



Historic Preservation Commission Meeting Minutes

Wednesday, July 28, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Vice-Chairman Posey called the Deadwood Historic Preservation Commission meeting to order on July 28, 2021 at 5:00 p.m.

2. Roll Call

PRESENT

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

ABSENT

HP Commission Chair Dale Berg
HP Commissioner Jill Weber

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator

Mike Walker, Neighborworks Director
Charlie Struble, City Commissioner

3. Approval of Minutes

It was moved by Commissioner Carmody and seconded by Commissioner Diede to approve the HPC Minutes of July 14, 2021. Voting Yea: Posey, Carmody, Santochi, Williams, Diede

- a. Approve Minutes of July 14, 2021 Meeting

It was moved by Commissioner Carmody and seconded by Commissioner Diede to approve the HPC Minutes of July 14, 2021. Voting Yea: Posey, Carmody, Santochi, Williams, Diede

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 \$88,364.23. Voting Yea: Posey, Carmody, Santochi, Williams, Diede

- b. Approve HP Grant Vouchers 7/28/21

It was moved by Commissioner Williams and seconded by Commissioner Carmody to approve the HP Grant Vouchers in the amount of \$32,325.23. Voting Yea: Posey, Carmody, Santochi, Williams, Diede

- c. HP Revolving Vouchers 7/28/21

It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the HP Revolving Vouchers in the amount of \$11,313.75. Voting Yea: Posey, Carmody, Santochi, Williams, Diede

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Requests

Ron & Tate Underhill - 33 Taylor Ave. - RLF Preservation Loan Request

Ron & Tate Underhill - 33 Taylor Ave. - Loan Extension Request

Sylvia Trentz - 57 Lincoln - Loan Extension Request

John & Sharon Martinisko - 53 Taylor St. - Request to Forgive

Luela Kreb - 77 Stewart - Loan Extension Request

Daniel & Shaunna Sjomeling - 405 Williams - Loan Extension Request

It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve: Ron & Tate Underhill, 33 Taylor, RLF Preservation Loan; Ron & Tate Underhill, 33 Taylor Ave., Loan Extension Request; Sylvia Trentz, 57 Lincoln, Loan Extension Request; John & Sharon Martinisko, 53 Taylor St., Request to Forgive; Luele Krebs, 77 Stewart, Loan Extension Request; Daniel & Shaunna Sjomeling, 405 Williams, Loan Extension. Voting Yea: Posey, Carmody, Santochi, Williams, Diede

- b. Historic Facade Easement Application - Keating Resources - 51, 53, 56 Sherman Street

Mr. Kuchenbecker stated Keating Resources has applied for the Facade Easement Program for 51, 53 and 55 Sherman Street. The owner plans to restore the facade by repointing the brick and repair/replace the windows. The cost of the facade is \$675,000 with a total cost of the restoration \$5,500,000. The applicant would be eligible to receive up to 80% of the facade cost at a maximum of \$3,000 per linear foot for the primary facade and up to \$1,000 per linear foot for the secondary facade. This would be accepting them into the program and after the project is complete the City will purchase the conservation easement. The project meets the criteria of the program. ***It was moved by Commissioner Diede and seconded by Commissioner Williams to accept Keating Resources in the Facade Easement Program for 51, 53 and 55 Sherman Street. Voting Yea: Posey, Carmody, Santochi, Williams, Diede***

- c. Cara Potter, 152 Charles Street, request to be accepted into Vacant Home Program

Mr. Kuchenbecker stated the applicant has recently acquired the property at 152 Charles Street. The applicant plans to restore the property using the Historic Preservation grants and loan programs. Due to the moratorium she is unable to apply for the programs but because of the requirements of the Vacant Home Program, the applicant must apply within three months of purchasing a vacant property. The applicant will apply for the remaining programs when they become

available. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi to accept Cara Potter in the Vacant Home Program for property located at 152 Charles Street. Voting Yea: Posey, Carmody, Santochi, Williams, Diede***

6. Old or General Business

- a. Formal approval of 2022 Historic Preservation Budget from public meeting and budget session on July 27, 2021 (Budget to be uploaded after budget session)

Mr. Kuchenbecker stated there are no changes from yesterday's budget workshop. The proposed balanced budget is \$6,900,000.00. With this approval the budget packet will be put together and mailed to SD State Historical Society Board of Trustees for review before our September 10, 2021, budget presentation. ***It was moved by Commission Santochi and seconded by Commissioner Diede to approve the 2022 budget. Voting Yea: Posey, Carmody, Santochi, Williams, Diede***

- b. Award \$95,000.00 to qualifying entities as recommended for the 2021 Outside of Deadwood Grant program.

Mr. Kuchenbecker stated the Projects Committee reviewed the 2021 Outside of Deadwood Grant applications. There were thirteen applicants requesting a total of \$199,988.89. Eleven recipients are being recommended for a total of \$95,000.00 leaving \$5,000 for any emergency requests. ***It was moved by Commissioner Williams and seconded by Commissioner Santochi to recommend to the City Commission to approve the 2021 Outside of Deadwood Grant in the amount of \$95,000.00. Voting Yea: Posey, Carmody, Santochi, Williams, Diede***

- c. Approve Broken Boot Gold Mine Not-for-Profit Grant Request in the amount of \$8,160.00 for repairs to reopen section of mine tour.

Kevin Kuchenbecker stated the Broken Boot Gold Mine had an emergency repair to replace timber supports for an inaccessible area of the gold mine. Per the policy guidelines a qualified organization may be eligible for a grant of up to \$10,000 per year, not to exceed \$50,00 in a five year period. The Project Committee recommends approving the grant request to the Broken Boot Gold Mine in the amount of \$8,160.00 for emergency repairs to replace support timbers, catch boards and exit tunnel door. ***It was moved by Commission Diede and seconded by Commissioner Santochi to recommend to the City Commission to approve the Not-For-Profit grant to the Broken Boot Gold Mine in the amount of \$8,160.00 for emergency repairs to replace supporting timbers, catch boards and exit tunnel door***

- d. Request for funding to share costs for Promotion of the 100th anniversary of the Days of '76 at the National Finals Rodeo in Las Vegas in the amount of \$5,000.00 to be paid from HP Public Education & Advocacy.

Mr. Kuchenbecker stated the Days of '76 Committee, Deadwood Chamber of Commerce and city representatives plan to promote Deadwood and the Days of '76 100th Anniversary at the National Finals Rodeo in Las Vegas, NV on December 2-

11, 2021. This is a joint project between the Days of '76 Committee, Deadwood Chamber of Commerce and the City of Deadwood/Deadwood Historic Preservation Commission with a total project cost of \$25,000.00 to promote this event. The cost will be shared by the Days of '76 Committee, \$10,000; Deadwood Chamber of Commerce, \$5,000; Business Improvement District #8, \$5,000; Historic Preservation Commission, \$5,000. ***It was moved by Commissioner Williams and seconded by Commission Santochi to recommend to the City Commission to support the Days of '76 Promotion at the NFR in the amount of \$5,000.00 to promote Deadwood and the Days of '76 100th Anniversary at the NFR in Las Vegas December 2-11, 2021 to be paid from the HP Public Education line item.***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 210126 Keating Resources - 51 53 55 Sherman St. - Replace Windows

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 South Deadwood Planning Unit in the City of Deadwood. The applicant is requesting permission to replace all double hung windows. The existing historical frames will remain and be repaired as necessary. New wood single hung windows will be installed within the existing frames. Staff has recommended an on-site consultation with the State Historic Preservation Office to conduct a comprehensive window conditions analysis. This is due to the applicant's desire to receive the Federal Rehabilitation Tax Credit which will need to be certified by the National Park Service. At this time, staff does not feel comfortable making a determination and recommend continuing this request to the next meeting. ***It was moved by Commissioner Diede and seconded by Commissioner Williams to continue the Certificate of Appropriateness for 51 Sherman Street to the next meeting to be held on August 11, 2021. Voting Yea: Posey, Carmody, Santochi, Williams, Diede***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 210130 - 40 Taylor Avenue - Martin & Amanda Reynolds - New Construction

Mr. Kuchenbecker stated the applicant has submitted an application for the construction of a new residential structure to be located on a vacant lot on 30 Taylor Avenue. The applicant is requesting permission to construct a new residential structure on this lot per plans submitted. The roof will be architectural shingles made by Storm Master. Bat and board siding will have a eight to twelve inch reveal and lap siding will be LP Smart side with a five inch reveal. It is staff opinion, this project meets the above standards and is compatible with the district. While it uses traditional materials such as narrow reveal side, double hung windows and a stylistic front porch, it will still be able to read as a new construction within the historic districts. The applicant has completed an archaeological investigation and monitoring should be required for earth disturbances. 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 Diede 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: Posey, Carmody, Santochi, Williams, Diede***

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 the quarterly Fassbender newsletter is included in your packet along with the June statics for 2021.

Information on the Springfield raffle owned by Hickok was handed out.

Roger Brook's public presentation is tomorrow, 11:00 a.m. at the Spring Hill Suits. He was here today doing observations and recommendations. He said it is remarkable what we have done with Outlaw Square, way finding, interpretation, visitors. We need to focus on parking management and transportation.

Monday is the luncheon at the Deadwood Mountain Grand to recognize Dale and his family for the contribution of the Conservation Easement on McGovern Hill.

a. Fassbender Photographic Collection - 2021 Second Quarter Newsletter

b. South Dakota Gaming Statistics Monthly Summary for June 2021

11. Committee Reports

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

Commissioner Diede attended the Old Style mixer which was well attended.

Commissioner Posey stated the Day Spa is the recipient of the Best Window Display.

12. Adjournment

13.

Note: All Applications ***MUST*** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.

Please practice the CDC's social distancing recommendations