



Historic Preservation Commission Meeting Minutes

Wednesday, April 14, 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 14, 2021 at 5:00 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

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Mike Walker, NeighborWorks Director

Charlie Struble-Mook, City Commissioner

3. Approval of Minutes

- a. Approval of March 24, 2021 Meeting Minutes

It was moved by Commissioner Posey and seconded by Commissioner Diede to approve the HPC Minutes of March 24, 2021. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

4. Voucher Approvals

- a. HP Operating Vouchers

It was moved by Commissioner Posey and seconded by Commissioner Williams to approve the HPC Operating Vouchers in the amount of \$25,583.85. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- b. HP Grant Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the HPC Grant Vouchers in the amount of \$932.94. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- c. HP Revolving Loan Vouchers

It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the HPC Revolving Loan Vouchers in the amount of \$20,822.74. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Program

Larry Shama - 51 Van Buren - Request to Forgive Loan

Steven Schramm - 7 Stewart - Loan Extension Request

Isaac Almanza/Deadwood Main LLC - 696 Main - Commercial Loan Request

It was moved by Commissioner Diede and seconded by Commissioner Posey to approve the revolving loan request for Larry Shama, 51 Van Buren, request to forgive loan, Steven Schramm, 7 Stewart, 3 month loan extension request and Isaac Almanza/Deadwood Main LLC, 696 Main, commercial loan request. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- b. Proposed Revolving Loan Program interest rate change request

It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the proposed revolving loan program interest rate changes for commercial loans from 4.5% to 4.0% and residential loans from 3.5% to 3.0% effective April 15, 2021. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

6. Old or General Business

- a. Designate the Lawrence County Courthouse as eligible for the Historic Preservation Not-for-Profit Grant Program

In anticipation, we have received inquiries from key staff of Lawrence County. The court house has some damage to the copper roof and the entrance way masonry on the building. They inquired if they'd be eligible for the Outside of Deadwood Grant. The question was since HPC has provided funding to the County for Outside Deadwood Grants for digitization of some of the county records would that be the avenue for funding request, or would they fit in the Not-for-Profit Grant where we have nine (9) structures that currently qualify which are in the city limits that are either local government such as a school, and churches. This inquiry went through the Projects Committee and they are recommending the Lawrence County Court House as eligible for the Not-for-Profit grants. This gives the County an opportunity and direction to move forward with funding request. ***It was moved by Commissioner Weber and seconded by Commissioner Williams to designate the Lawrence County Courthouse as eligible for the Not-for-Profit Grant Program due to the structure being physically located in Deadwood's Historic Districts. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. Deadwood History Inc. requests permission to display glass plate exhibit at Days of '76 Museum - Carolyn Weber

Mr. Kuchenbecker stated this is the duplicate of the glass plates here in the Commission Room that was owned and displayed by the owners of Deadwood Dicks. When the building changed ownership, Mary left the glass plates with the building. We reached out and asked the new ownership what they wanted to do with it and they said they'd probably just get rid of it. So we took possession of it through their donation. It is currently in storage. Staff feels strongly it makes sense to have it on display. Carolyn Weber, DHI Director, stated it makes a lot of sense to have it at a museum. DHI has the perfect wall in the lower level of the Days of '76 Museum for the glass plate display. Mr. Kuchenbecker stated the glass plates are owned by the City and the City owns the Days of '76 building so no loan is necessary. ***It was moved by Commissioner Weber and seconded by Commissioner Carmody to approve displaying the glass plate exhibit at the Days of '76 Museum. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- c. 2021 Historic Preservation Commission Scholarship Awards

Mr. Kuchenbecker stated the Projects Committee met and reviewed the eight applications from the Lead-Deadwood High School seniors that applied for the scholarship program. We give two \$1000 scholarships for high schools seniors based on their essay and academic success within their school, and overall character as well as a \$500 scholarship for a vo-tech. We received no applications for vo-tech. The two applicants the selection committee recommends for the scholarship are Jack Hallock and Alex Pearson. Both will be notified and presented at a future meeting. ***It was moved by Commissioner Posey and seconded by Commissioner Weber to approve the applications from Jack Hallock and Alex Pearson in the amount of \$1,000 each for the 2021 Scholarship Program as budgeted in this fiscal year. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- d. Permission to purchase 43" ELO Monitor and compatible computer along with wall mount from PCNation in the amount of \$3,316.35 from the 2021 HP Public Education line item.

Mr. Kuchenbecker stated this is for the Historic Preservation Commission's Wall of Fame and program. As you can see in the hallway we have filled the wall. This particular monitor is the same style monitor as we have in our digital kiosks. Basically, this is a 43" iPad style display with a computer. We would use the digitized Wall of Fame images and have a table to look up any one of them or to scroll through them. We started running out of wall space and have two that aren't displayed with two more coming up next year and it's not fair for them not to be displayed. ***It was moved by Commissioner Santochi and seconded by Commissioner Diede to recommend to City Commission to purchase the 43" ELO Monitor, compatible computer and wall mount from PC Nation in the amount not to exceed \$3,3316.35 to be paid out of the 2021 HP***

Public Education line item. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- e. Request to purchase large scale color printer from Century Business Products in an amount of \$4,328.67 as budgeted under HP Office equipment

Mr. Kuchenbecker stated our plotter is no longer working. We have one in the basement that the Archives uses but we need a plotter upstairs for mapping, architectural plans, and check presentations. The plotter would be replacing was bought in 2008. ***It was moved by Commissioner Posey and seconded by Commissioner Santochi to recommend City Commission approve the purchase of a Canon TM-305 large scale color printer from Century Business Products in Rapid City for \$4,328.67 to be paid from the Historic Preservation machinery/equipment line item. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- f. Renew Contract with Seaton Publishing for maintaining kiosks at the Deadwood Welcome Center, History & Information Center, South Gateway and the Deadwood portion of the Explore Black Hills mobile app. at a cost of \$20,250.00 from the 2021 Public Education line item.

Mr. Kuchenbecker stated this was continued from the last meeting. A meeting was held on April 9, 2021 with Seaton Publishing. Seaton had four (4) people there including the CEO, publisher, tech people and management of the program as well as HP staff and a few HP Commissioners. I thought it was very good discussion coming out of the continuation. We addressed some of the issues and concerns that were brought up. I did receive a written comment that is included in the memo as an additional note that we will be asking it to be incorporated into the contract. Again it is budgeted under public education. ***It was moved by Commissioner Weber and seconded by Commissioner Posey to recommend the City Commission to enter into a four year contract, March 1, 2021 to March 1, 2024, with Seaton Publishing to continue the Welcome Center and Explore Black Hills mobile app project at a cost of \$20,250.00 per year to be paid out of the 2021 Public Education line item. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 21034 - 51, 53, 55 Sherman St. - Keating Resources - Tuckpointing and Brick Repair

Mr. Kuchenbecker stated this is a contributing structure located in the South Deadwood Planning Unit constructed 1894/95/1897/1898-99/1903/1909/1916 and 1933. The applicant is requesting permission to tuck point deteriorated mortar joints with matching existing mortar color and replace deteriorated brick on the east side of the building. Brick and mortar color to be determined by architect. It is staff's opinion 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 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 certificate of appropriateness for Keating Resources, 51 Sherman St, to tuck point deteriorated mortar joints with matching existing mortar color and replace deteriorated brick on east side of the building. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- b. COA 210041 - 653 Main Street - CD Property LLC - Repair siding and stairs destroyed in fire

Mr. Kuchenbecker stated this is a contributing structure located in the Original Town of Deadwood circa 1890/1910/1940. The applicant is requesting permission to repair the rear structure and stairs that were destroyed in a fire a few weeks ago. Plans are to put T1-11 plywood up to match existing siding. Replace the stairs with pressure treated lumber and construct the proper landing at the top to meet code. I did meet with the contractor. We do have some code issues we are working through on the stairs that need to be replaced. The applicant has asked this to be continued for two weeks until they can get a final design and work through the building code and engineering. ***It was moved by Commissioner Posey and seconded by Commissioner Santochi to continue the certificate of appropriateness for CD Property LLC, 653 Main for two weeks. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 210040 - 47 Highland St. - Jay Stincepher - Repair Stone Wall

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Planning Unit circa 1935. The applicant is requesting permission to remove dirt behind the house in an effort to replace failing stone wall with concrete block. The applicant is considering and is eligible for the HP Retaining Wall Program. This project approval is for concrete block which has been used on similar projects within the Deadwood National Historic Landmark District; however, recently we have been requiring the ledgerstone variation of the stone block which resembles stacked stone. I would ask that if approved and allowed for a ready rock wall back there it is the ledgerstone and stained. The owner has agreed to this just wasn't on the application. 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 with the contingency of using ledgerstone blocks. ***It was moved by Commissioner Santochi and seconded by Commissioner Carmody based upon all the evidence presented, I find 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 contingency of using ledgerstone blocks for Jay Stincepher, 47 Highland. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. PA 210044 - 111 Charles Street - Gordan Mack - Replace Siding

Mr. Kuchenbecker reported this is a non-contributing structure located in the Cleveland Planning Unit circa 1990. The applicant is requesting permission to replace the siding on two sides of the structure with Smart Siding and a 5" reveal. The color will be a darker brown than the current color. The applicant is here. It is staff's opinion 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. Gordan's willingness to work with us and the way he keeps his properties up was recognized. ***It was moved by Commissioner Posey and seconded by Commissioner Carmody based upon all the evidence presented, I find 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 for Gordan Mack, 111 Charles to replace the siding on two sides of the structure with Smart Siding and a 5" reveal. 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.)

Martin Colberg purchased the property at 478 Main. He is working on obtaining his state lodging license and the SD Dept. of Health is requiring egress windows on the 2nd floor. Mr. Kuchenbecker recommended Mr. Colberg attend the meeting to better understand the commission's direction regarding window replacement. Mr. Colberg's request for project approval will be on the April 28th agenda.

10. Staff Report

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

Mr. Kuchenbecker reported we are seeing progress at 3 Shine Street that was determined demolition by neglect several years ago. It is painted. Still trying to get a contractor for the gutters. Work is ongoing on stabilizing the floor and leveling floors within the basement. This house has been vacant for decades.

We have been working with someone who may be purchasing one of the properties on Charles Street that has been vacant for years. Staff had the opportunity to give a Main Street Master Plan update at the Chamber Board meeting yesterday and the MSI special meeting today. We have a pre-bid meeting tomorrow for one of our retaining walls. Our office has been busy.

- a. First Quarter Newsletter from the Fassbender Collection

Mr. Kuchenbecker stated in your packet is the first quarter newsletter for the Fassbender Collection. They will be on the next agenda as well to provide an update on where they are at with the collection.

11. Committee Reports

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

Commissioner Posey reported we had a Design Committee meeting yesterday. The 2021 First Quarter Best Window Display Award is about to be presented. The judges were the Optimist Club and the winner is Sick Boys. The second quarter judges will be the Neighborhood Council of which she is a member.

Commissioner Diede reported the Fassbender Collection online is absolutely fascinating.

Commissioner Carmody reported the latest edition of True West magazine has a full page ad of Deadwood on the first page. It really looks terrific.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:37 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary