



# Historic Preservation Commission Meeting Minutes

Tuesday, November 23, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call Meeting to Order

A quorum present, Vice-Chairman Posey called the Deadwood Historic Preservation Commission meeting to order on November 23, 2021 at 5:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Vice Chair Bev Posey

HP Commission 2nd Vice Chair Robin Carmody

HP Commissioner Leo Diede

HP Commissioner Tony Williams

ABSENT

HP Commission Chair Dale Berg

HP Commissioner Trevor Santochi

HP Commissioner Jill Weber

City Commissioner Charlie Struble Mook

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

## 3. Approval of Minutes

- a. Approval of November 10, 2021 Minutes

***It was moved by Commissioner Diede and seconded by Commissioner Williams to approve the minutes of the November 10, 2021 meeting. Voting Yea: Carmody, Williams, Posey, Diede***

## 4. Voucher Approvals

- a. HP Operating Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Diede to approve the operating vouchers in the amount of \$163,250.76. Voting Yea: Carmody, Williams, Posey, Diede***

- b. HP Revolving Vouchers

***It was moved by Commissioner Williams and seconded by Commissioner Carmody to approve the HP Revolving Vouchers in the amount of \$102,938.50. Voting Yea: Carmody, Williams, Posey, Diede***

## 5. HP Programs and Revolving Loan Program

### a. Revolving Loan Program Requests

Daniel & Shaunna Sjomeling - 405 Williams - 2 Loan Extension Requests/Life Safety/Preservation

Joseph Gasper & Sherree Rich - 40 Jefferson - 2 Loan Extension Requests/Retaining Wall

***It was moved by Commissioner Diede and seconded by Commission Williams to approve the loan requests for Daniel and Shaunna Sjomeling, 405 Williams, two loan extension requests/life safety/preservation - Final Extension; Joseph Gasper and Sheree Rich, 40 Jefferson, two loan extension requests/retaining wall.***

### b. Historic Preservation Grant Program Applications

Pamela & Michael Messa - 15 Washington St. - Wood Windows & Doors Program

Aaron Sternhagen - 318 Williams St. - Foundation Program

Michael Trucano - 908 Main St. - Elderly Resident Program

***It was moved by Commissioner Williams and seconded by Commissioner Carmody to approve the Historic Preservation Grant Program Applications for Pamela and Michael Messa, 15 Washington, Wood Windows and Doors Program; Aaron Sternhagen, 318 Williams, Foundation program; Michael Trucano, 908 Main, Elderly Resident Program. Voting Yea: Carmody, Williams, Posey,***

## 6. Old or General Business

### a. Request to purchase new copier from Century Business in the amount of \$10,150.00 to be paid from the 2022 HP machinery/equipment line item.

Mr. Kuchenbecker stated staff is requesting permission to purchase a new copier. The current copier was purchased in 2010 and parts are no longer available. We have a quote from Century Business Products for \$10,150.00. This is budgeted in the 2022 HP machinery/equipment line item. Commissioner Carmody asked what will happen with the old copier. Mr. Kuchenbecker stated the scanning portion of the copier still works so it will go to the archive department as they need a scanner. It will be used as long as it can. ***It was moved by Commissioner Diede and seconded by Commissioner Carmody to recommend to the City Commission to purchase the Kyocera TASKalfa 4550ci copier from Century Business Products in the amount not to exceed \$10,150.00 to be paid out of the 2022 HP machinery/equipment line item. Voting Yea: Carmody, Williams, Posey, Diede***

### b. Permission to conduct 2022 Architectural Survey for the Deadwood National Historic Landmark District at a cost not to exceed \$25,000.00 with half of the funding from the State Historic Preservation Office.

Mr. Kuchenbecker stated we were approached by SHPO to update the 1993 Deadwood architectural and historical survey of structures within the Deadwood National Historic Landmark District. In 2008 the Commission conducted a

photographic update of the resources. SHPO will manage the project and split the cost with information being officially submitted to the Department of Interior's National Park Service. The estimated cost is \$25,000 and this cost would be split 50/50 making our contribution \$12,500. This will hopefully also address the period of significance. It will be conducted by SHPO with City staff assisting. ***It was moved by Commissioner Diede and seconded by Commissioner Williams to recommend to the City Commission to split the cost with SHPO to conduct an architectural survey of Deadwood in an amount not to exceed \$12,500 to be paid from the 2022 Professional Services line item. Voting Yea: Carmody, Williams, Posey, Diede***

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

- a. COA 210230 - David Barth - 628 Main St. - Replace back wall

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. The applicant is requesting permission to replace the exterior rear wall. This is the rear of the resource which was a storefront for Broadway at one time. 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. Commissioner Posey stated shouldn't this be a wooden door. Mr. Kuchenbecker stated this is not a primary entrance so it will not be required. Mr. Williams stated as long as the wall is in the same location and they use comparable brick he would be ok with the project. ***It was moved by Commissioner Williams and seconded by Commissioner Diede 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 contingent upon the wall remaining in the same location and comprible brick is used. Voting Yea: Carmody, Williams, Posey, Diede***

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

- a. PA 210223 - Pamela & Michael Massa -15 Washington - Replace Porch Windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 15 Washington St., a Contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to replace the first and second level porch windows with wood Pella windows. The applicant is applying for the windows program. Currently the porch windows are metal storm windows and the owners plan to install the appropriate wood windows The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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 Commissioner Diede and seconded by Commissioner 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. Voting Yea: Carmody, Williams, Posey, Diede***

- b. PA 210224 - Michael Trucano - 908 Main St. - Repair Concrete Stairs

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 908 Main St., a Contributing structure located in the Upper Main Planning Unit in the City of Deadwood. The applicant is requesting permission to replace twelve concrete steps near main street and seven concrete steps at the front door. The applicant is applying for the Elderly Resident 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 State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commission Williams and seconded by Commissioner 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 project approval. Voting Yea: Carmody, Williams, Posey, Diede***

- c. PA 210228 - Sean and Tiffany Byrne - 20 Denver - Repair gutters/foundation/siding, restore/replace windows, enlarge stoop

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 20 Denver Ave., a Contributing structure located in the City Creek Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the gutters and down spouts, restore the wood windows that have been painted shut, install glass windows to the exterior porch, replace front door with wood dutch doors and a wood storm door. Replace current metal storm windows with wood storms. Repair and mitigate the foundation and repair siding and paint. Enlarge the front stoop to accommodate the ability to open the door without having to step back down the stairs to open the door. The size will be no larger than 3' x 4' with two steps on either side. The applicant was submitted into the Vacant Home Program in October 2020. They are currently working with Neighborworks to complete the loan paperwork. Next Spring, they plan to apply for the rest of the programs. 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 Commissioner Diede and seconded by Commissioner 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. Voting Yea: Carmody, Williams, Posey, Diede***

- d. PA 210229 - Aaron Sternhagen - 318 Williams - Repair Foundation

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 318 Williams St., a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the stack stone foundation. The applicant is applying for the Foundation 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 State and National Register Historic Districts or the Deadwood National Historic Landmark District. Discussion was held on using red slate rock veneer against the foundation. Mr. Kuchenbecker stated a stacked stone would be more appropriate. ***It was moved by Mr. Williams 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 project approval contingent upon proper stone being used on the foundation. Voting Yea: Carmody, Williams, Posey, Diede***

**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.)

- a. City Archives Monthly Report

Mr. Kuchenbecker stated a report from Mike Runge is included in your packet.

Fassbender and DHI are entering into a stewardship to oversee the Fassbender collection.

HP and DHI are working on a new exhibit in the Americana location of the Adam's Museum which will display items from archeological digs on lower main. They will consist of the flume and windless mine. DHI board is excited about this adventure.

The Deadwood-Lead Economic Development Corporation will be holding their annual meeting on December 7, 2021, 8:30 a.m. to 9:30 a.m. at the Lodge at Deadwood.

If you would like to go to the 2022 Tourism Conference please let Bonny or Cindy know.

**11. Committee Reports**

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

Commissioner Posey requested staff deliver kudos to Bob Jr. and crew for work behind the Recreation Center.

## **12. Adjournment**

The Historic Preservation Commission Meeting adjourned at 5:31 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

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