



HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, September 23, 2020 – 5:00 p.m.

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

ABSENT: Dale Berg

PRESENT CITY COMMISSION: Charlie Mook

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

All motions passed unanimously unless otherwise stated.

A quorum present, Vice Chairman Posey called the Deadwood Historic Preservation Commission meeting to order Wednesday, September 23, 2020 at 5:00 p.m.

APPROVAL OF HPC MINUTES:

It was moved by Mr. Santochi and seconded by Mr. Williams to approve the HPC minutes of Wednesday, September 9, 2020. Aye – All. Motion Carried.

VOUCHER APPROVALS:

HP Operating Vouchers: *It was moved by Mr. Williams and seconded by Ms. Weber to approve the HP Operating Account in the amount of \$43,932.14. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Williams and seconded by Mr. Santochi to approve the HP Grant Vouchers in the amount of \$17,936.48. Aye – All. Motion carried.*

Revolving Loan Vouchers: *It was moved by Mr. Santochi and seconded by Ms. Weber to approve the Revolving Loan Account in the amount of \$28,064.20. Aye – All. Motion carried.*

HP PROGRAMS AND REVOLVING LOAN PROGRAM – Exhibit A

- a. Mike & Esther Schmidt – 17 Lincoln Ave. – Subordination Request
- b. Mike Johnson – 8 Van Buren – Subordination Request
- c. Joette Johnson – 78 Williams – Extension Request

It was moved by Mr. Diede and seconded by Ms. Carmody to approve the subordination for Mike & Esther Schmidt, 17 Lincoln Ave. and Mike Johnson, 8 Van Buren Ave. and grant an extension for Joette Johnson, 78 Williams. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS:

2020 Wall of Fame Applicant Approval – Exhibit B

- i. Lew Keehn, July 23, 1916-March 26, 1999
- ii. James K.P. Miller, April 6, 1845-January 12, 1891

Mr. Kuchenbecker stated eleven applications were reviewed for the 2020 Wall of Fame. The Projects Committee met and assessed the applications and recommend inducting Lew Keehn and James K.P. Miller into the 2020 Wall of Fame. ***It was moved by Mr. Santochi and seconded by Mr. Williams to induct Lew Keehn and James K.P. Miller into the 2020 Wall of Fame. Aye – All. Motion carried. This ceremony will be held during the October 28, 2020 HPC meeting.***

28th Annual West River History Conference Funding Request – Exhibit C

Mr. Kuchenbecker stated the West River History Conference will be held at the Martin & Mason Hotel on October 8-10, 2020. They are seeking financial assistance in the amount of \$500.00. ***It was moved by Ms. Weber and seconded by Mr. Santochi to authorize \$500.00 for the 28th Annual West River History Conference, held on October 8-10, 2020, to be paid out of the Public Ed and Advocacy Line item. Aye – All. Motion carried.***

Fountain House – 21 Charles Street – Landscaping – Mike Perceovich – Exhibit D

Mr. Kuchenbecker stated the City Attorney sent a letter on July 13, 2020 to Mike Percovich regarding the landscaping of the Fountain House. In the letter the Commission requested the landscaping, sidewalk and yard be installed by no later than September 15, 2020. There has been no work completed to date. The City Attorney is trying one last time to have it completed by October 1, 2020 before taking legal action. The legal action would be a hearing before the courts to do a judgement which will cause the landscaping to be completed and then put a lien on the property for the amount of the landscaping. No action required.

SHPO Budget Presentation and Meeting Report

Mr. Kuchenbecker gave a report on the budget presentation to the SHPO Board. Mr. Diede and Ms. Weber, who also attended, gave their comments of the meeting. Mr. Diede asked for a copy of the law that states they shall approve the budget and the money shall stay in Deadwood.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

None

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

PA 200212 – James Herron – 57 Forest – Revamp Stairs/Move Doors – Exhibit E

Mr. Kuchenbecker stated this is a non-contributing resource located in the Forest Hill Planning Unit constructed in 1890. The applicant is requesting permission to revamp the existing stairs to add an angled stair case that isn't so steep as the applicant is handicapped and needs to improve the access to the structure. The applicant is also requesting permission to replace the windows on the front, move the two doors to one entry in the middle and install French doors in place of the two moved doors. Since the application submittal the plans are to install windows instead of the French doors. Also, when the applicant has the design plans he will be requesting the construction of a garage with access from Selbie Street at a later date. It is staff's opinion the proposed work and changes does not further encroach upon, damage or destroy a historic resource nor 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. Santochi and seconded by Mr. Diede 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 James Herron, 57 Forest. Aye – All. Motion carried.

PA 200213 – Alex Dickman/Toni Gerlach – 322 Williams – Permission to Change Material – Exhibit F

Mr. Kuchenbecker stated this is a non-contributing resource located in the Forest Hill Planning Unit, circa 1895/c 1950. The applicant received a project approval for the construction of a deck on the front of the structure in June of 2019. The original plan was to skirt the deck with a stone veneer. Due to the high cost to purchase this skirting the applicant is requesting permission to change the type of material to meet their budget. The first option would be a horizontal deck skirting or option two would be corrugated metal skirting that will patina. It is staff's opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource it is staff's opinion the previous approved stone veneer is still the best option. Introducing new materials begins to have a greater 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. Discussion was held on what would be a proper material to use as skirting. Staff suggested a stucco style cement board as an acceptable alternative. The commission agreed. ***It was moved by Mr. Diede 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 move to deny the material change for Alex Dickman and Toni Gerlach, 57 Forest Avenue, but recommend using the current approved stone veneer or a painted cement board/stucco board skirting with staff approval. Aye – All. Motion carried.***

PA 200214 – Barbara & Joe Chapinski – 115 Charles – Replace Soffit with Metal – Exhibit G

Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit. The applicant is requesting permission to replace the wood soffits and fascia with metal. The Commission has allowed very limited use of metal for fascia and soffits on resources within the districts. ***It was moved by Mr. Williams and seconded by Mr. Santochi based upon all the evidence presented, I find that this project DOES 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 deny the project approval. Aye – All. Motion carried.***

PA 200215 – Steve Hertel – 20783 Whitewood Creek Road – Dirtwork – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 20783 Whitewood Creek Rd, located in the First Ward Industrial Planning Unit in the City of Deadwood. The applicant is requesting permission to move dirt from the West hill side to Aspen Storage to build a pad for the future construction of more storage units. Staff reported this area has had surface artifacts and man-made cuts and fills to the landscape over a long period of Deadwood's existence. Montana City was perhaps in this location. It is staff's opinion an archeological investigation prior to additional grading in this area be completed. The boundaries should be marked and a reclamation plan should be presented. It is unknown, prior to an archaeological investigation being completed, if the proposed work and changes encroach upon, damage or destroy a historic resource or would have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Weber and seconded by Mr. Diede to continue***

the item to the October 14, 2020 meeting so the Historic Preservation Commission can conduct a site visit of the location. Aye – All. Motion carried.

ITEMS FROM CITIZENS NOT ON AGENDA

None

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

Mr. Kuchenbecker reported Mike Runge's report is also attached to the agenda packet. We were supposed to do a site visit on the Reynolds Ranch which was a stage stop for the Cheyenne to Deadwood Stage. However, it has been postponed. Working on the Mt. Moriah walking tour maps. Mr. Kuchenbecker thanked staff for their help on the budget presentation. People are moving forward on their grant projects. Work continues on retaining walls. Jessica is working on the process of hopefully receiving additional COVID funds.

COMMITTEE REPORTS

Mr. Diede stated the committee met on the Wall of Fame and he attended the SHPO Meeting in Pierre.

Ms. Weber stated the committee met on the Wall of Fame and the Headstone Grant.

Mr. Santochi stated he will not be at the next meeting.

OTHER BUSINESS

The Historic Preservation Commission Meeting adjourned at 6:08 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary