



Historic Preservation Commission Regular Meeting Minutes

Wednesday, June 08, 2022 at 5:00 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 June 8, 2022 at 5:01 p.m.

- a. Swear in Vicki Dar as new Historic Preservation Commissioner

Commissioner Struble swore in new commissioner, Vicki Dar, for a three-year term beginning June 1, 2022 to May 31, 2025.

2. Roll Call

- a. Election of Officers

- a. Chair

It was moved by Commissioner Santochi and seconded by Commissioner Weber to nominated Bev Posey as Commission Chair for the 2022-2023 term. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

It was moved by Commissioner Santochi and seconded by Commissioner Diede to cease nominations and approve Bev Posey as Commission Chair for the 2022-2023 term. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

- b. Vice Chair

It was moved by Commissioner Santochi and seconded by Commissioner Williams to nominated Leo Diede as Commission Vice Chair for the 2022-2023 term. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

It was moved by Commissioner Santochi and seconded by Commissioner Williams to cease nominations and approve Leo Diede as Commission Vice Chair for the 2022-2023 term. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

- c. 2nd Vice Chair

It was moved by Commissioner Diede and seconded by Commissioner Williams to nominated Robin Carmody as Commission 2nd Vice Chair for the 2022-2023 term. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

It was moved by Commissioner Weber and seconded by Commissioner Santochi to cease nominations and approve Robin Carmody as

Commission 2nd Vice Chair for the 2022-2023 term. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

3. Approval of Minutes

- a. Approve Minutes of 05/25/22 Meeting

It was moved by Commissioner Weber and seconded by Commissioner Diede to approve the HPC Minutes of May 25, 2022 as amended. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

4. Voucher Approvals

- a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Carmody to approve the HP Operating Vouchers in the amount of \$340,793.89. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

- b. HP Grant Voucher Approval

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Grant Vouchers in the amount of \$21,770.49. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

- c. HP Revolving Voucher Approval

It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the HP Revolving Vouchers in the amount of \$3,000.00. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Program Request

- Jackie Richerson - 66 Taylor - Life Safety Loan Request

It was moved by Commissioner Weber and seconded by Commissioner Carmody to approve the loan request for Jackie Richerson, 66 Taylor Avenue, life safety loan. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

- b. Satisfaction of Grant Request - Gordon Mack - 143 Charles St. - Windows & Doors Program

Mr. Kuchenbecker stated this is a Satisfaction of Grant for Gordon Mack, 143 Charles St., participating in the Wood Windows and Doors Program. The grant amount was \$3,150.00 with \$2,417.58 of the amount being paid out. The applicant has sold the property and the title company is requesting a Satisfaction of Grants. The Loan Committee reviewed this issue at their May 31, 2022 meeting and recommends approval.

It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve a Satisfaction of Grant for Gordon Mack, 143 Charles

Street. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

c. Historic Preservation Program Approval

- Jackie Richerson - 66 Taylor Ave. - Windows/Doors/Foundation Programs
- Weeden Huber -- 3 Stewart St. - Windows/Doors/Foundation/Siding/Retaining Wall Programs

It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the program applications for Jackie Richerson, 66 Taylor Avenue, Windows/Doors/Foundation programs, and Weeden Huber, 3 Stewart Street, Windows/Doors/Foundation/Siding/Retaining Wall program. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

6. Old or General Business

a. 2022-2023 Historic Preservation Commission and Revitalization Committee appointments

The Historic Preservation Commission discussed committees and made recommendations for the 2022-2023 Committees. No action required.

b. Loan Agreement 2022-002 - Hulett Wyoming Museum - Traveling Baseball Exhibit

Mr. Kuchenbecker stated Mike has been working with this museum. It is a neighboring community in another state, Hulett, Wyoming. Their museum and art gallery would like to have our traveling baseball exhibit from June 2, 2022 through October 31, 2022. The loan agreement is attached. We have four of the traveling exhibits: Wild Bill, Seth Bullock, Mt. Moriah Cemetery, and Baseball in Deadwood. This is a good opportunity for Deadwood and Historic Preservation.

It was moved by Commissioner Weber and seconded by Commissioner Diede to grant permission to the Hulett Wyoming Museum & Art Gallery to use the City's traveling baseball exhibit from June 2, 2022 through October 31, 2022. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

7. New Matters Before the Deadwood Historic District Commission

a. COA 220080 - Jordan Dahl - 566 Main - Construct Fenced Structure

Mr. Kuchenbecker stated the applicant has submitted a Certificate of Appropriateness for work at 566 Main Street located in the China Town Planning Unit. This is the open lot where the Dahl brothers have their wood carving business. The applicant is requesting permission to construct a fenced 12'x16' structure for safety of axe throwing. The structure will be constructed using 6"x6" posts with fencing attached to it. The wood frame is to give the structure a more historic look compared to a modern look. 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 Weber and seconded by Commissioner Santochi to continue this a Certificate of Appropriateness to the next meeting and request the applicant to provide a more detailed plan for the proposed structure which would be more compatible with the Historic District. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 220082 - Jason Engle - 81 Stewart St. - Replace Garage Door

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 81 Stewart St., a contributing structure located in the Cleveland Planning Unit circa 1890. The applicant is requesting permission to replace the garage door as it is currently two and a half pieces of plywood with no closure. Plans are to install a new roll-up insulated door with a custom wood facade on the front to resemble a historic looking door. Attached is an example of a door the contractor has already done. This door will require framing to make the opening work for the door. When installing the new door infill framing will be installed using LP Smart Siding on the exterior. The LP Smart Siding for the infill framing will be smooth. 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 Weber 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: Posey, Carmody, Diede, Santochi, Weber, Williams, Dar

- b. PA 220033 - 3 Stewart - Weeden Huber - Repair widows, siding, retaining wall

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 3 Stewart St, a contributing structure located in the Cleveland Planning Unit circa 1900. The applicant requests permission to repair and replace front door/porch windows as well as side and rear windows. Repair retaining wall on front side of structure. Fix rear and right side siding of the house. Replace siding on all sides. Repaint the exterior of home in the same color shades. The applicant is also applying for the grant programs. Staff has conducted several site visits and has been working closely with the applicant since March of this year. 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: Posey, Carmody, Chair Diede, Santochi, Weber, Williams, Dar

- c. PA 220083 - Jackie Richerson - 66 Taylor Ave. - Repair porch, basement windows, grading

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 66 Taylor Ave., a contributing structure located in the Presidential Planning Unit circa 1941. The applicant is requesting permission to replace side stairs with railing, new stairs/landing with railing off garage man door, additional railing on retaining wall that is over height requirement for safety, replacement of deteriorating front porch, removal of chain link fence, landscaping to correct slopping towards foundation and painting. Staff conducted a site visit to review all of the projects for this structure. The applicant has decided to keep the front stoop and restore the block and concrete and repair concrete step on the side entry door. In addition, plans are to repair the window wells and add new storm windows on the basement window. The applicant is applying for our grant and loan programs. 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 Weber 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: Posey, Carmody, Diede, Santochi, Weber, Williams, 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 reported next Thursday is a check presentation in Keystone. We opened bids while I was out for three retaining walls. I am meeting with the property owners. Only had one contractor bid on all three of them and was above the engineers estimates which is not surprising in today's climate. One was twice the engineers estimate and we will probably be denying/rejecting that due to staff's recommendation but awarding the other two as they are not that far off. If we don't keep moving forward on these we will get so far behind and won't know what to do. Bonny will be reaching out to Jill, Tony and Vicki as we have the Outside of Deadwood Grant applications in. I will reach out to Jordan and let him know that the commissioners want a plan for the ax throwing cage. Still short staff at Mt. Moriah.

11. Committee Reports

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

Commissioner Williams reported that he will not be attending the next HPC meeting.

Commission Chair Posey read thank you cards from scholarship recipients Elis Heisinger and Chloe Wisser.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:48 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary