



Historic Preservation Commission Meeting Minutes

Wednesday, August 23, 2023 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 August 9, 2023, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey
HP Commission Vice Chair Leo Diede
HP Commissioner Trevor Santochi
HP Commissioner Vicki Dar
HP Commissioner Molly Brown

ABSENT

HP Commission 2nd Vice Chair Robin Carmody
HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Historic Preservation Coordinator
Amy Greba, Administrative Assistant

Susan Trucano, Neighborworks
Kathleen Burnham, Neighborworks

3. Approval of Minutes

a. Minutes of 8/9/23 Meeting

It was moved by Commissioner Diede and seconded by Commissioner Dar to approve the minutes of the August 9, 2023 meeting. Voting Yea: Santochi, Posey, Brown, Diede, Dar.

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the HP Operating Vouchers in the amount of \$23,292.92. Voting Yea: Santochi, Posey, Brown, Diede, Dar.

b. HP Grant Vouchers

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the HP Grant Vouchers in the amount of \$3,551.45. Voting Yea: Santochi, Posey, Brown, Diede, Dar.

- c. HP Revolving Voucher

It was moved by Commissioner Diede and seconded by Commissioner Dar to approve the HP Revolving Vouchers in the amount of \$57,928.10. Voting Yea: Santochi, Posey, Brown, Diede, Dar.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Justin Coupens (Paha Sapa) - 23 Monroe - Extension Request

Nick Drummond - 18 Denver - New Loan Request

Michael Parham - 39 Stewart - Multiple Loan Requests

It was moved by Commissioner Diede and seconded by Commissioner Dar to grant the loan extension for Justin Coupens, 23 Monroe; New Loan Request, Nick Drummond, 18 Denver; Multiple Loan Requests, Michael Parham, 39 Stewart. Voting Yea: Santochi, Posey, Brown, Diede, Dar.

- b. Historic Preservation Program Application Requests

Mike & Anita McKelvey - 81 Stewart - Wood Windows and Doors Program

Ken Owens - 23 Centennial - Elderly Resident Program

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve applications for Wood Windows and Doors, Mike & Anita McKelvey, 81 Stewart; Elderly Resident Program, Ken Owens, 23 Centennial. Voting Yea: Santochi, Posey, Brown, Diede, Dar.

6. Old or General Business

- a. Permission to hire Movette Film Transfer to digitize 16mm films for the MacroVision Video Archive Collection (No. 2023.01) at a cost not to exceed \$2,000.00.

Mr. Kuchenbecker stated the City Archives is requesting permission to enter a contract with Buck Bito of Movette Film Transfer of 1407 Valencia Street, San Francisco, CA 94110 to digitize two 6 millimeter motion picture films from Collection 2023.01 - MacroVision Video Library.

As part of this contract, Movette Film Transfer will review and clean and the films, transfer the film to archival reels provided by the City Archives, digitize the films and export the digital files to an eternal hard drive furnished by the City Archives. Photographs of the assemblage is attached to this memorandum. If awarded, this project will take five weeks to complete.

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the digitization of film for Collection 2023.01. Voting Yea: Santochi, Posey, Brown, Diede, Dar.

- b. Permission to enter into contract with Illinois State Museum Research and Collections Center for the Mollusk and Shell Analysis Project from 2019-2020 Four Points Archaeological Excavation (Deadwood Chinatown Part II) at a cost not to exceed \$1,000.00.

Mr. Kuchenbecker stated the City Archives is requesting permission to enter into a contract with Robert Warren, Illinois State Museum Research & Collections Center,

1011 East Ash, Springfield, IL. 62703 to identify freshwater and saltwater specimens recovered from the 2019-2020 FourPoints archaeological investigation in Deadwood, South Dakota. As part of this contract Warren will identify and produce a written report on this assemble to be used in the City archaeological collection. Upon completion of this project, Warren will be paid One Thousand Dollars (\$1,000.00). Funds for this project will be taken out of the HP 2023-2024 archaeology budget.

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve contract with Robert Warren, Illinois State Museum Research & collection Center for analysis of Mollusk and Shells from FourPoints dig. Voting Yea: 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 230103 - Ken Owens - 23 Centennial Ave - Porch Repairs

Mr. Kuchenbecker stated the applicant is requesting permission to repair/replace porch flooring with composite decking and repair the rotted structural framing. Repair/replace column bases, trim, fascia boards that have rotted with natural wood.

It was moved by Commissioner Santochi and seconded by Commissioner Deide 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: Santochi, Posey, Brown, Diede, Dar.

- b. PA 230104 - Lane & Beth Sukowaty - 37 Denver Avenue - Replace Windows

Mr. Kuchenbecker stated the applicant is requesting permission to replace all windows with new matching vinyl double pain windows. Windows throughout the house are metal, vinyl and wood and falling apart. Mr. Kuchenbecker also reminded the commission that this is a non-contributing structure.

It was moved by Commissioner Diede 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: Santochi, Posey, Brown, Diede, Dar.

- c. PA 230106 - Lane & Beth Sukowaty - 41 /43 Denver - Replace Garage Doors

Mr. Kuchenbecker stated the applicant is requesting permission to replace the garage doors. The current doors are beautiful but falling apart. We want to replace these doors with new similar looking doors. New framing of the garage door area will be required but will not affect the outside appearance. The new doors are made of steel front and back. The new doors have insulation and appropriate weather seals. New doors have windows across the top to replicate as close as possible.

It was moved by Commissioner Santochi and seconded by Commissioner Dar based upon all the evidence presented, I move to make a finding that

this project does encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. Voting Yea: Santochi, Posey, Brown, Diede, Dar.

It was moved by Commissioner Santochi and seconded by Commissioner Dar based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, I find that the project is not adverse to Deadwood and move to APPROVE the project as presented. Voting Yea: Santochi, Posey, Brown, Diede, Dar.

- d. PA 230107 - Correen Dammen - 10 Sampson - Install Metal Roof and Replace Deck on back of Structure

Mr. Kuchenbecker stated the applicant is requesting permission to replace the roof with metal roofing. Construct a 10x14 deck to replace the current deck on back of house.

It was moved by Commissioner Diede 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: Santochi, Posey, Brown, Diede, Dar.

- e. PA 230108 - Mike & Anita McKelvey - 81 Stewart - Restore Windows

Mr. Kuchenbecker stated the applicant is requesting permission to repair and restore windows, to include broken glass, rotted wood, missing storm windows, missing/broken screens (garage), water intrusion, removal/replacement of aluminum window (1), restoring physical operation of windows and increasing energy efficiency of windows.

It was moved by Commissioner Santochi and seconded by Commissioner Sar 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: Santochi, Posey, Brown, Diede, Dar.

9. Items from Citizens not on Agenda

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

Mr. Ken Owens, Midnight Star General Manager, was present and asked the Commissioners if they are satisfied with the changes to the lighting in front façade of Midnight Star. Commissioner Dar responded that the the absence of the bright lighting was a major improvement. All commissioners agreed and thanked Mr. Owens for the update.

10. Staff Report

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

- a. Siding Update - 39 Stewart

Mr. Kuchenbecker stated that the owner began removing aluminum siding and insulation and found the original wood siding in good shape, other than some small

areas. He is in the process of removing the cracked/alligatored patches and putting new wood siding in those areas. He will then prime and paint. With this development the owner will be saving money and the grant funds should cover most of the repair costs.

3 Shine- Owner installing wooden screen door on front door. The existing storm doors will be hidden behind the wooden screen doors. Owner is sending existing doors to a body shop to be repainted.

9 Shine- Retaining wall is being completed.

Washington Street Retaining Wall- Scheduled to begin on September 6.

FEMA Project- First Pre-Con meeting next week. Will probably begin work in October.

Sherman Street Parking Lot- Beginning September 11, archeological investigation with Trench excavation in vicinity of the old Turntable.

Ghost Mural Projects- Mr. Kuchenbecker and Erica Marchant, artist, were interviewed by KOTA TV and that will air September 23. The news filmed current Ghost Murals being worked on at The Landmark, as well as the others that have been completed throughout Deadwood.

Mrs. Anfinson stated that Krystal Villafuerte would like to paint the back of her house. She chose a bright green. The Board recommended a more muted shade.

11. Committee Reports

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

Commissioner Dar reminded all in attendance of the on-going Farmer's Market each Friday in Gordon Park.

Commissioner Posey reminded all in attendance that the Butt Brigade will be meeting on September 12, 2023 at 2:00pm to clean Main Street.

Commissioner Santochi reminded all in attendance that donations to the Calamity Jane statue project can be dropped off at the City Treasurer's office.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 4:28 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant