



# Historic Preservation Commission Regular Meeting Minutes

Wednesday, April 13, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call Meeting to Order

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order on April 13, 2022 at 5:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Dale Berg

HP Commission Vice Chair Bev Posey

HP Commission 2nd Vice Chair Robin Carmody

HP Commissioner Leo Diede

HP Commissioner Jill Weber

HP Commissioner Tony Williams

ABSENT

HP Commissioner Trevor Santochi

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Mike Walker, NeighborWorks Director

## 3. Approval of Minutes

- a. Approve minutes of 3/23/22 Meeting

***It was moved by Commissioner Posey and seconded by Commissioner Diede to approve the HPC Minutes of March 23, 2022. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

## 4. Voucher Approvals

- a. HP Operating Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Operating Vouchers in the amount of \$244,769.50. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

- b. HP Grant Voucher Approval

***It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Grant Vouchers in the amount of \$150.00. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

- c. HP Revolving Voucher Approval

***It was moved by Commissioner Posey and seconded by Commissioner Weber to approve the HP Revolving Loan Vouchers in the amount of \$142,757.27. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

## **5. HP Programs and Revolving Loan Program**

- a. Historic Preservation Program Approval

- Brad Peterson - 766 Main Street - Windows/Doors & Elderly Programs

***It was moved by Commissioner Posey and seconded by Commissioner Carmody to approve the program application for Brad Peterson, 766 Main Street, Windows/Doors & Elderly programs. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

- b. 62 Taylor Avenue - Tyson Almanza - Satisfaction of Grant

Mr. Kuchenbecker stated Tyson is selling 62 Taylor Avenue. The title company has requested a Satisfaction of Grant. It will be filed upon completion. The loan committee reviewed and recommends approval.

***It was moved by Commissioner Williams and seconded by Commissioner Posey to approve a Satisfaction of Grant for Tyson Almanza, 62 Taylor Avenue. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

## **6. Old or General Business**

- a. Presentation of possible acquisition of archived video footage of Deadwood and surrounding area from Macrovision.

Mike Runge provided a presentation of a possible acquisition of archived video footage of Deadwood and surrounding areas shot by Grant Welford from MacroVision to see if the Historic Preservation Commission would be interested in purchasing for the historic collection. Commissioners provided positive feedback regarding purchasing the collection.

- b. Black Hills Post 5969 VFW Not-For-Profit Grant Request

Mr. Kuchenbecker stated we received a Not-For-Profit grant request for exterior repairs and painting from the Black Hills VFW Post 5969. The cost for the exterior repairs, which is for tuck pointing and masonry, is \$11,220.00 and the cost of the painting is \$9,622.47 for a total cost of \$20,842.47. The Black Hills VFW has not utilized a grant since 2001 which makes them eligible for up to \$50,000.00. This grant request was review by the Projects Committee. Staff recommends approval.

***It was moved by Commissioner Posey and seconded by Commissioner Weber to approve the Not-For-Profit grant request for the Black Hills VFW Post 5969 in the amount of \$20,842.47. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

- c. 2022 Scholarship Program Recipient Approval

Mr. Kuchenbecker stated the Projects Committee met and reviewed the six applications from the Lead-Deadwood High School seniors that applied for the

Historic Preservations Commission's 2022 Scholarship Program. We provide two \$1000.00 scholarships for high schools seniors based on their essay and academic success within their school and overall character as well as a \$500.00 scholarship for a vocational student. The two applicants the committee selected for the \$1,000.00 scholarships are Chloe Wisser and Samantha Hamann. The application the committee selected for the \$500.00 scholarship is Eli Heisinger. The students will be notified and presented their scholarships at a future meeting.

***It was moved by Commissioner Diede and seconded by Commissioner Posey to approve the applications from Chloe Wisser and Samantha Hamann for a \$1,000.00 scholarship and Eli Heisinger for a \$500.00 scholarship for the 2022 Scholarship Program as budgeted in this fiscal year. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

d. Homestake Opera House Outside of Deadwood Grant Request to Change Funding

Mr. Kuchenbecker stated the Homestake Opera House received an Outside of Deadwood Grant in 2021 for \$10,000.00 to replace a vintage marquee sign that was once located at the front entrance. The City of Lead is looking at moving the library and Black Hills Mining Museum which will allow the original plaza in front of the opera house to be reconstructed which means the marquee sign will have to permanently come down in a few years. The Homestake Opera House is requesting the funds be transferred to the cost of the design phase of their fire suppression system project. The Projects Committee reviewed this request at their April 5, 2022 meeting and recommend denying this request as funding for the design stage of the project does not fit the criteria of the program. However, they would recommend the Homestake Opera House reapply in the next funding cycle for something other than the design of the fire suppression system.

***It was moved by Commissioner Posey and seconded by Commissioner Diede to deny this request as the funding for the design stage of the project does not fit the criteria of the program and recommend the Homestake Opera House reapply in the next fund cycle for something other than the design of the fire suppression system. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

e. Structural Engineering Services Contract

Mr. Kuchenbecker stated this is our annual contract to have a structural engineer on retainer. Every five years or so we do go out for an RFP. Albertson Engineering has been our structural engineer for retaining walls and several other projects in and around Deadwood which require their professional service. This has been in the amount of \$70,000.00 for the last few years. Staff recommends approval.

***It was moved by Commissioner Weber and seconded by Commissioner Posey to recommend to the City Commission to sign a contract for 2022 with Albertson Engineering for professional services for the retaining wall program and other structural engineering projects in an amount not exceed \$70,000.00 from the HP Professional Services budget. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

## 7. New Matters Before the Deadwood Historic District Commission

- a. COA 220045 - Black Hills Post 5969 VFW - 10 Pine Street - Repair Exterior/Paint

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 10 Pine Street, a contributing structure located in the Deadwood City Planning Unit constructed in 1935. The applicant is requesting permission to repair major cracks and broken joints on brick work. Tuck point joints with mortar. Repair stucco cracks on second story. Install two push piers on northeast corner of building to lift and stabilize brick from moving again. Clean and paint exterior of building after repairs are made. The applicant has also applied for the Not-For-Profit Grant Program. 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 local Historic District, the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

***It was moved by Commissioner Posey and seconded by Commissioner Carmody 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. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

- b. COA 220047 - Tami Goembel - 651 1/2 Main Street - Repair Fire Damage on Rear of Exterior

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 651 1/2 Main Street, a contributing structure located in the Deadwood City Planning Unit circa 1881/1896. The applicant is requesting permission to make repairs to the rear of the structure due to damages caused by a fire which started next door. Plans are to build cover door over fan, seal up window opening and paint, replace back porch with wood composite deck, replace back door and power wash and paint exterior. The wooden awning will not be replaced. 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 local Historic District, the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

***It was moved by Commissioner Posey and seconded by Commissioner Carmody 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. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

## 8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 220046 – Tessa & Jesse Allen – 160 Charles – Replace Front Deck

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 160 Charles Street, a contributing structure located in the

Cleveland Planning Unit circa 1895. The applicant is requesting permission to replace the existing front deck which is the primary entrance into the home. The current deck is unsafe and falling apart. The new deck will be no wider than the first landing (10') out from the structure and 16' long on the left side of the structure above the lower-level windows. The deck will be constructed of wood and will have railing. In researching this property, the Sanborn Fire Insurance maps do not provide the original configuration of the front steps. The maps do show an open porch to the right side of the main floor. While it is doubtful the front stoop or steps did not follow the configuration of the proposed work, it is unknown and generally accepted that the current configuration is probably not original to the resource. The proposed work and changes encroach upon but does not damage or destroy a historic resource. It may have an adverse effect on the character of the building but will not have an overall adverse effect on the character of the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

***It was moved by Commissioner Posey and seconded by Commissioner Weber to continue this Project Approval to a future meeting. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

#### **9. Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)

#### **10. Staff Report**

(Items considered but no action will be taken at this time.)

Mr. Kuchenbecker stated Dale, Susan, Tony, Leo, Bonny and I attended the CLG meeting in Rapid City. We had the opportunity to meet with CLG's from across the state. There were approximately 35 attendees and it was very good networking. Great to hear what Brookings, Huron, Mitchell, Sioux Falls, Pierre, Ft. Pierre, and Rapid City challenges, pains and success stories their communities are having.

Had Design Committee meeting yesterday. Lot's going on with that. We have several Main Street Initiative meetings coming up with Economic Restructuring next week, MSI meeting as well. Staff is as busy as can be with all sorts of things. With Tom Kruzel's resignation, we have been doing some restructuring within the office. I'm more engaged with the public facilities working very close with Bob. We are trying to track the projects in greater detail to better understand where we are at with those projects which have been out there for some time and not completed and others we know need to be on the to do list. There has been a lot of internal planning which has been good.

- a. Permission for Mike Runge to attend Dakota Conference in Sioux Falls on April 28-29, 2022

Mike Runge requested permission to attend the Dakota Conference at Augustana University in Sioux Falls on April 28-29, 2022.

***It was moved by Commissioner Weber and seconded by Commissioner Carmody to allow the City Archivist to travel to travel and attend the Dakota Conference at Augustana University on April 28-29, 2022.***

***Funding for this trip will come out of the City Archives travel budget. Voting Yea: Berg, Posey, Carmody, Diede, Weber, Williams***

**11. Committee Reports**

(Items considered but no action will be taken at this time.)

Commissioner Diede reported he attended the Design Committee meeting and also the Chamber Board of Directors meeting.

Commissioner Carmody presented Kevin with two awards from True West Magazine. Deadwood was voted Best Old West Gunfighter Town for 2022 and Best Town for Historic Entertainment.

**12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 5:55 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary*