



# Historic Preservation Commission Meeting Minutes

Wednesday, May 10, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on May 10, 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 Jill Weber  
HP Commissioner Tony Williams  
HP Commissioner Vicki Dar  
City Commissioner Charlie Struble-Mook

ABSENT

HP Commission 2nd Vice Chair Robin Carmody

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer (by Zoom)

Bonny Anfinson, Program Coordinator

Mike Walker, Director, Neighborworks

## 3. Approval of Minutes

a. April 26 Meeting Minutes

***It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the minutes of the April 26, 2023 meeting. Voting Yea: Williams, Santochi, Posey, Weber, Diede, Dar.***

## 4. Voucher Approvals

a. HP Operating Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Operating Vouchers in the amount of \$26,757.69. Voting Yea: Williams, Santochi, Posey, Weber, Diede, Dar.***

b. HP Grant Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Carmody to approve the HP Grant Vouchers in the amount of \$11,962.78. Voting Yea: Williams, Santochi, Posey, Weber, Diede, Dar.***

- c. HP Revolving Vouchers

***It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the HP Revolving Vouchers in the amount of \$28,095.60. Voting Yea: Williams, Santochi, Posey, Weber, Diede, Dar.***

## **5. HP Programs and Revolving Loan Program**

- a. Revolving Loan Requests

Kevin Bloom - 17 Filmore - Extension Request  
Rick Ensminger - 130 Charles - Extension Request  
Jacqueline Richerson - 66 Taylor Ave. - Extension Request  
Dorene Steinlicht - 42 Washington - Request to Forgive

***It was moved by Commissioner Weber and seconded by Commissioner Dar to approve the revolving loan requests for Ken Bloom, 17 Filmore, Extension REquest; Rick Ensminger, 130 Charles, Extension Request; Jacqueline Richerson, 66 Taylor Ave., Extension Request; Dorene Steinlicht, 42 Washington, Request to Forgive. Voting Yea: Williams, Santochi, Posey, Weber, Diede, Dar.***

- b. Accept Nick Drummond into Foundation Grant – 18 Denver Ave.

Ms. Anfinson stated Nick Drummond, 18 Denver Avenue, is requesting acceptance into the Foundation Grant. The property is currently in the Siding and Wood Windows and Doors Program. The applicant will also be applying for the Revolving Loan Program to cover the additional costs. The Loan Committee has reviewed this request and recommend approval. ***It was moved by Commissioner Weber and seconded by Commissioner Weber to accept Nick Drummond, 18 Denver into the Foundation Grant Program. Voting Yea: Williams, Santochi, Posey, Weber, Diede, Dar.***

## **6. Old or General Business**

- a. Permission to enter into contract with Caleb Sher of Yiddish Book Center to transliterate text of emphemra from Yiddish to English at a cost not to exceed \$1,000.00 to be paid from HP Archives line item.

***It was moved by Commissioner Diede and seconded by Commissioner Weber to recommend to the City Commission to enter into a contract with Caleb Sher, Yiddish Book Center, to translate the Yiddish papers into English at a cost not to exceed \$1,000.00 to be paid out of the HP Archives line item. Voting Yea: Williams, Santochi, Posey, Weber, Diede, Dar.***

- b. Not-For-Profit Grant Requestfor \$8,472.63 for repairs on Deadwood Elks Lodge #508

Ms. Anfinson stated the Projects Committee reviewed this request but because of concerns with the work being completed three months before the grant application, this project was not an emergency repair, a building permit was not secured for the project and did the work meet building code requirements. Based on this information the Projects Committee recommend denying the grant request. The Commission will move to approve or deny the grant request. ***It was moved by Commissioner Williams and seconded by Commissioner Santochi to deny the Not-for-Profit Grant request for the Deadwood Elks Lodge #508 in the amount of \$8,472.63. Voting Yea: Williams, Santochi, Posey, Weber, Diede, Dar.***

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

- a. COA 230032 - Northern Hills Alliance - 753 Main - Exterior Repairs

Ms. Anfinson stated the applicant has submitted an application for a Certificate of Appropriateness at 753 Main a non-contributing structure located in the Upper Main Deadwood City Planning Unit. The applicant is requesting permission to repair brick and stucco and once complete paint stucco. 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 Weber 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: Williams, Santochi, Posey, Weber, Diede, Dar.***

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

- a. PA 230030 - Nick Drummond - 18 Denver - Repair Foundation/Replace Exterior Stairs

Ms. Anfinson stated the applicant has submitted an application for work at 18 Denver Ave, a contributing structure located in the City Creek Planning Unit. The applicant is requesting permission to stabilize the foundation of the structure. Replace the current stairs with wooden stairs and add a small landing halfway up for safety. The applicant is currently in the Siding and Windows and Doors grant programs. The applicant will be stabilizing the foundation to keep the structure from moving any further and installing a French drain system. 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: Williams, Santochi, Posey, Weber, Diede, Dar.***

- b. PA 230031 - Noel Fairbairn - 57 Forest - Replace Incorrect Windows/Doors/Siding
- Ms. Anfinson stated the applicant has submitted an application for work at 57 Forest, a non-contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to replace incorrect windows back to the original double hung wood windows, replace three front doors and storm doors with wood; replace current aluminum front siding with correct period flat board siding and paint. Repair/replace foundation, retaining walls in front and back, repair stairs and patio. Staff will need to coordinate with the applicant throughout the project to ensure it meets the guidelines and standards of the programs. This project could start the reversal of the inappropriate alterations to these resources. 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. Voting Yea: Williams, Santochi, Posey, Weber, 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.)

Mr. Kuchenbecker stated he is in Pierre attending Code Enforcement Training. The speaker this morning discussed vacation rentals and complimented Deadwood for their efforts with short term rentals.

Open bids last Monday. The Days of 76 VIP Concession Stand Project, 5 Harrison retaining wall and the Broadway Street retaining wall. It is still not a good climate for bidding. The bid for 5 Harrison was rejected for the second time. The retaining wall holding up Broadway is considered an emergency. There was only one bidder. If we don't do something there we will lose Broadway Street. The recommendation from staff is to award the project. The Days of 76 Restroom and Concession project had three bidders and the low bid was 1.2 million. Staff recommends rejecting the bids. We are out for bid right now with the FEMA project. We have federal funding at 80%. The 6.5 million project is likely to come in over 10 million.

Erica Merchant, who is doing the ghost mural on the Adams Block, stated the mural needs to have some additional cleaning before it can be painted due to construction going on in the building. This occurred after she did her initial bid. To expedite the project this will be on the City Commission agenda for Monday and we just need a verbal approval. We are also working on restoring the sidewalk basement glass on this building. Will be working with SHPO for recommendations.

## **11. Committee Reports**

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

Commissioner Dar stated May 25 is the plant swap from 4:00-6:00 p.m. The Farmer's Market starts June 23 at Gordan Park.

Commissioner Santochi stated there will also be free pet licenses \$8 vaccinations during the plant swap.

Commissioner Diede stated the annual Chamber Board of Directors meeting was yesterday. Members were elected into office: Kip Mau, Louie Lelonde and Tom Koth. Kevin did a presentation as well on vacation rentals.

## **12. Adjournment**

### **13.**

**Note:** All Applications MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.

Please practice the CDC's social distancing recommendations