A lot going on. We will be addressing the technology challenges we've had today. The restoration on the mural on the Bullock is set to begin on May 24th.

- a. Black Hills Pioneer Article on Fort Meade Archaeology Projects - Outside of Deadwood Grant Funds

Mr. Kuchenbecker stated that Bonny put this in so you are aware of some of the acknowledgements with that partnership with Fort Meade and the archaeology projects.

11. Committee Reports

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

Commissioner Posey reported the MSI Legislative Forum is next Wednesday. Emma from DLED will present the housing report afterwards.

Chairman Berg read a thank you card from scholarship recipient Chloe Wisser.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 6:09 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary