



HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, August 12, 2020 – 5:00 p.m.

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

ABSENT: Robin Carmody, Tony Williams

PRESENT CITY COMMISSION:

PRESENT STAFF: Kevin Kuchenbecker, Historic Preservation Officer, Mike Runge, City Archivist, Mike Walker, NeighborWorks, and Cindy Schneringer, Administrative Assistant

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 12, 2020 at 5:00 p.m.

APPROVAL OF HPC MINUTES:

It was moved by Ms. Posey and seconded by Mr. Diede to approve the HPC minutes of Wednesday, July 22, 2020. Aye – All. Motion Carried.

VOUCHER APPROVALS:

HP Operating Vouchers: *It was moved by Ms. Posey and seconded by Ms. Weber to approve the HP Operating Account in the amount of \$227,906.09. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Ms. Posey and seconded by Mr. Diede to approve the HP Grant Vouchers in the amount of \$45,769.66. Aye – All. Motion carried.*

Revolving Loan Vouchers: *It was moved by Ms. Posey and seconded by Mr. Santochi to approve the Revolving Loan Account in the amount of \$7,050.95. Aye – All. Motion carried.*

HP PROGRAMS AND REVOLVING LOAN PROGRAM

Historic Preservation Loan Requests – Exhibit A

- i. Bryan & Robin Arsaga – 128 Williams Street – Request to Forgive
- ii. Robin Gorder – 3 Rodenhaus Avenue - Request to Forgive
- iii. Larry & Sherry Hicks – 144 Charles Street – Request to Forgive
- iv. Richard Morgan – 2 Dudley Street – Request to Forgive
- v. James & Christine Mikla – 30 Adams Street – Retaining Wall Loan Request
- vi. Ronald & Tate Underhill – 33 Taylor Avenue – Multiple Loan Requests

It was moved by Ms. Posey and seconded by Mr. Santochi to approve the loan requests. Aye – All. Motion carried.

Discussion with Possible Vote – Drop Interest Rates

- i. Residential Programs – 4.5% to 3.5%
- ii. Commercial Programs – 5.5% to 4.5%

It was moved by Ms. Posey and seconded by Mr. Santochi to lower the Residential Program interest rate from 4.5% to 3.5% and lower the Commercial Program interest rate from 5.5% to 4.5%. Aye – All. Motion carried.

Jeff & Tracy Munce – 36 Jackson – Subordination of Loan – Exhibit B

It was moved by Ms. Posey and seconded by Mr. Santochi to approve the subordination of loan for Jeff & Tracy Munce, 36 Jackson. Aye – All. Motion Carried

OLD OR GENERAL BUSINESS:

Matching Financial Support Request – Monument Markers/McGovern Hill & White Rocks – Exhibit C

Mr. Kuchenbecker reported the SD Society of Professional Land Surveyors West River Chapter reached out to our office. Mike Runge has been working with Linda Foster from the Chapter to restore and mark the US location markers #1 and #2 on McGovern Hill which is located on Tim Conrad's property and White Rocks which is owned by the City. The two monument markers are critical to laying out Deadwood in July of 1877. They surveyed both up and down the gulch with the mineral surveys as well as laying out Deadwood mining camps. The Chapter received a \$1,000 grant to use for permanent location interpretive markers on those locations. The Chapter is looking for matching funds which would come out of Public Education. Staff feels it would be very valuable to honor the markers and make them more publically known. ***It was moved by Mr. Santochi and seconded by Ms. Weber to approve the matching financial support request for monument markers on McGovern Hill and White Rocks in the amount of \$1,000 to come out of the Public Education line item. Aye – All. Motion Carried.***

Update – Headstone Grant Application 20002 – Exhibit D

Mr. Kuchenbecker reported this is the headstone for Millie Callison, Deadwoods first teacher. This on the agenda as the headstone is a little different than has been done in the past and staff would like some kind of acknowledgement from the Historic Preservation Commission. The headstone does not have a birthdate on it as the exact date is truly unknown. The birthdate can be added at a later date if staff can ever locate it. ***There were no objections from commissioners.***

Outside of Deadwood Grant – Hermosa Arts & History Association – Grant Extension Request – Exhibit E

Mr. Kuchenbecker reported Hermosa Arts & History Association received a grant in 2019 for \$8,000 which expires on August 20, 2020. They are requesting an extension until October 20, 2020 due to delays beyond their control. Staff has no problems with the extension request. ***It was moved by Ms. Posey and seconded by Ms. Weber to approve the grant extension request for Hermosa Arts & History Association for two months to expire on October 20, 2020. Aye – All. Motion Carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

COA 200179 – Jeff Snedeker – 820 Main Street – Repair Exterior Steps – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the Upper Main Historic Overlay Zone built in 1931. Applicant is requesting permission to remove failing concrete and

wood stairs and replace with same materials. It does require a building permit and certificate of appropriateness. It is staff's opinion the proposed work and changes will not have an adverse effect on the historic character of the building and the historic character of the districts. ***It was moved by Ms. Posey and seconded by Mr. Diede to approve the Certificate of Appropriateness for work at 820 Main Street to remove and repair concrete and wood stairs. Aye – All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

PA 200178 – Al & Sheralyn Yost – 96 Charles – Remove Bathroom Window – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Cleveland Planning Unit circa 1895. The applicants are remodeling the bathroom and are requesting permission to remove the bathroom window located along the side of the structure. The window is not readily visible from the road. 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 Mr. 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 for Al & Sheralyn Yost, 96 Charles, to remove the bathroom window. Aye – All. Motion carried.***

PA 200180 – Jake Bernards – 5 Sampson – Install Egress Window – Exhibit I

Mr. Kuchenbecker stated this is a non-contributing structure located in the Spruce Gulch Planning Unit circa 1932. The structure has lost its historical significance due to a number of changes to the property. The applicant is requesting permission to install an egress window in the basement of the structure and upgrade existing storage area into a living space in the lower level. 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 Jake Bernards, 5 Sampson to install an egress window in the basement. Aye – All. Motion carried.***

ITEMS FROM CITIZENS NOT ON AGENDA

John Rodiack came to the meeting to say thank you to each and every one of the commissioners and staff. His house is now done at 63 Taylor and it wouldn't have been possible without your help. Thank you to Kevin and Bonny as well.

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

Mr. Kuchenbecker reported on Friday, September 11, 2020, we will present the HP budget to the SD State Historical Society. Mark your calendars and let us know if you're available to go. The siding of Dave Akrop's house on Charles Street has been completed and it looks really good. We had a change order for the retaining wall project on Lincoln. They were to remobilize this week but with the traffic they have pushed it back until next Monday. The first post for the urban trails project has been installed. We are waiting on the screws to come in to add the signage. We have identified seventy-five locations around town for the posts. The project

should be completed over the next several months. Mike's archives report is in the packet. You can see he has been very busy and diligent. Cindy and Bonny have been extremely busy as well. Being the sexton of the historic cemeteries has been a challenging year with COVID-19. We need a HPC representative on the Capital Improvement Plan committee.

COMMITTEE REPORTS

Ms. Posey reported they had the Brothel ribbon cutting yesterday morning.

OTHER BUSINESS

The Historic Preservation Commission Meeting adjourned at 5:35 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary