



Historic Preservation Commission Minutes

Wednesday, April 10, 2024, at 4:00 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 April 10, 2024, 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 Tony Williams
HP Commissioner Vicki Dar
HP Commissioner Molly Brown

City Commissioner Charlie Struble-Mook

ABSENT

HP Commission 2nd Vice Chair Robin Carmody

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Director
Bonny Anfinson, Historic Preservation Coordinator
Amy Greba, Administrative Assistant

Katie Burnham, Neighborworks

Before proceeding with the meeting, Commissioner Posey allowed Mr. Kuchenbecker to introduce guests from the State Historical Preservation Office, Duncan Trau, Historic Preservation Restoration Specialist for Deadwood and Joseph Lampers, the state archivist. They spent the day visiting many of the projects, including the FEMA Whitewood Creek restoration.

3. Approval of Minutes

a. Historic Preservation Minutes 3/27/24 Meeting

It was moved by Commissioner Dar and seconded by Commissioner Williams to approve the minutes of the March 27, 2024, meeting. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

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 \$251,239.80. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

- b. HP Revolving Vouchers

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the HP Operating Vouchers in the amount of \$3,837.90. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Glenn Fasnacht, 74 Van Buren, Retaining Wall Loan Request
Emily Costopoulos, LLC, 745 Main Street, Commercial Life Safety/Commercial Preservation Loans

It was moved by Commissioner Dar and seconded by Commissioner Brown to approve the Retaining Wall Loan request for Glenn Fasnacht at 74 Van Buren and the Commercial Life Safety and Commercial Preservation Loans for Emily Costopoulos, LLC at 745 Main Street. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

6. Old or General Business

- a. Accept 745 Main Street, Emily Costopoulos, LLC, into the Historic Façade Easement Program.

Mr. Kuchenbecker stated the Historic Preservation Office received a Façade Easement Program Application from Levi and Emily Costopoulos to enter the KDSJ Building at 745 Main Street into the Historic Façade Easement Program. The applicant plans to restore the exterior of the main building. The proposed cost for the façade project is \$165,569.32.

The applicant's qualified façade expenditures would be eligible to receive up to 80% of the façade cost at a maximum of \$3,000.00 per linear foot for the primary façade of the main building (31 feet) and \$1,000.00 per linear foot for the secondary facade (61 feet) for a grand total of \$154,000.00.

Staff has determined the applicant meets the criteria for acceptance into the Historic Façade Easement Program and will coordinate with the applicant to ensure the proposed work meets the criteria of the program if approved by the commission.

It was motioned by Commissioner Diede and seconded by Commissioner Dar to accept 745 Main Street, owned by Levi and Emily Costopoulos, into the Historic Façade Program. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

- b. Recommend to the City Commission the purchase of 85 Charles Street from Dennis Sabo in the amount of \$75,000 and direct staff prepare a scope of work to restore the exterior.

Mr. Kuchenbecker stated the property at 85 Charles Street has been on the City's Minimum Maintenance Violation list since 2013. Over the years, the staff has mailed notices and has had several meetings with the owner in an effort to get this property up to standard.

The Historic Preservation Commission has received a complaint from the adjacent property owner requesting action be taken to fix this property. On Wednesday, April 3, 2024, staff and Jared Schippers, P.E. with Albertson Engineering conducted an onsite visit of this structure to review the structural integrity of the resource.

The review resulted in a determination that the structure is fairly sound, although in an extreme state of disrepair but could be restored. The staffs' discussion revolved around the community's desire to see the building rehabilitated and available as a family home. Further discussion discovered the owner is willing to sell the structure. Based on this matter, staff is recommending purchasing this resource for \$75,000.00 for the purpose of restoring the exterior envelope of the structure and either making it available for an individual to finish the project or complete rehabilitation.

In addition, staff recommends, after purchase, a Conservation Easement be placed on the structure in perpetuity with deed restriction on the home to be used only for a single family or duplex and no short-term rental use. This may assist with Deadwood's need for single family housing and/or affordable housing issues.

Cara Potter attended the meeting and stated that she and her husband are interested in restoring the house, interior as well as exterior. She knows that the city has the same goal as the Potters, and she will need Historic Preservation's support to complete the restoration. Mrs. Potter asked about the possibility of that property being rezoned.

Mr. Kuchenbecker stated there are a lot of vacation rentals now along Charles Street which is raising a concern. The Planning and Zoning Commission will be researching the possibility of a density clause along with CUP approval.

Wade Morris stated that his goal is to create a neighborhood, not add another short-term rental and he will remain adamant about that aspect to whoever purchases the house. He would like it on the record that he wants the property to be a single-family home when completed.

Commissioner Diede responded to Mr. Morris by stating that the Commission supports that idea, however it is not up to the HP Commission what happens to the property. That will ultimately be up to the Planning & Zoning Commission.

It was motioned by Commissioner Santochi and seconded by Commissioner Diede to recommend to the City Commission to purchase the property at 85 Charles Street in the amount of \$75,000.00 from Dennis Sabo. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

- c. 2024 Historic Preservation Commission Scholarship Program recipient approval

The Projects Committee met on April 2, 2024, and reviewed eight applications by Lead-Deadwood High School seniors for the Historic Preservation Commission's 2024 Scholarship Program.

After serious review and consideration, the committee selected two recipients for the \$1,000 college scholarship, Kaitlyn Martin and Mariana Pitlick. The committee selected two recipients for the \$500 vocational scholarship, Joseph Osowski and Ethan Hess.

The Projects Committee recommends approval of the four students for the 2024 Scholarship Program.

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to approve the applications from Kaitlyn Martin and Mariana Pitlick, for a \$1,000 scholarship each, and Joseph Osowski and Ethan Hess, for a \$500 scholarship each, for the 2024 Scholarship Program, as budgeted in this fiscal year. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

7. New Matters Before the Deadwood Historic District Commission

- a. COA 240040 - Emily Costopoulos, LLC - 745 Main Street - Repair stucco, foundation, replace windows and doors

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 745 Main St., a contributing structure located in the City of Deadwood. This structure is essentially a nondescript commercial building. It does not reflect in either style or use of materials which is common to surrounding commercial buildings. The applicant is requesting permission to restore the exterior which will include repairing stucco, windows, doors, and foundation.

The applicant has applied for the Façade Easement Program. Staff is recommending only replacing the window sashes in order to preserve the original stucco. This was discussed in detail with the owners during a recent staff visit. The front canopy will also remain rather than being replaced with a fabric awning.

The proposed work and changes do 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 Historic Districts or the Deadwood National Historic Landmark District.

Commissioner Santochi asked what the building will be used for? Mr. Kuchenbecker stated it will be used for office space for Emily Costopoulos, LLC, Mr. Costopoulos' business, and additional rental office space.

It was motioned by Commissioner Santochi and seconded by Commissioner Dar, 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, Brown, Diede, Dar.

- b. COA 240042 - Grant Lincoln, SGNDS, LLC - 700 Main - Repair Veranda

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 700 Main Street, a contributing structure located in Deadwood City Planning Unit in the City of Deadwood.

This building is a contributing structure constructed by W.E. Adams for the Hills Chevrolet Company. It was later renamed the Franklin Garage. Architect Ray Ewing also designed the Hudson-Terraplane showroom on Pine Street and was supervising architect for the Dodge and Plymouth showroom for Black Hills Motors. Montgomery Ward was a more recent tenant.

The applicant requests permission to repair the veranda to include new steel within wood columns, new joists for decking and secure existing structural elements. Deck floor and soffit finish will be new. The Deck floor will be a tile paver pedestal system and soffit will be redone with painted sheathing designed to look like the original. Veranda posts and guardrails to be removed and replaced with like materials and design. Heights of both will be adjusted according to current code regulations. Additional structure will be added to columns below the support veranda. The structure will fit inside existing wood decorative column wraps. Wood column bases have rotted and will need to be removed and replaced. Replacements will be composite material that will withstand exposure to environmental elements. Design and finish will mimic existing.

The proposed work and changes do not damage or destroy a historic resource, nor does it have an overall adverse effect on the character of the building or the historic character of the local historic district, the State or National Historic Register Districts or the Deadwood National Historic Landmark District.

It was motioned by Commissioner Dar 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. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

8. New Matters Before the Deadwood Historic Preservation Commission

Due to the next item on the agenda being associated with Commissioner Posey and her husband's personal residence, Commissioner Posey transferred the gavel to Commissioner Diede. The Commission requested that Commissioner Posey abstain from voting on the agenda item.

- a. PA 240043 - Bev & Jim Posey - 45 Taylor Ave. - Repair garage header

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 45 Taylor Avenue, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

This garage was originally part of the property and 51 Taylor Avenue and was sold to the owners at 45 Taylor Avenue. The garage was constructed c 1890.

The applicant is requesting permission to repair the header above the garage roll-up door (2x8) is deteriorating and the paint is peeling, wood is split and decayed. The Contractor is planning to remove 2x8 board, check for any underlying damage and repair and replace as needed. The contractor will replace the strips holding edges of rolled roof around roof edges.

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 motioned 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. Abstain: Posey. Voting Yea: Williams. Santochi, Brown, Diede, Dar.

9. Items from Citizens not on Agenda

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

Duncan Trau thanked Mr. Kuchenbecker, Mrs. Anfinson, and the HP Commission for the continued success of working together. He also voiced his appreciation for staff taking the time to show them the projects throughout the city.

10. Staff Report

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

Mr. Kuchenbecker shared FEMA project still moving along. The goal is to have the parking lot completed in the next 30-40 days and well before the Mickelson Trail event.

They have quite a bit of the curb/gutter done and base coarse in for the sidewalks.

Caissons are down for pedestrian lighting along the trail. Will be moving on to Mickelson Trailhead soon.

Stonework along the Creekside trail is completed. They are down to 150' of footing left to pour.

Will move on to Phase 3 behind Comfort Inn. Creek bank stabilization and rerouting of the stormwater drainage coming out of the gulch by Ryan Road.

Opened bids on April 9 for Phases 1A & 1B and contract will be awarded to Complete Concrete once approved by City Commission. RCS was the other bidder.

Commissioner Santochi asked about bridge at Timm Lane. Mr. Kuchenbecker clarified that it's a DOT/City joint project.

Work behind Comfort Inn will consist of riprap, boulders, rocks, bioengineering to reroute the flow of the creek.

Commissioner Santochi asked about the sandbags along the creek. Mr. Kuchenbecker shared that those will be staying – Envirolock, which was a requirement of FEMA. Plans are to plant vines and vegetation to grow in the spaces and fill in between the bags.

Will start additional retaining walls that have been awarded.

Kevin, Rose Speirs & Vicki Dar attended the SHPO Board of Trustees meeting and annual conference. Rose was awarded the Governor's Individual Award for History. Very well deserved.

Mrs. Anfinson shared that round 1 Outside of Deadwood Grant awarded to BH Stockgrowers is a requesting a check and plaque presentation. It will be on Thursday, May 9 @ 3:00pm in Rapid City at BH Stockgrowers building.

11. Committee Reports

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

Commissioner Dar attended the SHPO conference and really appreciated the opportunity to learn more about the efforts of historic preservation in South Dakota. Farmer's Market will begin at the end of May.

Commissioner Diede was not able to attend the conference due to illness but hopes to attend in future.

Commissioner Brown shared that the fundraiser for Camp Connection was a big success. They raised \$3,500, which will pay for 32 kids to attend the camp.

Commissioner Santochi gave an update on trails.

Commissioner Posey thanked the Commission for awarding her and her husband's project request.

12. Adjournment

It was moved by Commissioner Santochi and seconded by Commissioner Brown to adjourn the HP Commission meeting. Voting Yea: Williams, Santochi, Posey, Brown, Diede, Dar.

The HP Commission meeting adjourned at 4:51 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant