



# Historic Preservation Commission Meeting Minutes

Wednesday, March 09, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call Meeting to Order

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order on March 9, 2022 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

City Commissioner Charlie Struble

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer  
Cindy Schneringer, Administrative Assistant  
Mike Walker, NeighborWorks Director

## 3. Approval of Minutes

a. Approval of February 23, 2022 Meeting Minutes

***It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the HPC Minutes of February 23, 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 \$129,872.22. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

b. Approval of Revolving Loan Vouchers

***It was moved by Commissioner Santochi and seconded by Commissioner Weber to approve the HP Revolving Loan in the amount of \$110,615.55. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

## 5. HP Programs and Revolving Loan Program

### a. Historic Preservation Loan Requests

Deadwood Main LLC - 696 Main - Subordination Request

Masonic Center - 696 Main - Final Extension of Construction Loan Request

Bernie Reausaw - 336 Williams - Foundation and RLF Preservation Loan Request

***It was moved by Commissioner Posey and seconded by Commissioner Diede to continue the subordination request for Deadwood Main LLC, 696 Main Street to the next meeting on March 23, 2022. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

***It was moved by Commissioner Carmody and seconded by Commissioner Posey to approve the loan requests for Masonic Center, 715 Main Street, final extension of construction loan; Bernie Reausaw, 336 Williams Street, foundation and RLF preservation loan. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

## 6. Old or General Business

### a. Consideration and recommendation to City Commission on the annual contract for services with the South Dakota State Historical Society's Historic Preservation Office.

Mr. Kuchenbecker stated this is our annual contract for four years, 2022-2026, in the amount of \$70,000.00. It is a flat fee for those four years. In the past it has been incrementally increased each year. I stated to Ted it would be best if it was a flat fee over the next four years. We work closely with the State HP Office. They review our packets. Under SDCL 19-19A-11.1, they would have thirty days to respond to the staff reports with either they concur or advise differently. They respond either the Monday or Tuesday after the packet is sent out on Friday. Otherwise, we would have to wait thirty days to see if they have something.

***It was moved by Commissioner Posey and seconded by Commissioner Santochi to recommend the City Commission sign the agreement with the South Dakota State Historical Society Board of Trustees from July 2022 to June 2026 in the amount of \$70,000 per year. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

### b. Enter into contract with Berberich Design Group for the development of a Pedestrian Wayfinding system in the amount of \$11,495.00 from the HP professional services line item.

Mr. Kuchenbecker stated we've done the wayfinding, mainly vehicular, over the past five or six years. It was identified in the 1990 Comprehensive Survey. The ordinance was underway when Roger Brooks came to Deadwood in 2014. We've never gotten down to the pedestrian walkability on Main Street. Where's the library? Where's the Brothel Museum? Where's the Adams Museum, post office, public restrooms? Those types of amenities. This would be a contract with Ray Berberich. Berberich Design was the designer of record for our archways, vehicular wayfinding, and for our urban trail system. When we first did the vehicular wayfinding we didn't want it to be the big 6x6 or 8x8 wooden post on Main Street

which harken to our history of mining and rough timber. On Main Street we feel it should be more Victorian, so we've got to go back to the drawing board and identify what that's going to look like, where we're going to locate those signs, etc. This contract is for \$11,495.00. It is not for fabrication. It's to put the plan together, design, and get us up to fabrication. We have budgeted \$25,000.00 for wayfinding for 2020. We are going to update some of the vehicular signs, especially those getting up to Mt. Moriah. Still a lot of people not finding their way up there, so we are addressing some of that issue as well. This is also a project coming out of the Design Committee.

***It was moved by Commissioner Diede and seconded by Commissioner Santochi to recommend City Commission enter into a contract with Berberich Design Group for the development of a Pedestrian Wayfinding system in the amount of \$11,495.00 from the HP professional services line item. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- c. Contract with Archaeo-Physics, LLC for geophysical investigations at Gordon Park, Oakridge Cemetery and 66 Taylor Avenue at a cost of \$11,990.00 to be paid equally from HP Archaeology line item and Oakridge and Mt. Moriah Cemetery Funds. Continued from 2/9/22 HP Meeting

Mr. Kuchenbecker stated this was continued from the February 9, 2022 meeting. The Commission asked for staff to do more research for SD companies that can do this and apparently concerns about the per diem. We did reach out to the SD School of Mines. They have geophysical equipment but is for geology and not archaeology. The State Archaeological Research Center does not have this type of equipment. We did reach out to the USGS offices and they are more of geology and didn't think it would work. We did look through the contract and the per diem is actually lower.

***It was moved by Commissioner Santochi and seconded by Commissioner Posey to recommend to the City Commission to contract with ArchaeoPhysics, LLC to conduct geophysical investigations at Gordon Park, Oakridge Cemetery and 66 Taylor Avenue at a cost not to exceed \$11,990.00 to be paid equally from HP Archaeology line item, Oakridge and Mt. Moriah Cemetery funds. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

## **7. New Matters Before the Deadwood Historic District Commission**

- a. COA 220024 - Lamont Companies - 668 Main - Replace windows and side door

Mr. Kuchenbecker stated the applicant has submitted an application for a Certificate of Appropriateness for work at 668 Main Street a contributing structure located in the Deadwood City Planning Unit constructed in 1880/1938. The applicant requests permission to remove the existing upper second floor windows and replace with Marvin Magnum wood windows as well as make rear window openings larger to meet egress code as this floor is being remodeled for employee housing. Plans are to also replace the steel side alley door with a new storefront style door. Staff has had several conversations and a site visit and will continue to work closely with the

applicant. Final window specs will be administratively reviewed. 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 local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District

***It was moved by Commissioner Weber and seconded by Commissioner Santochi 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, Carmody, Diede, Santochi, Weber, Williams Voting Nay: Posey***

- b. COA 22025 - DHIH LLC - 685 Main - Replace awnings, install one new awning and add Edison-type bulbs along parapet

Mr. Kuchenbecker stated applicant has submitted an application for a Certificate of Appropriateness for work at 685 Main Street a contributing structure located in the Deadwood City Planning Unit circa 1899-1900. The applicant requests permission to replace existing green awnings with black with gold stripped awnings. Add one new awning above the new south entry door. Text will be stitched into the valence of the awnings as shown in the renderings. Add Edison-type bulbs on top of the parapet, similar to those on top of the Franklin Hotel. The awning signs have been reviewed and approved by the Planning and Zoning Commission. This application is for the awnings only. 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 local historic district, 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 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, Carmody, Diede, Santochi, Weber, Williams***

- c. COA 220026 - Brad Peterson - 766 Main - Repair windows, install storm windows

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 766 Main Street, a contributing structure located in Deadwood City Planning Unit constructed in 1890. The applicant is requesting permission to replace all windows with wood windows. Staff conducted a site visit to review the windows. The applicant will be repairing the existing windows and installing new wooden storm doors. This is similar to the other properties they have rehabilitated. The applicant is applying for the Wood Windows and Doors Program and the Elderly Resident Program. The agreed upon 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 Carmody 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, Carmody, Diede, Santochi, Weber, Williams***

**8. New Matters Before the Deadwood Historic Preservation Commission**

- a. PA 220027 - Chris Blair - 65 Terrace - Replace and repair Porches

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 65 Terrace Street, a contributing structure located in the Cleveland Planning Unit circa 1896. The applicant is requesting permission to rebuild the side and front porches. The porches will be rebuilt in the exact location, size and style of the existing. Remove existing deck boards, railings, stair and ceiling boards. Replace any rotted joists with 2x10 wood boards. Replace deck boards and stair treads using composite decking. Color will be brown providing the appearance of a stained wood deck board. Railing will be rebuilt out of wood in same style as existing rail. Railing will be painted white, same as existing. Replace ceiling boards with wood and paint white, same as existing ceiling. 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 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: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. PA 220018 - Jeff & Tracy Munce - 36 Jackson - Construct wooden deck

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 36 Jackson Street, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood constructed 1903. The applicant is requesting permission to construct a 12'x14' wooden deck on the north (right) side of the structure. The deck would follow the white concrete foundation for the ledger, 12' across. The deck walking surface will be trex or similar composite material for longevity and safety from splintering. The entrance to the deck would be off the adjacent upper concrete patio with a small deck platform bridging the concrete patio and the deck. This will allow both access from the concrete patio to both the backyard and the deck. The deck will come out from the house 14'. This will allow room to add stairs to the west side of the deck and still have adequate top and bottom landings and required rise/run on the treads. The railing would be wire hog/horse with 2x6 top rail. The railing will be all wood. 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 Diede 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***

- c. PA 220019 - David Barth - 41 Denver - Replace six garage doors

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 41 Denver Avenue, a contributing structure located in the Deadwood City Creek Planning Unit circa 1935. The applicant is requesting permission to replace the six garage doors with steel vinyl overlay doors. The existing garage doors do not match, and some do not appear original to the resource. The applicant is requesting to install roll-up garage doors in a style which appears appropriate to the district. 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 State and National Register Historic Districts or the Deadwood National Historic Landmark District.

***It was moved by Commissioner Diede and seconded by Commissioner Carmody 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 the Design Committee met yesterday. Projects are starting to come forward. The Chamber Board was yesterday. One of the things was the child care center. I met with Kayla before the meeting to have them get with staff to explore their options. They feel we are a hinderance to the project. Staff is meeting with her next week to try to come up with a resolution that would save a historic resource.

- a. Rapid City is hosting a statewide Certified Local Conference at the end of March 30 - April 1, 2022. Commissioners are encouraged to attend all or part of the conference. Attached is the agenda and registration form.

Mr. Kuchenbecker state this is the state-wide Certified Local Governments Conference in Rapid City on March 30-April 1, 2002 and is a great networking opportunity. We have four attending.

- b. South Dakota State Historical Society - Annual History Conference - April 22-23, 2022

Mr. Kuchenbecker stated that April 22-23, 2022 is the SD State Historical Society Annual History Conference. Their board meeting is on April 21, 2022 and usually a reception. I will be going on April 21, 2022. It interested in attending, let staff know.

**11. Committee Reports**

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

Commissioner Weber reported MSI ordered 100 flags for businesses to fly.

Commissioner Diede reported he attended the fire department banquet and the Chamber mixer at the Brothel Museum.

**12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 5:46 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary*