



Historic Preservation Commission Meeting Minutes

Wednesday, February 28, 2024 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 February 28, 2024, 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 Tony Williams
HP Commissioner Vicki Dar
HP Commissioner Molly Brown

City Commissioner Charlie Struble-Mook
City Commissioner Sharon Martinisko

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Director
Bonny Anfinson, Historic Preservation Coordinator

Mike Walker, Neighborworks

3. Approval of Minutes

a. Minutes of February 14, 2024 Meeting

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the minutes of the February 14, 2024, meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Diede to approve the HP Operating Vouchers in the amount of \$81,921.63. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, 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 \$14,121.53. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, 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 \$1,253.89. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Tracy and Connie Lewis - 512 Cliff St. - Loan Refinance Request
Tim Coomes - 55 Taylor - Loan Refinance Request
Robert Sjomeling - 416 Williams -- Extension Request

It was moved to approve the loan, refinance request, for Tracy and Connie Lewis, 512 Cliff Street; Tim Coomes, 55 Taylor Street, loan refinance request; Robert Sjomeling, 416 Williams, extension request. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.

6. Old or General Business

- a. Accept 57, 59, 61 Sherman Street into the Facade Easement Program - Application from Deadwood Sundance 2023, LLC

Mr. Kuchenbecker stated the Deadwood Sundance 2023, LLC has submitted an application for the Historic Façade Easement Program. The applicant will be restoring the facades of 57, 59 and 61 Sherman Street to their original store fronts as presented in the photos. The estimated cost of the project will be \$200,000.00. The applicant's qualified façade expenditures of 63 linear feet, would be eligible to receive up to 80% of the façade cost at a maximum of \$3,000.00 per linear foot for the primary façade capped at \$160,000.00. Today we would be acting on entering them into the program. You will be reviewing the Certificate of Appropriateness at a later time. Commissioner Williams requested having minutes of the meetings discussing the 51, 53, 55 Sherman Street Facade included with the COA application to verify what the Commission voted on. ***It was moved by Commissioner Williams and seconded by Commissioner Diede to accept Deadwood Sundance 2023, LLC into the Facade Easement Program for property located at 57, 59, 61 Sherman Street for the primary facade capped at \$160,000.00. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.***

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 240020 - Iver & Monica Gibbs - 849 Main Street - Install six-foot wood fence in back yard

Mr. Kuchenbecker stated the applicant has submitted an application for work at 849 Main St., a contributing structure located in the Upper Main Planning Unit. The applicant is requesting permission to install a six-foot wooden fence to be placed in the back yard between 847 and 849 Main. Dogs have been coming across the property line. The applicant will hire a surveyor to determine the property line before fence installation. 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 Dar and seconded by 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 moved to grant a project approval. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, Dar.***

- b. PA 240021 - Iver & Monica Gibbs - 850 Main - Repair Front Retaining Wall

Mr. Kuchenecker stated the applicant has submitted an application for work at 850 Main St., a contributing structure located in the Upper Main Planning Unit. The applicant is requesting permission to repair the retaining wall in front of the structure along the sidewalk as it is failing. The applicant would like to have the stone professionally restacked or replaced with a concrete wall and cultured stone face to match the back retaining wall. Because this wall is under four feet it will not require engineering which will reduce the cost of the wall. The applicant is preparing documentation to enter into the retaining wall program and plans are to do a 50/50 split on the costs. 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 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 contingent upon accepting them into the retaining wall program and the wall will be a stacked wall re-using the same stone. Voting Yea: Carmody, Williams, Santochi, Posey, Brown, Diede, 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. Report from 2023 Soapsuds Row Project - Round 1 Outside of Deadwood Grant

In your packet you have the final report on the Soap Suds Row 2023 RD1 Outside of Deadwood Grant.

Tomorrow is the bid opening for 74 Van Buren and 10 Denver retaining walls. The pre-construction meeting is scheduled for tomorrow for 33 1/2 Jackson retaining wall.

The State Historic Preservation History Conference is scheduled for April 5 & 6. Let staff know if you wish to attend.

The FEMA project is moving right along. We will be getting permission at Monday's Commission meeting to go out for bid on section 1A and 1B of the FEMA project. Deadwood Mountain Grand to Sherman Street parking lot. Resurfacing Water Street, adding sidewalk and fencing to match the Welcome Center. This will create a pedestrian connection from Sherman Street to Deadwood Street.

Monday is Government Day. Lead/Deadwood High School Juniors will be learning about Deadwood City Government with lunch at the Fire Hall. They will then attend the City Commission meeting at 1:00 p.m.

This weekend is the Grand Opening of Landmark.

Tuesday there is a meeting is scheduled with Jim Hagen, Jim Williams and Dory Hanson to discuss marketing.

11. Committee Reports

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

Commissioner Dar stated the Wine and Chocolate Stroll was a success and sold out.

Commission Diede stated the Fireman's Banquet was a very nice event.

Commissioner Brown stated there are tickets available for the Cajun Bash, April 5 at the VFW. Money raised goes to Camp Comfort.

Commissioner Santochi stated the American Chinese Cultural Association from California was touring the U.S. The Chamber sent them over to City Hall. They were very interested in China Town history. Mike did a great job.

Commissioner Posey stated the garage door has been painted.

12. Adjournment

It was moved by Commissioner Santochi and seconded by Commissioner Dar to adjourn the HP Commission meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

The HP Commission meeting adjourned at 4:47 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Coordinator