



# Historic Preservation Commission Meeting Minutes

Wednesday, January 25, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on January 25, 2022 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 Vicki Dar

City Commissioner Charlie Struble

ABSENT

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Mike Walker, NeighborWorks Director

## 3. Approval of Minutes

a. Approve Minutes of 1/11/23 Meeting

***It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the Minutes of January 11, 2023. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

## 4. Voucher Approvals

a. HP Operating Vouchers

***It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the HP Operating Vouchers in the amount of \$65,349.31. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

b. HP Revolving Vouchers 2022

***It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the HP Revolving Vouchers in the amount of \$9,000.00. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

- c. HP Revolving Vouchers 2023

***It was moved by Commissioner Santochi and seconded by Commissioner Darto approve the HP Revolving Vouchers in the amount of \$60.00. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

## **5. HP Programs and Revolving Loan Program**

- a. Revolving Loan Requests
  - Dragon Belly LLC - 770 Main - Windows Loan Request
  - Dragon Belly LLC - 772 Main - Windows Loan Request

***It was moved by Commissioner Santochi and seconded by Commissioner Carmody to grant loan requests for Dragon Belly LLC, 770 Main Street and 772 Main Street. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

## **6. Old or General Business**

- a. South Dakota State Historic Preservation Office staff visit
  - Ted Spencer, State Historic Preservation Officer
  - Duncan Trau, Historic Preservation Restoration Specialist
  - Jozef Lamfers, Review and Compliance Archeologist

Ted Spencer, State Historic Preservation Officer, introduced Duncan Trau who is the new Historic Preservation Restoration Specialist. Duncan will be reviewing the COAs and PAs for Deadwood. Mr. Spencer stated he will be retiring in June. Deadwood staff has been wonderful to work with. The things being done in Deadwood are incredible.

Duncan Trau thanked everyone for having us here. This is a first class experience. Looking forward to working with Deadwood.

- b. Deadwood History, Inc. - 2022 Annual Report - Carolyn Weber

Carolyn Weber presented the 2022 accomplishments of Deadwood History Inc. Preservation Thursday and History on the Lawn have been very successful.

## **7. New Matters Before the Deadwood Historic District Commission**

- a. COA 230008 - Keating Resources - 51, 53, 55 Sherman St. - Construct Patio

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 51 Sherman Street, a contributing structure located in the Deadwood Historic Overlay Zone. The Applicant is requesting permission to remove one second story window and a portion of wall below window to install a new wood/glass door. Construct new patio/deck above existing roof. Extend brick parapet vertically approximately three feet. Install new steel, 42" high guardrail. Anticipated guardrail construction to be three-inch square posts with one inch diameter horizontal steel rods. Staff's opinion based on consultation and concurrence with the State Historic Preservation Office that the project meets the Standards, contingent upon the 3-foot brick parapet is blending with the existing brick (i.e. the bricks are of similar size, color, and finish). In addition, a course of bricks of slightly lighter bricks between the current addition and the proposed new

parapet wall to better distinguish the new from the old is desired. The modern-looking, plain metal balustrade is appropriate because its simplicity does not compete with the historic architecture of the surrounding buildings along this highly traveled location. Based on this information, it is also staff's 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 Historic Districts or the Deadwood National Historic Landmark District.

Commission Diede asked if this will affect COA's that have already been approved. Mr. Burns stated this is independent from other COA's. Commissioner Carmody asked if the garage doors will be staying. Mr. Burns stated yes. Commission Posey asked if there will be a way to get up there from the ground. Commissioner Deide asked if there will need to be a fire exit off of it. Mr. Burns stated because of the size we only need one exit off the patio as long as you stay under the occupant load of 50. The exit will go through the building. Commission Diede asked if there is a concern of taking out the window and expanding for the door. Will this modify the structure. Mr. Kuchenbecker stated it will modify it but it doesn't enlarge the opening except the bottom portion of the window. This would be a reversible alteration where you could put the window back in without major modifications. The lower part of the window is not visible from the right of way off the street. Commissioner Diede asked if they will be keeping the material in archives. Mr. Burns stated they have pallets of brick they have been saving. Commissioner Carmody asked about the bricks being thrown in the big dumpster. Ms. Sandidge stated they were damaged bricks from when they took down a chimney. They have nine pallets of brick. ***It was moved by Commissioner Weber 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 contingent upon the 3-foot brick parapet is blending with the existing brick (i.e. the bricks are of similar size, color, and finish). In addition, a course of bricks of slightly lighter bricks between the current addition and the proposed new parapet wall to better distinguish the new from the old is desired. The modern-looking, plain metal balustrade is appropriate because its simplicity does not compete with the historic architecture of the surrounding buildings along this highly traveled location. Historic brick and stone will be stored to be used if it is to be taken back to the original window. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

- b. COA 230009 - Keating Resources - 51, 53, 55 Sherman St. - Reconstruct Doors

Mr. Kuchenbecker stated the Applicant is requesting permission to reconstruct the existing exterior wood doors to match the existing historical doors. Doors will receive new hardware that functions correctly and provides code-required operation. Doors will either be painted or stained. Doors that are not original to the building's period of significance will be reconstructed from information that can be obtained from historical photographs. Upon general approval of the replacement,

the fabricator will submit detailed shop drawings to city staff for final approval. Staff conferred with the contractor and the doors will be made of white oak. 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 State and National Register Historic Districts or the Deadwood National Historic Landmark District. Commissioner Diede asked if this will include the loading doc door, doors in back. Mr. Burns stated the three doors in the back , five doors on the front, does not include the garage doors. Chair Posey stated just the pedestrian doors. Mr. Kuchenbecker stated the doors will be returned to the original configuration. They will be very tall doors. Mr. Burns stated for the height they are going to keep the transoms above the doors. ***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 contingent up the review of the detailed shop drawings by staff. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

- c. COA 230010 - Jeff Lamont - 668 Main - Install metal to replaced facet and soffit

Mr. Kuchenbecker stated the applicant has submitted an application for a Certificate of Appropriateness for work at 668 Main Street a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant has repaired the rotted roof. During this repair they had to replace the facet board and soffit on the rear of the building as it was rotted and/or falling off. They are requesting permission to install white metal on the replaced wood facet and soffit. 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 Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Weber and seconded by Commissioner Carmody 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, Carmody, Santochi, Dar, Weber.***

## **8. New Matters Before the Deadwood Historic Preservation Commission**

### **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 it was Deadwood Day at the legislature last week in Pierre. Thank you to Commission Dar, PZ Commissioner Eagleson for attending. Also set up meeting with Commissioner of Budget & Finance, Secretary of Revenue, Emergency Management, Secretary of Game Fish and Parks and Secretary of Department of Transportation. Time well spent in Pierre.

The first article was in the Mitchell Republic newspaper on Deadwood. This is going to be a series of articles.

Hoping to go out for bid in March of April for the FEMA project.

The wall panel has been moved and historic panoramas are going up in the Commission Room.

We did an Outside of Deadwood grant presentation today at the Christ Church Episcopal in Lead.

The short term rental task force will be meeting again tomorrow.

We think we are gaining traction to the change in window requirements for egress on rentals.

We will be signing a purchase agreement with Blake Haverberg for the Martin and Mason Hotel building.

We received a ghost mural program application for the Adams Block buildings.

#### **11. Committee Reports**

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

Commissioner Carmody stated it is Snow Cross and K-9 Keg Pull.

Commission Dar stated the conference last week was great.

#### **12. Executive Session for Contractual and Legal Matters per SDCL1-25-2 (2 & 3) w/ possible action**

Commissioner Posey adjourned the regular meeting to go into executive session at 4:42 p.m. to discuss contractual and legal matters.

Commission Posey reconvened the meeting at 4:45 p.m.

***It was moved by Commissioner Diede and seconded by Commissioner Dar to direct Chair Posey to sign the purchase agreement with Black Haverberg for the Martin Mason Hotel. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

#### **12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 4:46 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Bonny Anfinson, Program Coordinator*