



Historic Preservation Commission Meeting Minutes

Wednesday, July 14, 2021 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 July 14, 2021 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 Jill Weber

ABSENT

HP Commissioner Leo Diede

HP Commissioner Trevor Santochi

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Mike Walker, Neighborworks Director

Charlie Struble, City Commissioner

3. Approval of Minutes

a. HPC Minutes 6/23/21 Meeting

It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the HPC Minutes of June 23, 2021. Voting Yea: Berg, Posey, Carmody, Weber

b. HPC Special Meeting 6/29/21 Minutes

It was moved by Commissioner Posey and seconded by Commissioner Carmody to approve the HPC Special Meeting minutes of June 29, 2021. Voting Yea: Berg, Posey, Carmody, Weber

4. Voucher Approvals

a. HP Operating Vouchers 7.14.21

It was moved by Commissioner Posey and seconded by Commissioner Weber to approve the HP Operating Vouchers in the amount of \$146,472.14. Voting Yea: Berg, Posey, Carmody, Weber

- b. HP Revolving Vouchers 7/14/21

It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the HP Revolving Vouchers in the amount of \$3,341.56. Voting Yea: Berg, Posey, Carmody, Weber

5. HP Programs and Revolving Loan Program

- a. Masonic Lodge - 715 Main St. - Commercial Loan Request

It was moved by Commissioner Posey and seconded by Commissioner Weber to approved the commercial loan request for the Masonic Lodge, 715 Main St. Voting Yea: Berg, Posey, Carmody, Weber

- b. Retaining Wall Program Applications

8 Jefferson - Larry & Marci Shama - Retaining Wall Application

56 Lincoln - Tim Conrad - Retaining Wall Application

300 McGovern Hill - Trinity Conrad - Retaining Wall Application

Mr. Kuchenbecker stated we have three applications for the retaining wall program. They are for 8 Jefferson - Larry and Marcia Shama, 56 Lincoln - Tim Conrad, and 300 McGovern Hill - Trinity Conrad. The retaining wall at 8 Jefferson is currently up against the house. It is actually moving into the porch. It meets all three criteria. 56 Lincoln is the log cabin which was considered for demolition but withdrawn and is entered into the vacant home program. The retaining wall is on the downhill side of the cabin and is a historic wall. If it fails it threatens a historic house. At this point it can be considered life safety and meets all three of the criteria. 300 McGovern Hill is a cinderblock retaining wall that is not historic. If it fails it won't threaten a historic resource nor is it life safety so it doesn't meet the criteria. Staff recommends placing 8 Jefferson and 56 Lincoln in program and rejecting 300 McGovern Hill as it doesn't meet the criteria. ***It was moved by Commissioner Posey and seconded by Commissioner Weber to approve the retaining wall applications for 8 Jefferson and 56 Lincoln and to deny the application for 300 McGovern Hill.***

Voting Yea: Berg, Posey, Carmody, Weber

6. Old or General Business

- a. Main Street Initiative request for funding to share in costs for Roger Brooks International consultation in the amount of \$5,000.00.

Mr. Ken Geinger stated MSI brought Roger Brooks to Deadwood in 2015 and he provided a lot of good ideas and suggestions. MSI met as a group and would like to bring him back. We have entered into a contract with him. He will be in Deadwood on July 28th and 29th. His contract is for \$10,100.00. We are asking HPC to share the cost again in the amount of \$5,000.00. ***It was moved by Commissioner Weber and seconded by Commissioner Carmody to recommend to City Commission to approve MSI request for funding to share in costs for Roger Brooks International consultation in the amount of \$5,000.00. Voting Yea: Berg, Posey, Carmody, Weber***

- b. Digitization of Lawrence County Tax Records Phase IV in the amount not to exceed \$2,300.00 from the budgeted 2021 HP Archives line item.

Mr. Kuchenbecker stated for quite some time we have been digitizing documents that were saved from the dumpster from Lawrence County twenty-five plus years ago. They provide great historical information and genealogical information we use for our research. It will all be incorporated on our online search engine. This is a continuation of it. We will be digitizing state attorney criminal dockets from 1955-1979 and Lawrence County tax records from 1931-1934. ***It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the digitization of Lawrence County Tax Records Phase IV in the amount not to exceed \$2,300.00 from the budgeted 2021 HP Archives line item. Voting Yea: Berg, Posey, Carmody, Weber***

- c. Enter into a contract to repair historic cyanide roof at 33 Taylor Avenue through a special grant in the amount of \$12,975.00 from the HP Revolving Loan Program.

Mr. Kuchenbecker stated this is something a couple of owners ago, prior to Rhon Underhill, came to us wanting to reroof - taking the cyanide lids off and putting asphalt on there. We worked out a deal where we would pay the difference to maintain the uniqueness of the cyanide roof. The cost difference of removing and replacing compared to putting asphalt is \$12,975.00. Previous commissions had approved that grant and felt the cyanide lids were an important component. In fact, we hired an architect and engineer to come in and put together the specifications to save that roof. The tours stop and point the roof out. One of the things we are working on, if this is approved, is an interpretive panel on Jackson. Staff recommends moving forward with this. ***It was moved by Commissioner Weber and seconded by Commissioner Posey to approve entering into a contract to repair historic cyanide roof at 33 Taylor Avenue through a special grant in the amount of \$12,975.00 from the HP Revolving Loan Program. Voting Yea: Berg, Posey, Carmody, Weber***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 210127 - Dale Morris (ZCN, LLC) - 1906 Deadwood Mtn. Dr. - Install Generator

Mr. Kuchenbecker stated this is a contributing structure in the South Deadwood Planning Unit constructed 1906/1909. The applicant is requesting to install a generator for life/safety use at hotel. Currently during power failure there is no access to run elevators for disabled guests and no access to the ground floor other than the stairs. Generator would be the size of a small car and be placed on the outdoor patio near the wall where a current dumpster sits. We would request an HPC approved fence to be constructed around the generator for a pleasing aesthetic look. The generator will also supply emergency lighting and cooling to the server room. 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 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 for Dale Morris ZCN LLC, 1906 Deadwood Mtn. Dr. to install generator. Voting Yea: Berg, Posey, Carmody, Weber

- b. COA 210128 - Peter & Linda Christeleit - 61 Sherman - Rehab front entry

Mr. Kuchenbecker stated this is a contributing structure located in the South Deadwood Planning Unit circa 1920. The applicants are requesting permission to change the front entry alcove from a 5' wide x 7' deep entry into a 5' wide x 1' to 3' deep entry depending on the header. Remove current door on the left and reconstruct the entry using wood or brick siding to match the structure. Install a new wood door with one side light on the left and transom. The door will be facing the street. The correction will create a better traffic flow, better natural light and air flow. Repair and restore the front window and paint the same color of red as the building next to this structure. The current is not original to the building as it was added when the structure was converted into office space. Staff conducted a site visit and confirmed a door was located in this location at one time in the original 7' deep set back area. However, it did not have the side light or transom. 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. The applicant is also requesting to be in the Façade Easement Program. ***It was moved by Commissioner Posey 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 for Peter and Linda Christeleit, 61 Sherman to remodel entry. Voting Yea: Berg, Posey, Carmody, Weber***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 210129 - Daniel Schaak - 68 Lincoln - Add Deck

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit constructed 2009. The applicant is requesting permission to extend the front deck above the garage and deck on side of the house adding a wider stair case and an upper level deck off of the master bedroom. Decking will be a brown composite, 10x10 and 8x8 posts will be Douglas Fir. All joints and beams will be thick Douglas Fir. 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. ***It was moved by Commissioner Carmody 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 for Daniel Shaak, 68 Lincoln to add deck. Voting Yea: Berg, Posey, Carmody, Weber

- b. PA 210131 - Carey Potter -152 Charles - Construct New Front Porch

Mr. Kuchenbecker stated this is a contributing structure located in the Cleveland Planning Unit circa 1890. The applicant is requesting permission to add small gable over front porch to direct eye to door and create three gables, balancing home aesthetically. This is an addendum to PA 210086. The proposed change although not fully documented to the resource appears to be appropriate to the structure. In researching the Sanborn Fire Insurance maps, it appears the porch configuration changed between 1903 and 1909 and was altered to its current configuration after 1948. It is staff's opinion 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 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 for Carey Potter, 152 Charles to construct new front porch. Voting Yea: Berg, Posey, Carmody, 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.)

Mr. Kuchenbecker reported the Community Picnic is this Sunday, July 18th from 4:00 p.m. to 6:00 p.m. at Gordon Park. The Projects Committee will be meeting July 20th at 2:00 p.m. to review and make decisions on the 2021 Outside Deadwood Grants. We received twelve applications and do have \$100,000.00 budgeted. We have a budget meeting scheduled for July 27th at 7:00 a.m. You have a special invitation for August 2nd from ZCN and Dale Morris for the conservation easement on McGovern Hill. The Roger Brooks meeting is coming up on July 28th at Spring Hill Suites. 33 Taylor is moving forward. Stage coach operations have ceased for the season for safety reasons. The retaining wall on Denver Street is moving forward. Mt. Moriah project is getting ready to start. Has been crazy up there as well. We've had up to 700 people a day, not including tour buses, just walking through. Tomorrow we are hosting the West River Chapter of the South Dakota American Institute of Architects at Outlaw Square with a presentation and then touring some of our upper floors we've got going on like the Brothel Museum. Kind of cool to show off. Lots going on.

- a. 2020 South Dakota Historical Society Press Report

Mr. Kuchenbecker reported about fifteen to twenty years ago, the Historic Preservation Commission provided \$250,000.00 to the South Dakota State Historical Society Press for a revolving loan fund for publications that deal with Deadwood, Black Hills and western South Dakota. They provide us with an annual report. As you can see their endowment has grown of the the last twenty plus years. They

have printed two new books with one being the Savior of Deadwood by Dr. Wolff which is about James K.P. Miller. The other book by Sandy Barnard is part of the South Dakota series and is on George Armstrong Custer. We receive ten of those complimentary along with their financial report.

11. Committee Reports

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

Commissioner Posey reported there is a new best window display winner and it is Deadwood Day Spa on Sherman Street.

Commissioner Weber reported they visited with Mike Runge about some of the horseshoes found at the livery that was right by the Celebrity Hotel. They will be looking at the horseshoes for an exhibit and will bring their farrier as well. Also will look at the horseshoes from the Montana Corral that used to be where the parking ramp is now.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:38 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary