



Historic Preservation Commission Meeting Minutes

Wednesday, May 12, 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 May 12, 2021 at 5:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Dale Berg
HP Commission Vice Chair Bev Posey
HP Commissioner Leo Diede
HP Commissioner Trevor Santochi
HP Commissioner Jill Weber
HP Commissioner Tony Williams

ABSENT

HP Commission 2nd Vice Chair Robin Carmody

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 April 28, 2021 Meeting Minutes

It was moved by Commissioner Weber and seconded by Commissioner Diede to approve the HPC Minutes of April 28, 2021. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams

4. Voucher Approvals

a. HP Operating Vouchers 5/12/21

It was moved by Commissioner Williams and seconded by Commissioner Diede to approve the HPC Operating Vouchers in the amount of \$52,183.32. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams

b. HP Grant Vouchers 5/12/21

It was moved by Commissioner Williams and seconded by Commissioner Weber to approved the HP Grant Vouchers in the amount of \$4,792.68. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams

- c. HP Revolving 5/12/21

It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the HP Revolving Loan Vouchers in the amount of \$12,099.08. Voting Yea: Berg, Posey, Diede, Santochi, Williams. Voting Abstaining: Weber

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Program

David Folger & Erin Little - 15 Denver - Request to Prorate Loan

It was moved by Commissioner Posey and seconded by Commissioner Diede to deny the request to prorate loan due to the fact they weren't able to complete the repairs required in order for the loan to be forgiven. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams

- b. Haverberg Family Ltd. Ptr. Façade Program extension request for 1,3,5 Burnham.

Mr. Kuchenbecker stated the deadline was April 30, 2021. The Halverberg's have asked for the deadline to be moved to the end of May 2021. They've made a lot of headway at 3 Burnham. Staff is recommending an extension to the end of May 2021 for them to complete the garage doors on the lower level and the side addition. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the Facade Program extension request for 1,3,5 Burnham to the end of May 2021. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

6. Old or General Business

- a. Permission to enter into contract with Dr. David Wolff for research work on the proposed revision of Boots on Bricks: A Walking Tour of Historic Downtown Deadwood in an amount not to exceed \$2,000.00 to be paid from the HP Public Education line item.

Mr. Kuchenbecker stated Dr. Wolff would be assisting staff with the Boots on Bricks, which is a publication printed by the Historic Preservation Commission in 1996. We would like to update it. This is part of our budgeted and scheduled projects. We are asking Dr. Wolff to help us with the research and editing of the publication. The publication won't be completed until January 2023. ***It was moved by Commissioner Diede and seconded by Commissioner Posey to approve entering into a contract with Dr. David Wolff for research work on the proposed revision of Boots on Bricks: A Walking Tour of Historic Downtown Deadwood in an amount not to exceed \$2,000 to be paid from the HP Public Education line item. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

- b. Recommendation to City Commission to allow the hiring of an archives intern, Alli Baloun, at the starting hourly rate of \$12.88 per hour beginning May 18, 2021 through July 30, 2021.

Mr. Kuchenbecker stated this is an internship for the archives and archaeological collections. They will be working with Mike Runge. This is great exposure for the

student and helps us out as well. This is budgeted in wages and salaries. ***It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the hiring of an archives intern, Alli Baloun, at the starting hourly rate of \$12.88 per hour beginning May 18, 2021 through July 30, 2021. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

- c. Acknowledgement and permission for the Chair to sign deed transfer of School Lot 8 from City of Deadwood to Deadwood Historic Preservation Commission

Mr. Kuchenbecker stated the City had the opportunity to acquire the lot at the top of Lincoln behind the new modern house to protect the hillside. This is to transfer the property from the City to the Historic Preservation Commission which owns several Deadwood properties. Under SD Codified Law HPC can own real estate. This is to acknowledge receipt of the property. ***It was moved by Commissioner Weber and seconded by Commissioner Santochi to acknowledge receipt of the property (School Lot 8) from the City of Deadwood to the Deadwood Historic Preservation Commission. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

- d. Permission for the Chair to sign the 2021 Agreement for Use with William Pearson for DHI/HPC Archaeology Camp and allocate up to \$3,000.00 in support of the program.

Mr. Kuchenbecker stated the archaeology camp is scheduled for this year on the Pearson properties located just outside of Deadwood. Staff is recommending entering into an agreement for the use of the property and approving an amount not to exceed \$3,000 to help underwrite the program.

Amanda Brown, Education Director for Deadwood History, provided information about the camps scheduled in June for 4th-6th graders.

It was moved by Commissioner Posey and seconded by Commissioner Diede to recommend to the City Commission to enter an agreement with Bill Pearson for the use of the Pearson property for the Archaeology Camp and approve an amount of up to \$3,000.00 to be paid out of the Archaeology line item to assist in the costs of the program. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams

- e. Recommendation for 2021 Historic Preservation Fund budget supplement.

Mr. Kuchenbecker stated in 2020 we implemented a revision to our budget due to the pandemic. At the end of the year, we came within \$8,000 of being on track with the budget we set. I am requesting to supplement this years budget with the unencumbered monies and a transfer out of our reserves, which are setting pretty good right now, to tackle CIP projects and expenses and to increase the Outside of Deadwood grants back to \$100,000. ***It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the recommendation for the 2021 Historic Preservation Fund budget supplement. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 210041 - CD Property LLC - 653 Main - Exterior Repairs

Mr. Kuchenbecker stated this has been continued for two meetings for over thirty days. I would ask the Commission to table until we get the documentation necessary. The stairwell at the back is what is in question. ***It was moved by Commissioner Santochi and seconded by Commissioner Weber to table COA 210041, CD Property LLC, 653 Main Street until necessary documentation is received. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

- b. COA 210063 - Hickoks Gaming Hall - 685 Main - Pour Level Concrete Patio and install metal railing

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning Unit circa 1899-1900. The applicant is requesting permission to pour a level concrete patio on the Deadwood Street side of the building and install a metal railing similar to the railing on the Silverado patio alongside the Outlaw Square. The applicants representative and architecture are here if there are any questions. They have a lease with the City for the portion of the patio that was created as part of Outlaw Square. The lease agreement does allow for lessee improvements. The proposed work and changes does 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 local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Santochi and seconded by Commissioner Diede 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: Berg, Posey, Diede, Santochi, Weber, Williams***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 210065 - Iver & Monica Gibbs - 849 Main - Replace shed roof over front stoop, replace window and repair/replace siding

Mr. Kuchenbecker stated Iver and Monica Gibbs purchased the house across the street from their primary residence at 849 Main Street a contributing structure in the Upper Main Street Planning Unit. The applicants are requesting permission 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, and remove the picture window on the left side and replace with two wood double hung windows. If siding can't be repaired, plans are to replace it with horizontal lap siding. 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 Posey and seconded by Commissioner Posey based upon all the evidence presented, I move to make a finding 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, Diede, Santochi, Weber, Williams

- b. Discussion and possible action to abate nuisance of garage at 90 Williams Street due to safety concerns.

Mr. Kuchenbecker stated the City received a complaint on the garage at the back of this resource. It collapsed in 2013 with Atlas and was identified by the Building Inspector as a nuisance. He is planning to send the owners an abatement notice saying he would like to see it torn down or fixed up. This needs to be addressed. If not, the City will come in and abate the nuisance if necessary. Staff is looking for direction. Would you allow this resource to be demolished? If so, then the building department would proceed with notification to the owners. ***It was moved by Commissioner Posey and seconded by Commissioner Weber the Historic Preservation Commission would not object to a demolition permit for this property at 90 Williams Street. Voting Yea: Berg, Posey, Diede, Santochi, Weber, Williams***

9. Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported that Rob and Wendy Nelson were approved for a garage at 19 Centennial in October 2020. After they looked at the engineering and construction cost they would like to move the garage forward. They have submitted a new project approval which will be on the agenda for the next HPC meeting. Their architect, Brad Burns, provided an updated on the revised project.

Tim Conrad acquired the lot immediately next to him that has the log cabin on it. The address is 56 Lincoln and is a contributing structure. He is looking at possible demolition. The house has not been lived in for 32 years. It is a nuisance. Tim Conrad addressed his concerns about the condition of the structure. Mr. Kuchenbecker suggested a site visit to to take a look at it to determine what the options are.

10. Staff Report

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

Mr. Kuchenbecker reported it's been busy around Deadwood. Busy in our offices. Lots going on with Main Street Initiative and all the committees they have. Working on the budget. Appreciate the vote of confidence in moving forward with the budget. Working heavily on getting the grant and loan programs back up and running.

- a. Results and staff recommendation of Retaining Wall Bids for Denver Street and 40 Jefferson retaining wall projects opened on April 29, 2021 at 2:00 p.m. Bid tab in packet.

Mr. Kuchenbecker stated we received two bids for Denver Street. This is in and around the Gilmore. The walls are in bad shape. Staff has recommended to City Commission for CAI2 to be awarded for Denver Street. For 40 Jefferson, the house by the hillside that slid, we also received two bids and has been recommended to City Commission as well. At Monday's City Commission meeting I am asking permission to bid for 49 Centennial. We are starting to get some of the retaining

wall into our cycle for construction season to get ahead of the game. All of these are in our budget. No action to be taken.

b. Archives and Archeology Monthly Report

Mr. Kuchenbecker reported in your packet is Mike's report. He is very busy processing our collections, working in the archaeology lab, working on digitization and our online databases, as well as exhibits, and interpretive panels. I would encourage you to read it.

11. Committee Reports

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

Ms. Posey reported tomorrow is Preservation Thursday. Tomorrow is also the Butt Brigade at 3:00 p.m. at the statue at Tin Lizzies.

Mr. Diede reported it's been a busy day. We did have the Chamber Annual Luncheon. Also had the Design Committee.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:54 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary