



HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, July 22, 2020 – 5:00 p.m.

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

ABSENT:

PRESENT CITY COMMISSION: Charlie Mook

PRESENT STAFF: Kevin Kuchenbecker, Historic Preservation Officer, Jeramy Russell, Zoning Administrator, Mike Walker, NeighborWorks, and Bonny Anfinson, Program Coordinator

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, July 22, 2020 at 5:00 p.m.

APPROVAL OF HPC MINUTES:

It was moved by Ms. Posey and seconded by Ms. Weber to approve the HPC minutes of Wednesday, July 8, 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 \$76,097.36. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Williams and seconded by Ms. Weber to approve the HP Grant Vouchers in the amount of \$176,084.29. 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 \$92,888.42. Aye – All. Motion carried.*

HP PROGRAMS AND REVOLVING LOAN PROGRAM

Grant Request – Exhibit A

Joseph Gasper/Sherree Rich – 40 Jefferson Street – Retaining Wall

Mr. Kuchenbecker stated this is a life safety issue of the structure as it is associated with the wall at 30 Adams. *It was moved by Ms. Posey and seconded by Mr. Williams to accept Joseph Gasper/Sherree Rich into the Retaining Wall Program. Aye – All. Motion carried.*

Grant Extension Requests – Exhibit B

- i. Sylvia Trents, 57 Lincoln, Windows and Doors

ii. Shirlene Joseph, 771 Main, Foundation

It was moved by Ms. Posey and seconded by Ms. Weber to issue a grant extension for Sylvia Trents, 57 Lincoln, Wood Windows and Doors and Shirlene Joseph, 771 Main, Foundation. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS:

2021 Budget Meeting – July 23, 2020, 8:00 a.m. – 10:00 a.m.

Mr. Kuchenbecker stated the workshop for the 2021 Budget will be held July 23, 2020, 8:00 a.m. at City Hall.

Not-for-Profit Grant Request – Masonic Center Assoc. – Exhibit C

Mr. Kuchenbecker stated the office has received a Not-For-Profit Grant request from Deadwood Masonic Association for the emergency repair of the elevator in the Masonic Building located at 715 Main Street. Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five year period. Since 2015 the Deadwood Masonic Association has been granted \$38,000 in funds. The Projects Committee reviewed this request and recommend approving the grant request to the Deadwood Masonic Association in the amount of \$6,360.69 for emergency repairs to the elevator. ***It was moved by Ms. Posey and seconded by Ms. Carmody to approve the Not-For-Profit grant to the Deadwood Masonic Association in the amount of \$6,360.69 for the emergency repair to the elevator in the Masonic Building. Aye – All. Motion Carried.***

Midland Pioneer Museum Request to Change Funding/Extension – Exhibit D

Mr. Kuchenbecker reported the Midland Pioneer Museum received an Outside of Deadwood Grant in July of 2019 for \$10,000 to replace the windows in the Chicago & North Western Depot. They have received additional funding to cover the costs of the windows and are requesting approval to use the grant funds to restore the three wood entry doors and the three wood freight room doors. The contractor will be restoring the doors this fall and winter which exceeds the grant deadline so they are also requesting an extension of the grant which expires August 10, 2020. The Projects Committee reviewed this request and recommend granting the request to use the funding to restore the three wood entry doors and three wood freight room doors and extend the grant for six months which will expire February 8, 2021. ***It was moved by Ms. Posey and seconded by Mr. Diede to approve switching the grant funds for windows to restoring three wood entry doors and three wood freight room doors in the Chicago & North Western Depot and to extend the grant for six months which will expire on February 10, 2021. Aye – All. Motion Carried.***

21 Charles Street matters regarding landscaping – Mike Percivich – Exhibit E

Mr. Kuchenbecker stated as a result of the request from the last HP meeting, the City Attorney sent a letter to Mike Percivich who is the owner of 21 Charles Street to address the landscaping which has not been completed per HP requirements. Discussion was held with regards to if the property is sold what assurance is there the landscaping will be complete. Mr. Kuchenbecker stated the loans can not be satisfied if the landscaping is not completed. Mr. Kuchenbecker has spoken with Mike Percivich and plans are to have the landscaping complete by September.

Sherman Street Parking Lot Master Plan Review – Exhibit F

Mr. Kuchenbecker reported during a major rain storm in July 2019 there was significant damage to Whitewood Creek. The City had filed a claim through FEMA to assist in the costs for cleanup and repairs to the creek. This will be a great time to make improvements to the Sherman Street parking lot. Staff has been working with Tall Grass to create four concepts for review. Discussion was held regarding ideas and support of the project. The consensus was Concept 4.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

COA 200159 – Wells Fargo Bank – 721 Main Street – Install OSHA Ladder – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 721 Main St, a non-contributing structure located in Original Town Deadwood Planning Unit. The applicant is requesting permission to install an OSHA approved exterior roof access ladder to provide safe roof access to vendors and employees. This is needed because the AC Condensing units and a rooftop Unit are located on the roof of the structure. This area will be fenced in. ***It was moved by Ms. Posey and seconded by M. Williams to approve the Certificate of Appropriateness for work a 721 Main Street to install an OSHA approved exterior roof access ladder to access the AC units and rooftop unit. This areal will also be fenced. Aye – All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

PA 200148 – Steve Schramm – 7 Stewart – Replace Siding/Deck – Exhibit H

Mr. Kuchenbecker stated the applicant originally requested permission to replace siding on front of house with original. Replace deck and enlarge to 9x16 with railing but after onsite meeting with staff desires to restore porch to near original design. After consultation with city staff the applicant is moving forward with restoring the front of the resource with steps and front porch evident in 1988 and 1993 architectural surveys. 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 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 Steve Schramm, 7 Stewart, replace siding on the front of the structure and restore the front porch. Aye – All. Motion carried.***

PA 200155 – Donald Coulter – 52 Pleasant – Replace Deck/Siding/Windows – Exhibit I

Mr. Kuchenbecker stated the owner is requesting permission to replace the deck on the rear of the house that was removed in 2016. It will be a 10x10 deck with stairs to the ground level to be used as a fire escape. The owner added cedar siding to the front of the house and is now wanting to side the rest of the structure with vinyl wood look siding and replace the windows with Anderson windows. 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 Dennis Coulter,***

52 Pleasant to install a 10x10 deck to the back of the structure for a fire escape and replace the siding. 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 budget meeting is tomorrow. The monthly gaming report was handed out along with the Fassbender newsletter. The new website is scheduled to go live on August 3, 2020. Information was provided on the retaining wall work going on at 11 Van Buren, 56 Taylor and 30 Adams. Days of 76 Rodeo starts this week with a record number of contestants, parade on Friday and Saturday and a private reception with the Governor on Saturday. On August 3 the Main Street Initiative will be going before the City Commission to request a temporary closure of Lee and Gold Streets to allow of additional outdoor public seating. Mr. Kuchenbecker will be on vacation next week.

COMMITTEE REPORTS

Ms. Carmody reported it is very busy in Deadwood.

Mr. Berg stated he seen on Facebook the brothel museum is scheduled to open August 1, 2020.

OTHER BUSINESS

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

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary