



Historic Preservation Commission Regular Meeting Minutes

Wednesday, May 25, 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 May 25, 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

ABSENT

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 May 11, 2022 Meeting Minutes

It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the HPC Minutes of May 11, 2022. 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 Diede to approve the HP Operating Vouchers in the amount of \$244,273.32. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber.

- b. Grant Voucher Approval

It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the HP Grant Vouchers in the amount of \$1,999.20. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber.

- c. Revolving Loan Voucher Approval

It was moved by Commissioner Posey and seconded by Commissioner Carmody to approve the HP Revolving Vouchers in the amount of \$30.00. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber.

5. HP Programs and Revolving Loan Program

6. Old or General Business

- a. Publication Fund Extension Request

Mr. Kuchenbecker stated In 2019 Robin Carmody and Betty Jo Huff received a loan through our Historic Publication Fund Program to publish three books. As per the guidelines and agreement the recipients are to repay the amount within 36 months. If after 36 months the full amount has not been paid, interest of 2% above prime rate at that date will be charged on the remaining balance of the advance. The 36 month deadline will be at the end of June 2022. We have received a letter requesting the Historic Preservation Commission extend the prime rate interest to the end of December 2022 meaning we would not start charging interest until January of 2023. The recipients are in good standing in their reporting and payment requirements. The Projects Committee has reviewed this request and recommend extending the prime rate interest charge to go into effect in January 2023. ***Move to extend the prime rate interest charge to go into effect in January 2023 for the Publication Fund granted to Robin Carmody and Betty Jo Huff. It was moved by Commissioner Diede and seconded by Commissioner Posey to extend the prime rate interest charge to go into effect in January 2023 for the publication Fund granted to Robin Carmody and Betty Jo Huff. Commissioner Carmody Abstained. Voting Yea: Berg, Posey, Diede, Santochi, Weber.***

- b. Purchase Streetlight Banners from Quiksigns for Pioneer Way from Broken Boot to First Gold at a cost of \$7,321.50 to be paid from the Public Education line item.

Mr. Kuchenbecker stated the streetlight banners have a strong impact on the image of our historic community. In 2016 banners were installed on cobra-head streetlights along Cliff Street to the Pluma Visitor Center. This has improved our southern gateway in welcoming visitors and residents to Deadwood. Staff, along with Deadwood History and Main Street Initiative, is preparing a second phase of the streetlight banners. This will include the installation of 30 additional banners on both sides of Pioneer Way from Broken Boot to First Gold. The design and sizing will be the same as the first phase of banners. Staff is requesting permission to purchase banners and installation brackets from Quik Signs for a cost of \$7,321.50 to be paid out of the Public Education line item. This is part of the original Roger Brooks study. Commissioner Carmody asked if the Commission will see what the banners look like. Mr. Kuchenbecker stated the Historic Preservation Commission will be reviewing the banners. ***It was moved by Commissioner Posey and seconded by Commissioner Santochi to recommend to the City Commission to purchase banners and brackets from Quik Signs for an amount not to exceed***

\$7,321.50 to be paid out of the Public Education line item. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 220067 - JNI Properties - 6-10 Water Street - Replace railing along retaining wall

Mr. Kuchenbecker stated the applicant has submitted a project approval for work at 6-10 Water Street, a non-contributing structure located in the McGovern Hill Planning Unit. The applicant is requesting permission to remove existing railing, install new 4" square heavy wire fencing panels in sections to fit existing metal support posts. Top and bottom rails will be 2" square tubing to match railing on walk bridge to property. All will be painted to match house paint. This will bring the railing into code compliance. 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 Santochi and seconded by Commissioner Williams 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.***

- b. PA 220056 - Richard Neeson - 26 Washington - Construct Car Port - Continued from 5/11/22 Meeting

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 26 Washington St., a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to construct a 10' x 18' carport using 6" x 6" Fir. Douglas Fir beams, industry standard trusses, matching roof material and paint (trim) to house. 12/12 pitch roof to match house. The location will be located on the left side of the house over the current driveway. This was continued from the May 11, 2022 meeting to collect a site plan and what the structure will look like. The Planning and Zoning Commission approved the variance on May 18, 2022 pending Historic Preservation approval. Commissioner Diede stated we had some neighbors in the last meeting who had concerns of the construction, mainly the height of the structure. I understand their concerns but it is not under the authority of the Historic Preservation Commission. Mr. Kuchenbecker stated the drawing that was provided gave us a better understanding. It is the responsibility of the Historic Preservation Commission to determine if the property encroaches upon, or destroys any historic property. Commissioner Weber stated there was nothing there before. Maybe we need to standardize something to make it look more like a carriage house. In the future we should look at creating design standards that will look more historic like a carriage house. Mr. Kuchenbecker stated there will be design cues from the house in the car port construction. ***It was moved by Commissioner Santochi and seconded by Commissioner Posey 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.

- c. PA 220072 - Terry Vanzanken - 12 Sampson - Construct roof over corral

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 12 Sampson, a contributing structure located in the Large's Flat Planning Unit. The applicant is requesting permission to install a steel roof over a corral with open sides. The existing corral is 16x32. ***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.***

- d. PA 220073 - Rodney Howell - 148 Charles St. - Replace deck and stairs on back of structure

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 148 Charles St., a contributing structure located in the Cleveland Planning Unit. The applicant is requesting permission to remove the stairway leading to the second floor and the ground level deck. Plans are to construct a new ground level deck which will be bigger than the original. Stairs to the second floor will be reconstructed with a landing at the doorway to make it safer. The current stairway has no landing. The material used will be treated pine and composite decking. ***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.***

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.)

- a. Formal recognition of Dale Berg's service and dedication to the City of Deadwood and the Deadwood Historic Preservation Commission.

Mr. Kuchenbecker stated they did a punch list on the crow's nest project. There is an event this weekend. There will be limited access and finished next week. It will be ready for the next two events. Compliments to Public Works for replacing the deck on the chutes.

Mr. Kuchenbecker stated there are four projects out for bid. Three retaining walls and Mt. Moriah. We are still looking for people to work at Mt. Moriah.

Mr. Kuchenbecker had lunch today with Representative Odenbach and talked about the upcoming legislative session.

City Commissioner Struble and Mr. Kuchenbecker presented plaques to Dale Berg for outstanding service and dedication to the City of Deadwood Historic Preservation Office. This was his last meeting as a Historic Preservation Commissioner.

11. Committee Reports

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

Commissioner Posey stated Kara Potter has brought in a specialist to restore her stairway at 152 Charles St. Anyone can stop by and take a look at the work.

Commissioner Diede stated during the forum last Wednesday Economic Development did a presentation on the housing study. One of her comments was the big population growth we have in Deadwood and Lead and they are senior citizens. We are doing all kinds of things through Main Street Initiative, Design Committee, all the work we are doing. What are we doing for the senior Citizens? We need a senior center in this town. Mr. Kuchenbecker stated we do have a plan for it. It will be an addition on to the recreation center. That is why we did the ground penetrating radar in Gordon Park. We are challenged as far as funding. Commission Diede stated the chamber and committees are focused on main street and events. What are they doing for our seniors.

Commissioner Weber stated she is getting ready for the season to start.

Commissioner Berg stated is has been a pleasure to serve. Mayor Turbiville asked him to serve 12 years ago. It has been an incredible learning experience.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:37 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Program Coordinator