



## **HISTORIC PRESERVATION COMMISSION MEETING**

**Wednesday, October 28, 2020 – 5:00 p.m.**

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

**ABSENT:**

**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, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, October 14, 2020 at 5:00 p.m.

*Chairman Berg recessed the meeting for the Deadwood Wall of Fame Awards program.*

Mr. Kuchenbecker presented the 2020 Wall of Fame Awards for James K.P. Miller and Llewellyn “Lew” Keehn. These two individuals were inducted into the Deadwood Historic Preservation Commission’s Wall of Fame for their outstanding contributions to Deadwood.

*Chairman Berg reconvened the meeting.*

**APPROVAL OF HPC MINUTES:**

***It was moved by Ms. Posey and seconded by Mr. Diede to approve the HPC minutes of Wednesday, October 14, 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 \$33,614.25. Ms. Weber abstained. Aye – Carmody, Williams, Posey, Diede, Santochi and Berg. Motion carried.***

HP Grant Vouchers: ***It was moved by Mr. Williams and seconded by Mr. Diede to approve the HP Grant Vouchers in the amount of \$43,424.86. Ms. Weber abstained from the vote. Aye – Carmody, Williams, Posey, Diede, Santochi and Berg. Motion carried.***

Revolving Loan Vouchers: ***It was moved by Ms. Posey and seconded by Ms. Carmody to approve the Revolving Loan Account in the amount of \$3,999.58. Aye – All. Motion carried.***

**HP PROGRAMS AND REVOLVING LOAN PROGRAM – Exhibit A**

a. Todd & Jill Weber – 562 Williams – Vacant Loan Request

*Ms. Weber recused herself from the meeting.*

***It was moved by Ms. Posey and seconded by Mr. Santochi to approve the Vacant Loan Request for Todd and Jill Weber, 562 Williams. Aye – All. Motion carried.***

*Ms. Weber returned to meeting.*

#### **HP GRANT PROGRAM – Exhibit B**

##### **Sean & Tiffany Byrne, 20 Denver Avenue, Vacant Home Program – Exhibit B**

Mr. Kuchenbecker stated Sean and Tiffany Byrne have purchased the vacant house at 20 Denver Avenue. They plan on applying for all the programs when the moratorium has lifted to do much needed repairs and rehabilitation to the property. This will include applying for the Vacant Home Program. However, per the guidelines of the program, the applicant must apply within three months of the purchase of the home. The Loan Committee reviewed this issue at their October 20, 2020 meeting. Staff researched the property and determined it has been vacant. The Committee recommends allowing the applicant to apply only for the Vacant Home Program and the applicant will not be allowed to access the funds until the moratorium is lifted.

***It was moved by Ms. Posey and seconded by Mr. Santochi to accept Sean and Tiffany Byrne into the Vacant Home Program for the property located at 20 Denver Avenue and the applicant will not be allowed to access funds until the moratorium is lifted. Aye – All. Motion carried.***

##### **Peter & Linda Christeleit, 61 Sherman Street, Historic Ghost Mural Program – Exhibit C**

Mr. Kuchenbecker stated Peter and Linda Christeleit are the new owners of the building located at 61 Sherman Street. They are applying for the Historic Ghost Mural Program. The mural is located on the upper right side of the building. It was white letters on red brick that says “Adams Brothers Company”. As per the guidelines, the City of Deadwood will be responsible for 100% of the restoration costs, bidding of the project, securing the required building permit and managing the restoration project. The owner of the building will be responsible for maintaining the ghost mural when complete per the easement guidelines. ***It was moved by Ms. Posey and seconded by Mr. Williams to accept Peter and Linda Christeleit into the Historic Ghost Mural Easement Program for the “Adams Brothers Company” mural located on the building at 61 Sherman Street. Aye – All. Motion carried.***

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

##### **Design Services for continued implementation of Urban Trail Signage -- Exhibit D**

Mr. Kuchenbecker stated the close proximity of the various walking trails throughout Deadwood provides residents and visitors the opportunity to explore all aspects of the City and surrounding area including numerous historical viewsheds and sites. To promote Deadwood as a “Walkable City” and encourage more usage, staff has begun to incorporate and install wayfinding signage to identify the trails, provide directional information, distances, city amenities, historic markers, etc. BDT Architects and Designers has submitted a proposal for design and consulting services for Trail System Signage in the amount not to exceed \$10,000.00. Mr. Ray Berberich with BDT is the designer on record for the archways and wayfinding systems installed over the past several years. The Trail System Signage project is valuable to promote the walking trails to residents and visitors. The Historic Preservation Staff recommends approval of the Trail System Wayfinding Signage. This is a budgeted expenditure

from the professional services line item. ***It was moved by Ms. Posey and seconded by Mr. Santochi to recommend to the City Commission to approve the professional services for the Trail System Wayfinding Signage in the amount not to exceed \$10,000.00 with Architects and Designers. Aye – All. Motion carried.***

Purchase of Tipster Ash Urns – Exhibit E

Mr. Kuchenbecker stated cigarette butts on the sidewalks and in the public areas continue to be an issue along Main Street. A solution is to add more urns and install them within the public areas on and around Main Street.. Staff is requesting to purchase an additional twenty-five Tipster ash urns from Keystone Ridge Designs in an amount not to exceed \$5,375.00 plus shipping to be paid out of the HP Capital Asset Benches line item. ***It was moved by Mr. Williams and seconded by Ms. Weber to recommend to the City Commission to approve the purchase of twenty-five Tipster Ash Urns from Keystone Ridge Designs in an amount not to exceed \$5,375.00 plus shipping to be paid out of the HP Capital Asset Benches line item.***

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

COA 200249 – Ron Russo – 628 Main St. – Construct Guard Shack – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 628 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to construct a guard shack type structure to be used to monitor the parking lot and accept parking fees for the parking lot. The structure will be located along the south side of the parking lot next to the parking garage. It will be a 4x6 structure made of wood with T1-11 siding and a metal roof. 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. Weber 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 certificate of appropriateness for Ron Russo, 628 Main Street to construct a guard shack to be located in the south side of the parking lot next to the parking garage. Aye – All. Motion carried.***

COA 200250 – Scott & Sharon Jacobs – 83 Sherman St. – Construct Enclosure – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 83 Sherman Street, a non-contributing structure located in South Deadwood Planning Unit in the City of Deadwood. The applicant is requesting permission to extend the existing awning and construct a partially enclosed area to house the meat smoker for year around use. This proposed project will be 8' x 25' standing seam steel structure with a 10' wide opening. There will be a smoke stack installed in the awning for the meat smoker. 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. Weber and seconded by Ms. Carmody 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 certificate of appropriateness for Scott and Sharon Jacobs to extend and partially enclose the awning located on the rear of the building using standing seam steel. Aye – All. Motion carried.***

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

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

Kevin Klein, Smith Apartments, expressed concerns regarding the retaining wall that is being repaired on the corner of Lincoln and Van Buren. The railing or fence has brown treatment on the wood. It does not look like the original wood railing and there is also a bow in the wall near the tree. Mr. Kuchenbecker stated there is a final walk through scheduled for tomorrow.

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

Mr. Kuchenbecker reported there is a final walk through on the Lincoln/Van Buren retaining wall. There was a gas line cut on the 30 Adams retaining wall project. Currently working on updates of the Ordinances dealing with Mt. Moriah Cemetery for 2021. Senior staff has also been working on a new parking management system.

### **COMMITTEE REPORTS**

Mr. Berg shared thank yous from the West River History Conference, Days of 76 Rodeo and Deadwood History Inc.

### **OTHER BUSINESS**

The Historic Preservation Commission Meeting adjourned at 5:59 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

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