



Historic Preservation Commission Meeting Minutes

Wednesday, March 08, 2023 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 March 8, 2023 at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey
HP Commission Vice Chair Leo Diede
HP Commission 2nd Vice Chair Robin Carmody
HP Commissioner Trevor Santochi
HP Commissioner Jill Weber
HP Commissioner Tony Williams
HP Commissioner Vicki Dar

City Commissioner Charlie Struble-Mook

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Mike Walker, Director, Neighborworks

3. Approval of Minutes

a. Minutes of 2/22/23 Meeting

It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the minutes of the February 22, 2023 meeting. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams, Carmody.

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Diede to approve the HP Operating Vouchers in the amount of \$45,273.67. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams, Carmody.

b. HP Grant Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Carmody to approve the HP Revolving Vouchers in the amount of

\$298.31. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams, Carmody.

- c. HP Revolving Vouchers

It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the HP Revolving Vouchers in the amount of \$6,394.57. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams, Carmody.

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Requests
 - Mike & Ester Schmidt - 17 Lincoln - Refinance Request
 - George Mitchell - 29 Terrace - Extension Request
 - Danika McFarland - 37 Lincoln - Approval of Two New Loans

It was moved by Commission Weber and seconded by Commissioner Williams to approve the refinance request for Mike & Ester Schmidt, 17 Lincoln; George Mitchell, 29 Terrace, Extension Request; Danika McFarland, 37 Lincoln, approval of two new loans. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams, Carmody.

6. Old or General Business

- a. Report on Transportation Artifacts in archaeological collections from Hansen Wheel & Wagon Shop
- b. Deadwood Masonic Association request for \$9,639.31 for upgrading restroom to ADA standards through the Not-for-Profit Grant program

Mr. Kuchenbecker stated this is a report on transportation artifacts that were examined by Doug and Holly Hansen with the Hansen Wheel and Wagon Shop. No action is required on this report.

Mr. Kuchenbecker stated the Deadwood Masonic Association has submitted a Not-for-Profit grant to upgrade an up-stairs rest room to allow for handicap access. Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five-year period. Since 2018 the Deadwood Masonic Association has been granted \$40,360.69 in funds with \$9,639.31 available. The applicant and project qualify under the current guidelines as set forth in the adopted application from the Deadwood Historic Preservation Commission. The Projects Committee carefully reviewed this request and recommend, with a split vote, to approve the grant request to the Deadwood Masonic Association in the amount of \$9,639.31 for upgrading the up-stairs rest room to allow for handicap access. This project does meet the guidelines of the Not-for-Profit program. ***It was moved by Commissioner Dar and seconded by Commissioner Santochi to approve the Not-for-Profit grant to the Deadwood Masonic Association in the amount of \$9,639.31 for upgrading the upstairs rest room to allow for handicap access. Vote Yea: Posey, Diede, Santochi, Dar, Williams, Carmody. Voting Nay: Weber***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 230018 KR Deadwood Sherman Street 2020 LLC - 51, 53, 55 Sherman St. - Install Exterior Lighting

Mr. Kuchenbecker stated if you remember at our last meeting we had an application for exterior lighting that was denied. The Commissioner did give some direction. I've had conversations with the design team. On Zoom we have Brad Burns and James Stampe and in the audience we have Dena Sandage and Elena Daget. The Commissioner denied this because of concerns with multi color options, brightness, location and size. Some suggestions were only on the front with soft light, lights near the doors and walkways. Staff did review and per zoning ordinance 17.60.60 does talk about lumination. When this was adopted it discouraged down lighting as well. It discussing lighting with Mr. Stampe uplighting is more effective and less intrusive to the environs. Based on our discussion with debates that have happened we do need to put together some guidelines. Mr. Stampe has offered his expertise to help with that as well. It is a case by case basis until such standards are developed. The applicant has taken the feedback from last meeting and brought back an application and addressed most of the concerns. There is some white washing on the side of the building to iliminate the ghost mural. Historically this would not of been done. The proposed work and changes does not encroach upon damage or destroy a historic resource but may have an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Commissioner Santochi directed the applicant, once the lights are up to work with staff on the proper intensity of the soft lighting. ***It was moved 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 excluding the uplighting on the ghost mural. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams, Carmody.***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA230017 - Jim Medd - 87 Charles St. - Replace Windows

Mr. Kuchenbecker stated the applicant has submitted an application for work at 89 Stewart St., a non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the vinyl windows with vinyl windows to meet egress requirements. 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 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. Voting Yea: Posey, Diede, Santochi, Dar, Weber, Williams, Carmody.

9. Items from Citizens not on Agenda

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

Teresa Hamilton, 458 Williams, asked if it was OK to wear costumes on Main Street. She would like to dress up in old west attire and walk around town. Mr. Kuchenbecker stated as long as she wasn't taking any money, doing any street performing or reenacting this would be allowed. It would be great if more people would do that. Commissioner Weber suggested getting a club started.

10. Staff Report

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

- a. Report of Soap Suds Row archaeological investigation from Outside-of-Deadwood Grant project.

Mr. Kuchenbecker stated we received the report on the Soap Suds Row archaeological investigation from our Outside of Deadwood Grant program. Mike Runge also helped with this project. They have applied for an additional grant.

- b. 2023 South Dakota State Historical Society Conference Schedule and Registration

Mr. Kuchenbecker stated the South Dakota State Historical Society Conference is scheduled for April 21-22, 2023. Commission Carmody and I will be doing a presentation on Deadwood Chinatown. Let Bonny know if you wish to attend.

Mr. Kuchenbecker stated we have show and tell items here for you to review. They have been donated by Edwin Crouch. Commissioner Santochi would like to have a letter sent to him from the Historic Preservation Commission thanking him.

11. Committee Reports

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

Commissioner Diede attended the Chamber meeting. Deadwood is going to be really busy. There is a new event coming to Deadwood. City Commissioner Struble Mook her and Jason are bringing the Black Hills Motorcycle Show to Deadwood and it will be at the Deadwood Mountain Grand. Its a non-profit and all of the proceeds will go to Sacred Mountain. There is a lot of great bike builders coming. This will be Memorial weekend.

Commissioner Weber stated the warming shed at Outlaw is not setting a good president. There have been several complaints about the design. I don't see how they could have put it there without HP approval. Commissioner Diede stated their intent was to make it look like the stage. Commissioner Dar stated she received an e-mail stating they would be painting it to match. Commissioner Weber stated they are not making an effort. It takes away from the Character of Outlaw square. They should have come to us with plans for HP approval. Commissioner Santochi stated no one else would be allowed to do that. Mr. Kuchenbecker stated he will reach out to Bobby.

Commissioner Santochi stated the Wine and Chocolate event made around \$13,000. Commissioner Dar has volunteered to do some placard for the next event. Everyone loves them.

Commissioner Carmody stated book four is out. It is about Deadwood's Chinatown. Commissioner Posey stated the Neighborhood Block Club will be participating in the parking study. The HP Commission is invited to attend if they haven't been to one.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 4:52 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Program Coordinator