



## **HISTORIC PRESERVATION COMMISSION MEETING**

**Wednesday, June 10, 2020 – 5:00 p.m. – Public and Public Zoom Meeting**

**PRESENT HISTORIC PRESERVATION COMMISSION:** Dale Berg Beverly Posey, Robin Carmody, Tony Williams, Jill Weber, Trevor Santochi and Leo Diede

**ABSENT:** NA

**PRESENT CITY COMMISSION:** Charlie Struble

**PRESENT STAFF:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, and Bonny Anfinson, Program Coordinator

*All motions passed unanimously unless otherwise stated.*

Due to the COVID-19 pandemic this public meeting was held at city hall and on-line through Zoom and Teleconference methods. There was one request from the general public to participate prior to the meeting as posted.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 10, 2020 at 5:00 p.m.

### **SWEARING IN OF NEW COMMISSIONERS AS MAYORAL APPOINTMENT**

Commissioner Struble swore in the three new commissions: Trevor Santochi, Jill Weber, and Leo Diede for a three year term beginning June 1, 2020 to May 31, 2023.

### **ELECTION OF OFFICERS**

*It was moved by Commissioner Carmody and seconded by Commission Posey to nominate the current officers for the 2020-2021 term. Dale Berg, Chairman, Beverly Posey, Vice Chairman, Robin Carmody, 2<sup>nd</sup> Vice Chairman. Aye – All. Motion carried.*

*It was moved by Ms. Posey and seconded by Mr. Williams to cease nominations and approve the slate of officers. Aye – All. Motion carried.*

### **APPROVAL OF HPC MINUTES:**

*It was moved by Ms. Posey and seconded by Mr. Williams to approve the HPC minutes of Wednesday, May 27, 2020. Aye – All. Motion Carried.*

### **VOUCHER APPROVALS:**

HP Operating Vouchers: *It was moved by Mr. Williams and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$158,417.18. Aye – All. Motion carried.*

HP Grant Vouchers: ***It was moved by Mr. Williams and seconded by Ms. Posey to approve the HP Grant Vouchers in the amount of \$38,240.86. Aye – All. Motion carried.***

Revolving Loan Vouchers: ***It was moved by Ms. Posey and seconded by Mr. Williams to approve the Revolving Loan Account in the amount of \$46,912.83. Aye – All. Motion carried.***

#### **REVOLVING LOAN FUND AND HISTORIC PRESERVATION PROGRAMS:**

##### **Loan Extension Requests – Exhibit A**

Jill and Todd Weber – 562 Williams – Additional Retaining Wall Loan Request  
***It was moved by Ms. Posey and seconded by Ms. Carmody to approve the loan extension requests as presented. Ms. Weber Abstained from the vote. Aye – All. Motion carried.***

#### **OLD OR GENERAL BUSINESS:**

##### **Outside of Deadwood Grant – Black Hills Mining Museum Funding Amendment Request – Exhibit B**

Mr. Kuchenbecker stated the Black Hills Mining Museum currently has an Outside of Deadwood Grant for \$5,000 to purchase archiving materials, improve signage and oral histories. They are requesting permission to eliminate the oral histories in exchange for funds for interior improvements and LED lighting. Mr. Williams directed staff to contact the museum to determine what percentage will be spent on the original grant and what percentage will be for the improvements and LED Lighting and report back to the Commission. ***It was moved by Ms. Posey and seconded by Mr. Williams to approve the funding amendment for the Black Hills Mining Museum to eliminate the oral histories and replace with interior improvements and LED Lighting. Aye – All. Motion carried.***

##### **Committee Assignments for Historic Preservation – Exhibit C**

The Historic Preservation Commission discussed committees and made recommendations for the 2020-2021 Committees. ***No action required.***

##### **South Dakota Historical Society Deadwood Publication Fund Report – Exhibit D**

Mr. Kuchenbecker stated the South Dakota Historical Society Deadwood Publication Fund started with a grant in 2000 to publish books about South Dakota and South Dakota History. Every year they present a report and inform us of the upcoming publication of Deadwood & J.K.P. Miller by Dr. David Wolff. ***No action required.***

##### **Stage Run Neighborhood Block Club update – Exhibit E**

Mr. Kuchenbecker stated the Stage Run Block Club has been busy planting shrubs; installing a bench, light post and concrete pad to create a welcoming park like setting. This memo and picture are for informational purposes only. ***No action required.***

#### **NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION**

##### **COA 200114 – Shirlene Joseph – 771 Main – Replace Garage Door – Exhibit F**

Mr. Kuchenbecker stated the applicant is requesting approval to remove the 8' metal garage door and track and replace with a side-by-side wooden door on hinges. The new door will be constructed of yellow pine. 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 Mr. Williams and seconded by Ms. Carmody upon***

***all the evidence presented, 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 the side-by-side wooden garage door at 771 Main Street. Aye - All. Motion carried.***

#### **NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION**

**PA 200115 – Tim Conrad – 53, 54, 56, 58 Dunlap/7 Rodeo—Replace Windows/Siding – Exhibit G**

Mr. Kuchenbecker stated the applicant is requesting permission to replace the windows and install new LP Smartside on the apartment buildings located at 53, 54, 56, and 58 Dunlap and 7 Rodeo. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse affect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Williams and seconded by Mr. 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 Tim Conrad at 53, 54, 56, 58 Dunlap and 7 Rodeo. Aye – All. Motion carried.***

**PA 200116 – Ken Motzko – 51 Pleasant – Construct Storage Shed – Exhibit H**

Mr. Kuchenbecker stated the applicant is requesting permission to construct a 16'x24' storage shed behind the house. It will be built on skids and set on washed gravel. This is a wood structure with pitched roof and wood floor. There will be one window per wall, one 6' roll up door, one 36' entry door. Plans are to use the structure to store a 4-wheeler and wood splitter. 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 Ms. Posey and seconded by Ms. Weber 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 Ken Motzko at 51 Pleasant to construction a 16'x24' wood storage shed. Aye – All. Motion carried.***

**PA 200117 – Trevor Santochi – 10 Van Buren – Install Guard Rail – Exhibit I**

Mr. Kuchenbecker stated the applicant is requesting permission to install a decorative guard rail on the existing deck of the second story of the rear porch of the structure to match lower stair rail. 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 Ms. Posey and seconded by Mr. 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 for Trevor Santochi, 10 Van Buren to install a guard rail to match the lower stair rail. Trevor Santochi Abstained. Aye – All. Motion carried.***

#### **ITEMS FROM CITIZENS NOT ON AGENDA**

**STAFF REPORT** (*items will be considered but no action will be taken at this time.*)

Mr. Kuchenbecker stated the office has been busy with retaining walls. At 30 Adams they have hauled out 100 dump truck loads of soils. The emergency work has been completed. They are to hydro-seed the area and are nearly done with this part of the project. We will be ready to advertise and bid out the lower part of the retaining wall project. Work is ongoing at the wall on 562 Williams and the walls at 56 Taylor and 11 Van Buren will start within a week or so. The walls at 291 Williams and 336 Williams are complete now.

Staff has been attending on-line training for the development of the new City website. It is the intentions to go live in the next 30 to 60 days. Caps and posts for the Urban Trail Program have been ordered. Staff has also had a meeting with McGovern Hill residents to discuss redirecting part of the trail and signage do to unleashed dogs.

Staff has an engineer looking at sewer options for 227 Williams. This is property the Historic Preservation Commission owns. The structure is in peril but believe we can resolve the sewer system. It may have to be a septic system instead of connecting to the City sewer, otherwise HPC may have to spend over \$60,000 to take it down to Spring Street.

There is work once again happening at 3 Shine Street. The owners have hired a contractor. There is a brick wall that has collapsed on the property below this location. This is a minimum maintenance issue and we don't want to get into a demolition by neglect issue.

The Committees will be starting to meet again soon. The Chamber board met yesterday morning. Deadwood Alive and Stagecoach are operating. They are doing shoot outs at Outlaw Square for the time being. The Trolleys will start running at the end of the month and the Recreation Center will open June 15. Finally, staff is working through some fountain issues at Outlaw Square and possible vandalism. The counter top broken for the second time. Someone tried to rock the rocker box too much and broke the handle.

**COMMITTEE REPORTS**

Ms. Posey stated the Design Committee is working on 3<sup>rd</sup> quarter window display. They will be judging in September by the Lions Club. Toni, with the glass blown studio, will be making the traveling trophy. This will be given out every month as a traveling display and the winners receive a framed certificate to keep.

Mr. Williams reported there is a great article about Deadwood in the latest True West Magazine.

Mr. Berg stated he is happy to see everyone in person instead of Zoom.

**OTHER BUSINESS**

The Historic Preservation Commission Meeting adjourned at 5:42 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary*