



Historic Preservation Commission Minutes

Wednesday, January 12, 2022 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 January 12, 2022 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

HP Commissioner Tony Williams

City Commissioner Charlie Struble

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Mike Walker, NeighborWorks Director

3. Approval of Minutes

- a. Approval of 12/22/21 Meeting Minutes

It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the HPC Minutes of December 22, 2022. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

4. Voucher Approvals

- a. HP Operating Vouchers 2021

It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the 2021 HP Operating Vouchers in the amount of \$102,292.41. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- b. HP Operating Vouchers 2022

It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the 2022 HP Operating Vouchers in the amount of \$21,562.51. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- c. HP Grant Voucher Approval

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the 2021 HP Grant Vouchers in the amount of \$8,821.76. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- d. HP Revolving Voucher Payments

2021 Vouchers

2022 Vouchers

It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the 2021 HP Revolving Vouchers in the amount of \$129,826.11. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

It was moved by Commissioner Diede and seconded by Commissioner Posey to approve the 2022 HP Revolving Vouchers in the amount of \$53.03. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Requests

Sean & Tiffany Byrne - 20 Denver - Vacant, Windows, Foundation, Siding, RLF Preservation, RLF Life Safety Loan Requests

Christopher & Candace Blair - 65 Terrace - Windows Loan Request

Eric & Honeydina Flores - 27 Stewart - Loan Extension Request

Naomi Gathman - 91 Forest - Loan Refinance Request

Jesse & Tessa Allen - 160 Charles - Loan Refinance Request

Cara Potter - 152 Charles - Windows, Vacant, Foundation Loan Requests

It was moved by Commissioner Santochi and seconded by Commissioner Posey to approve the loan requests for Sean and Tiffany Byrne, 20 Denver, Vacant, Windows, Foundation, Siding, RLF Preservation, and RLF Life Safety, Christopher and Candace Blair, 65 Terrace, Windows, Eric and Honeydina Flores, 27 Stewart, Loan Extension, Naomi Gathman, 91 Forest, Loan Refinance, Jesse and Tessa Allen, 160 Charles, Loan Refinance, and Cara Potter, 152 Charles, Windows, Vacant, and Foundation. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- b. James & Christine Mikla - 119 Charles St. - Satisfaction of Grants

Mr. Kuchebecker stated the Mikla's are selling 119 Charles Street. The title company has requested a Satisfaction of Grant. The loan committee reviewed this and recommends approval contingent on exchanging that for a Conservation Easement which is standard operating practice now under the new loan program. ***It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve a Satisfaction of Grant for James and Christine Mikla, 119***

Charles Street, contingent upon signing a Conservation Easement. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

6. Old or General Business

- a. DHI Annual Report and Update - Carolyn Weber

Carolyn Weber, Director of Deadwood History, Inc., gave a report on DHI's 2021 accomplishments and thanked the Historic Preservation Commission for their support.

- b. Request from Days of '76 and Deadwood History, Inc. for financial support in the amount of \$4,000.00 to maintain and repair various carriage in the collection. (Funding would come from 2022 HP Public Education Budget.)

Mr. Kuchenbecker stated Travis Rogers, the parade chairman for the Days of '76, was not able to be here tonight so Carolyn and I will double team on this. As you know the 100th Anniversary of the Days of '76 is coming up. We will have one of the biggest parades we've had in many years. Some of the wagons are in need of maintenance, upkeep and repairs. We are expecting more teamsters. Some of the wagons have not gone out in the last few years because of some repairs that need to be done. The Days of '76 Rodeo and Museum will kick in \$4,000.00, Deadwood History, Inc. will allocate \$4,000.00 and are asking for \$4,000.00 from our public education fund which we can do under that fund and have room in the budget to absorb the \$4,000.00 expense. They would bring in someone on an hourly basis just to pack wheels, repair, go through all the tongues, all the neck yokes and all those types of things. Want to make sure we have wagons for all the teamsters. Since this is a working collection, maybe this is something we should continue to do in the future. I know a couple of years ago Historic Preservation supported Deadwood History in the amount of \$12,000.00. This is a partnership.

Ms. Weber stated with this funding, we can set up a bunch of supplies to have on hand at the time when something happens to keep the maintenance on going.

Mr. Kuchenbecker stated we would try to keep those supplies period correct. The stash would consist of square bolts, square nuts, slotted screws, wheel bolts, leather bushings, and other types of things for those repairs. We want to keep the authenticity instead of using bailing wire and duct tape.

It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve financial support in the amount of \$4,000.00 to maintain and repair various carriages in the collection with funding from the 2022 HP Public Education budget. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- c. Enter into contract with Donald Toms for the 2022 Ledger Indexing Project in the amount of \$8,000.00 to be paid through the 2022 HP Archives budget.

Mr. Kuchenbecker stated we did review this in budget. It is part of Mike's request for the City Archives. This would be to index Lawrence County tax records from 1902 to 1915. this is a continuation or next installment of the Lawrence County ledgers that have been microfilmed and digitized. By doing this indexing, it allows

us to quickly search surnames and those types of things. All this ties into the online database we have been building. It is a budgeted line item.

It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve entering into a contract with Donald Toms for the 2022 Ledger Indexing Project in the amount of \$8,000.00 to be paid through the 2022 HP Archives budget. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- d. Contract with Jaci Conrad Pearson to conduct the 2022 Oral History Projects at cost of \$6,750.00 to be paid from the 2022 HP Archives Budget.

Mr. Kuchenbecker stated Jaci's been doing this for the past couple of years and has done a very good job. This is to collect and transcribe 10 oral histories as part of the 2022 budget. To date we have over 172 individual oral histories. Topics include history from longtime residents, Deadwood High School alumni, formation and advent of legalized gaming, former HP and City Commissioners and staff, former Homestake Slime Plant employees, development of the Michelson Trail, and general Deadwood history. Tremendous information that we're collecting for not only now but for future generations. It is a budgeted item and approved in the 2022 budget in July. We are asking for permission to enter into that contract.

It was moved by Commissioner Weber and seconded by Commissioner Posey to approve entering into a contract with Jaci Conrad Pearson to conduct the 2022 Oral History Projects at a cost of \$6,750.00 to be paid from the 2022 HP Archives budget. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- e. Permission to enter into contract with Benjamin Shreves in the amount not to exceed \$1,500.00 for the Floral Analysis of specimens recovered during the 40 Taylor Avenue archaeological investigations to be paid from the 2022 HP Archaeology Budget.

Mr. Kuchenbecker stated when we were doing the monitoring of the excavation at 40 Taylor Avenue they hit a privy. Within that privy we found a number of bottles. We brought those bottles in for show and tell. The bottles have been cleaned, documented and accessioned into our collection. Also included in the soil were a variety of seeds. This would be sending the seeds out to a professional, Mr. Shreves, who would identify the native and introduced oral specimens recovered from the privy.

It was moved by Commissioner Weber and seconded by Commissioner Posey to approve entering into a contract with Benjamin Shreves in the amount not to exceed \$1,500.00 for the Floral Analysis of specimens recovered during the 40 Taylor Avenue archaeological investigations to be paid from the 2022 HP Archaeology Budget. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- f. Permission to enter into contract with Robert Warren in the amount not to exceed \$1,500.00 for the Specimen Analysis of mollusks and shells recovered during the Chinatown archaeological investigations to be paid from the 2022 HP Archaeology Budget.

Mr. Kuchenbecker stated as we've gone through the 2001 to 2004 archaeological project we did in the Chinatown investigation, Mike has identified close to 50-75 shells and mollusks. There are a variety of specimens of those. This is to identify them. Then you can start to see where they were being shipped in, were they freshwater or saltwater, etc. This adds to the assemblage of the information we have so as we continue the research it provides us early Deadwood history. It is a budgeted line item under the archaeology budget.

It was moved by Commissioner Posey and seconded by Commissioner Carmody to approve entering into a contract with Robert Warren in the amount not to exceed \$1,500.00 for the Specimen Analysis of mollusks and shells recovered during the Chinatown archaeological investigations to be paid from the 2022 HP Archaeology Budget. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- g. Renew software maintenance with ESRI for \$16,600.00 and allow Mayor to sign. Cost will be shared between departments using the software.

Mr. Kuchenbecker state we have been doing this for many, many years. It is our geographic information system through ESRI. Staff uses this on a regular basis. Historic Preservation has the majority of the \$16,600.00. Public Works, Planning and Zoning and Parking and Transportation uses it. The trolley tracker is part of Parking and Transportation. The enterprise server is our online Sanborn Fire Insurance maps. It is a very powerful tool. This is a budgeted item.

It was moved by Commissioner Posey and seconded by Commissioner Weber to approve renewing software maintenance with ESRI for \$16,600.00 and allow Mayor to sign. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 220002 - Tim Conrad - 32 Charles - Replace Front Doors

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 32 Charles Street, a non-contributing structure located in the Cleveland Planning Unit constructed in 1942. The applicant is remodeling the interior and is wanting to change the current double door to two doors to create a separate entry and exit which is a requirement for the proposed future business planned in this building. The new doors will be metal. 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. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. PA 220003 - Jeff Lawler - 25 Jackson St. - Replace Garage Front Support

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 25 Jackson Street. This is for the garage which is a non-contributing structure located in the Ingleside Planning Unit constructed in 1970. The applicant is requesting permission to remove center support on the front of the garage and put in a header in an effort to widen the opening of the garage. The current width is not adequate for most vehicles. 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: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- c. PA 220004 - Iver & Monica Gibbs - 849 Main Street - Replace Garage Doors

Mr. Kuchenbecker stated the applicant has submitted an application for a Project Approval for work at 849 Main Street, a contributing structure located in the Upper Main Planning Unit circa 1925, 1940. The applicant is requesting permission to replace five garage doors on the two garage structures. Currently they do not match nor operate properly. Plans are to replace with wood panel style doors with new rails and hardware. These garages are rented to neighbors and the doors do pose a safety risk. The asphalt in front of the garages is broken and decaying as the public uses this area as a turn around. Because asphalt would require too much maintenance, plans are to replace with concrete. Also, once a contractor is secured the issue with the front steps of the house will be resolved. 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 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 contingent upon submitting a viable plan to restore the stoop. Voting Yea: Berg, Posey, Carmody, 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.)

Mr. Kuchenbecker stated staff has been extremely busy with gearing up for the Tourism Conference next week. Tuesday night HP and the Chamber are co-sponsoring the

Legislative reception to kick off the conference. Thursday we have Legislative Day at the state house which starts at 7:00. Robin is going to the conference. I have been primarily focused on some legislative items. The rest of the staff has been busy keeping everything going. We have a heck of a team. Cindy does a great job. Bonny, Mike and the other departments have been great. MSI met today and the topic was mostly about the legislative. Design Committee met and most of you have heard that report. Economic Restructuring meets next week. Promotions did a heck of a job with Ho Ho Horseshoes. They are gearing up for the K-9 Keg Pull and then the Chocolate Stroll.

a. Fassbender Newsletter for 4th quarter 2021.

Mr. Kuchenbecker state in your packet you have the 4th quarter Fassbender newsletter of last year. DHI is under the stewardship agreement with them now which is great for the collection and great for the owners which would be Deadwood, Spearfish and Lead.

11. Committee Reports

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

Commissioner Posey reported Economic Restructuring will be at 9:30 a.m. next Tuesday at the Brothel. From the Design Committee the Best Window Display winner is Mustang Sally's.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:39 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary