



Historic Preservation Commission Meeting Minutes

Wednesday, August 24, 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 August 24, 2022 at 5:00 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

ABSENT HP Commission 2nd Vice Chair Robin Carmody

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Mike Walker, NeighborWorks Director

3. Approval of Minutes

a. Approval of July 27, 2022 Minutes

It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the Minutes of July 27, 2022. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Santochi to approve the HP Operating Vouchers in the amount of \$108,574.65. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

b. HP Grant Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Santochi to approve the HP Grant Vouchers in the amount of \$884.97. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- c. HP Revolving Vouchers 8.24.22

It was moved by Commissioner Weber and seconded by Commissioner Williams to approve the HP Revolving Vouchers in the amount of \$5,170.87. Voting Yea: Posey, Carmody, Diede, Santochi, Weber, Dar, Williams.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Program Application Request

Charles Eagleson - 374 Williams St. - Foundation/Elderly Resident Program

Mr. Kuchenbecker stated there is an issue of moisture in the basement and crawl space of the structure that never dries out and the structure has no proper drainage. This is a serious issue regarding the integrity of the structure. The constant moisture in the crawl space would be considered an emergency repair to the structure and feels this needs to be addressed immediately. ***It was moved by Commissioner Santochi and seconded by Commissioner Diede to accept Charles Eagleson, 374 Williams Street, into the Foundation and Elderly Resident Programs. Abstain: Dar. Voting Yea: Posey, Diede, Santochi, Weber, Williams.***

- b. Historic Preservation Revolving Loan Requests

John & Sharon Martinisko - 53 Taylor St. - Request to Forgive

Cody Emrick - 9 Shine - Retaining Wall Loan Request (approved VIA e-mail)

It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the request to forgive for John and Sharon Martinisko, 53 Taylor Street and approve the retaining wall loan request for Cody Emrick, 9 Shine Street. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

6. Old or General Business

- a. Approval to enter into a contract with Maryland Archaeological Conservation Laboratory to clean and stabilize metal objects from Chinatown Archaeological Investigation at a cost not to exceed \$1,200.00 to be paid from the 2022 Archives budget line item.

Mr. Kuchenbecker stated the Archives is requesting permission to enter into a contract with the Maryland Archaeological Conservation Laboratory to clean and stabilize metal objects associated with a metal roughlock and drag shoe unearthed during the 2002 Deadwood Chinatown archaeological investigation. Doug and Holly Hansen of Hansen Wheel and Wagon Shop reviewed a portion of the Deadwood Chinatown collection and identified this unique object and other items associated with early wagons from the 1870s and 1880s as part of their survey. The items were on display for Commission review. ***It was moved by Commissioner Weber and seconded by Commissioner Dar to allow the City Archives to enter***

into a contract with the Maryland Archaeological Conservation Laboratory for conservation treatments to roughlock and drag shoe. The cost for this project will not exceed \$1,200.00 dollars. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- b. Approve entering into a contractor with DocuTek at a cost not to exceed \$3,300.00 for Digitization of Lawrence County Records, Phase 5 with funds from the 2022 Archives budget line item.

Mr. Kuchenbecker stated Archives is requesting permission to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF Lawrence County Administrator Bonds and Letters and Lawrence County Tax Records. ***It was moved by Commissioner Santochi and seconded by Commissioner Williams to recommend to the City Commission to enter into a contract with DocuTek to microfilm and PDF (5) Lawrence County Administrator Bonds & Letters and (16) historic Lawrence County tax ledgers on file in the Case Library at Black Hills State University. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.***

- c. South Dakota Historical Society Press 2022 Deadwood Publications Fund Report

Mr. Kuchenbecker stated the South Dakota Historical Society Press has sent us the FY2022 Deadwood Publication Fund report. This item does not need approval.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 220124 - Dragon Belly LLC - 781 Main - Replace Door and Windows

Mr. Kuchenbecker stated the applicant requests Certificate of Appropriateness for work at 781 Main Street, a noncontributing structure, located in the Deadwood City Historic Planning Unit . Constructed in 1965. The applicant is requesting approval to replace the existing commercial type store front entrance with a residential door and replace the two windows with 2'x4' double hung windows on each side of the door. The door will be a fiberglass material. 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 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: Posey, Diede, Santochi, Weber, Dar, Williams.***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 220119 - Ruben Keehn - 43 Lincoln Ave. - Replace windows and repair siding

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 43 Lincoln Ave., a noncontributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to replace the front window and rotten siding around the structure. This will consist of one large window and two smaller windows along with 20 pieces of siding. 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 Diede 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, Diede, Santochi, Weber, Dar, Williams.***

- b. PA 220122 - Steve Schramm - 7 Stewart St. - Replace storm windows with wood storm windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 7 Stewart St., a contributing structure located in the Cleveland Planning Unit. The applicant is requesting permission to replace the metal storm windows with new Marvin storm windows. The applicant will be applying for the windows program. 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 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: Posey, Diede, Santochi, Weber, Dar, Williams.***

- c. PA 220123 - Charles Eagleson - 374 Williams St. - Repair Drainage & Foundation

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 374 Williams St., a Contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to repair serious drainage issues around the structure and repair the foundation. Staff has determined this is an emergency issue as the crawl space never dries out which is causing issues with the integrity of the structure. The applicant is also applying for the grant 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 Williams and seconded by Commissioner Weber 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. Abstain: Dar. Voting Yea: Posey, 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.)

- a. West River History Conference is scheduled for October 6 - 8, 2022 at Custer State Park.

Mr. Kuchenbecker stated the West River History Conference is October 6-8, 2022 in Custer State Park. Two Commissioners have signed up so far.

- b. 2023 Budget Presentation to the South Dakota State Historical Society Board of Trustees meeting is scheduled for September 9, 2022, in Pierre, SD.

Mr. Kuchenbecker stated the budget presentation to the State Historic Preservation Commission Board is set for September 9, 2022. If you wish to attend they will be leaving city hall at 6:30 a.m. Commissioner Posey and Commissioner Weber expressed interest in going.

Mr. Kuchenbecker stated Bob Nelson Jr. has left and the City Commission has appointed me as the interim Public Works director. We have hired a Buildings Superintendent to replace Lance Sandige who took a job at Deadwood Mountain Grand.

11. Committee Reports

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

Commissioner Posey expressed concern about the dumpster by the recreation center. There is garbage all over the place. I think the public is using it?

They are on phase III of the project across the street from her house. The street light has been temporarily taken down and it is very dark on the street.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:38 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Program Coordinator