



Historic Preservation Commission Meeting Minutes

Wednesday, October 20, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order on October 20, 2021 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

City Commissioner Charlie Struble

ABSENT

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Mike Walker, NeighborWorks Director

3. Approval of Minutes

- a. Approval of 9/20/21 Special Meeting Minutes

It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the HPC Special Meeting Minutes of September 20, 2021. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber

- b. Approval of 9/22/21 HP Meeting Minutes

It was moved by Commissioner Posey and seconded by Commissioner Weber to approve the HPC Minutes of September 22, 2021. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber

4. Voucher Approvals

- a. HP Operating Vouchers

It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the HP Operating Vouchers in the amount of \$89,603.60. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber

- b. HP Grant Voucher Approval

It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the HP Grant Vouchers in the amount of \$6,769.34. Voting Yea: Berg, Posey, Carmody, HP Commissioner Diede, Santochi, Weber

- c. Revolving Loan Voucher Approval 10.13.21

It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the HP Revolving Vouchers in the amount of \$42,197.34. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber

5. HP Programs and Revolving Loan Program

- a. Application Requests for Historic Preservation Programs

Linda Bryant - 74 Cliff St. - Siding/Wood Windows and Door Program

Mel Dennis - 14 Lincoln Ave. - Elderly Resident Program

Bill Auer - 308 Main St. - Elderly Resident Program

Mr. Kuchenbecker stated that Bill Auer, 308 Main Street asked to be removed from the Elderly Resident Program.

It was moved by Commissioner Santochi and seconded by Commissioner Carmody to approve Linda Bryant, 74 Cliff St., Siding/Wood Windows and Door Program and Mel Dennis, 14 Lincoln Ave., Elderly Resident Program. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber

6. Old or General Business

- a. Permission for the Chair to sign deed from Historic Preservation Commission to City Commission for 3 Pearl Street to correct chain of title for the property.

Mr. Kuchenbecker stated we need to sign a deed. At one point HPC owned 3 Pearl but there was a gap in the title that was missing and so this is necessary for that.

Mr. Walker stated essentially we did a title search and Deadwood Historic Preservation received the property as a donation. Then the City of Deadwood transferred the title over to the homeowner (a buyer). They recorded the deed as the City of Deadwood transferring it over so the title company asked that we have it re-recorded because that would show a gap. It doesn't show any recording of HP transferring it to the City. Because of that gap in the chain, they are asking it to be re-recorded. We are asking approval to have a Commissioner sign the correct chain.

It was moved by Commissioner Weber and seconded by Commissioner Posey to approve permission for the Chair to sign deed from Historic Preservation Commission to City Commission for 3 Pearl Street to correct chain of title for the property. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber

7. New Matters Before the Deadwood Historic District Commission

- a. COA 210199 - Midnight Star LLC - 677 Main St. - Remove Shutters

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning Unit circa 1879. Lost the upper floor some time and added it back on in 1990. The applicant requests permission to remove the shutters on the top floor windows as they are falling apart. When researching historic photos, the original structure did not have them. It is staffs opinion 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 Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Diede 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 for 677 Main St. to remove shutters with the contingency to repair brick and/or mortar. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 210195 - Bill Auer - 308 Main St. - Replace roof with composite shake

Mr. Kuchenbecker stated we need to strike this from the agenda. He is going to reroof it but not changing materials so no project approval needed.

- b. PA 210196 - Linda Bryant - 74 Cliff Street - Replace windows and siding

Mr. Kuchenbecker stated this is a contributing structure located outside of the Landmark District in the Peck Gardens Planning Unit circa 1890. The applicant is requesting permission to replace the siding and windows. After the site visit the application should be to repair and paint existing siding, replace inappropriate windows, side front porch with double hung windows and install storm windows on existing windows. Staff has met with the applicant and their contractor to review the siding removal and windows project. Discussion was held on only replacing the windows on the enclosed porch portion of the structure and replacing the windows with taller double hung windows and installing new siding to match the reveal of the rest of the structure. Install eight storm windows on the rest of the structure instead of replacing windows which will now be repaired, replace two storm doors, and repair the current siding and paint instead of installing new siding. This was agreed upon by the applicant. 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 will actually make the front porch look better. ***It was moved by Commissioner Posey 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 for Linda Bryant, 74 Cliff Street. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber

- c. PA 210197 - Terry Vanzanten -12 Sampson - Extend roof over deck

Mr. Kuchenbecker stated this is a contributing structure located in the Large's Flat Planning Unit circa 1936. The applicant is requesting permission to extend a roof over the porch in the rear of the structure by 40 inches to cover the steps. The proposed roof extension is at the rear of the resource and will not drastically alter the resource. Therefore, it is staff's opinion 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 Posey 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 for Terry Vanzanten, 12 Sampson. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber***

- d. PA 210198 - Thomas & Deanna Smith/Courtney & Shane Vetel - 29 Van Buren - Repairs to Garage

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to replace the windows on the left side of the structure, update the garage stairs to side door to meet code with a landing and install a handrail. Staff met with the applicant to review the project. 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 Posey 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 for Thomas & Deanna Smith/Courtney & Shane Vestal, 29 Van Buren. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber***

- e. PA 210200 - Justin Coupens - 23 Monroe Street - Replace siding, windows, doors repair deck

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit built in 1895. The applicant is wanting to reverse the inappropriate alterations and is requesting permission to replace siding with smooth LP Smart Side, 5" reveal. Install new windows, doors and storm doors. Replace existing fence and make modifications to the deck. Staff has conducted a site visit and assisted in developing the scope of work for the project. Attached is the details of the proposed alterations. The proposed rehabilitation of this structure will be correcting

inappropriate modification which will in turn make it eligible once again for the historic register. The applicant is also entering into the loan and 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 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 for Justin Coupens, 23 Monroe Street. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber***

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 it has been incredibly busy for staff with meetings. Had four site visits this afternoon after 2:00 p.m. It is this way across the board. Just trying to keep up. Thank you to the HP Commission for attending the MSI meeting today. We were well represented with all of you attending. I appreciate that and it shows we're engaged in the community and community planning for the future. Between the Main Street Master Plan and the box culvert, those are huge projects that will impact all of us as well as future generations. Retaining walls: should be pouring up on Jefferson this week and started on 49 Centennial. Did a walk through on the Denver retaining wall and unfortunately, we will see this project torn back up next spring as the curb and gutter were rejected. Some of the concrete work did not meet expectations and specifications of the project.

11. Committee Reports

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

12. Adjournment

The Historic Preservation Meeting adjourned at 5:20 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary