



Historic Preservation Commission Meeting Minutes

Wednesday, February 08, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on February 8, 2023 at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey

HP Commission Vice Chair Leo Diede

HP Commission 2nd Vice Chair Robin Carmody

HP Commissioner Trevor Santochi

HP Commissioner Jill Weber

HP Commissioner Vicki Dar

City Commissioner Charlie Struble

ABSENT

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Mike Walker, NeighborWorks Director

Susan Trucano, NeighborWorks

3. Approval of Minutes

a. Minutes of 1/25/23 Meeting

Commissioner Diede stated under case 230008 second paragraph 7th line down the word "loan" should be "load" and under item 4. c. add a space after Dar in the motion. ***It was moved by Commissioner Diede and seconded by Commissioner Carmody to approve the corrected Minutes of January 25, 2023. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the HP Operating Vouchers in the amount of \$35,180.35. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.

- b. HP Revolving Vouchers 2022

It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the HP Revolving Vouchers in the amount of \$129.00. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.

- c. HP Revolving Voucher 2023

It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the HP Revolving Vouchers in the amount of \$3,835.25. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.

5. HP Programs and Revolving Loan Program

- a. Neighborworks Dakota Home Resources Annual Report for 2022 - Mike Walker

Susan Trucano with Neighborworks Dakota Home Resources presented the 2022 annual report.

- b. Accept 51, 53, & 55 Sherman Street into the Ghost Mural Easement Program

Mr. Kuchenbecker stated KR Deadwood Sherman St. 2020 LLC has applied for the Historic Ghost Mural Easement Program for ghost murals located at 51, 53, 55 Sherman Street. This project will consist of one large interior mural, two wording murals on the south side of building three. We have received a quote from the artist already. The Loan Committee has reviewed this request and recommend accepting these murals into the program. ***It was moved by Commissioner Dar and seconded by Commissioner Diede to accept KR Deadwood Sherman St. 2020 LLC into the Historic Ghost Mural Easement Program for murals located at 51, 53 and 55 Sherman Street. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

- c. Elderly Resident Grant Request - Michael & Susan Guilbert - 14 Harrison Street

Mr. Kuchenbecker stated Michael and Susan Guilbert of 14 Harrison Street has applied for the Elderly Resident Grant Program to repair electrical. They had an emergency electrical repair in which blown-in insulation was touching live wires. This could have been a serious situation if not repaired immediately. Because of the emergency issue the work had to be done before the completion of the grant process. The grant will cover emergency repairs of \$1,443.30 and additional electrical work which will be between \$3,000.00 and \$3,500.00. The Loan Committee reviewed this request and recommend accepting them into the program. ***It was moved by Commissioner Weber and seconded by Commissioner Carmody to accept Michael and Susan Guilbert into the Elderly Resident Program for 14 Harrison Street. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

- d. Accept Danika McFarland, 37 Lincoln Avenue into the Vacant Home Program

Mr. Kuchenbecker stated Danika McFarland has recently acquired the property at 37 Lincoln Avenue. The applicant plans to restore the property using a variety of the Historic Preservation loan and grant programs. The Applicant is in the processes of preparing the required documentation needed to complete the application process and is still collecting quotes for the entire project. However, due to the three-month

requirement of the Vacant Home Program, staff is recommending acceptance of the applicant in the Vacant Home Program at this time. The remaining loan and grant requests will be presented upon submittal of pending documentation. ***It was moved by Commissioner Weber and seconded by Commissioner Dar to accept Danika McFarland into the Vacant Home Program for property located at 37 Lincoln Avenue. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

6. Old or General Business

a. 2023 Round 1 Outside of Deadwood Grant Request Approval

Mr. Kuchenbecker stated the Projects Committee reviewed the 2023 Round 1 Outside of Deadwood Grant applications. This round included eleven Outside of Deadwood Grant applications requesting a total of \$226,292.87. The Projects Committee closely reviewed the applications and have the following recommendations for grant approval. Bear Butte Creek Historical Preservation, \$10,000.00; City of Lennox Harney Hospital, \$10,000.00; Booth Society, \$5,000.00; Hot Springs Morris Grand Theatre, does not qualify; Lawrence County Historic Society, qualifies for publication fund; Mitchell Historic Society, does not qualify; SD Historical Society Foundation, needs stronger tie to Deadwood; Society of Black Hills Pioneers, incomplete; University of South Dakota, \$1,671.00; Vale Township, \$10,000.00 for phase 2; Verendrye Museum, does not qualify. Total funding request for Round 1 is \$36,671.00 with the remaining funds being used in Round 2. ***It was moved by Commissioner Weber and seconded by Commissioner Carmody to recommend to the City Commission approval of the 2023 Round 1 Outside of Deadwood Grants in the amount of \$36,671.00 with the remaining funds being used in Round 2. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

b. Permission to purchase the Shane Pollreisz Archival collection in the amount of \$21,950.00 to be paid from the 2023 Collections and Acquisitions line item.

Mr. Kuchenbecker stated in 2022 Shane Pollreisz approached the Historic Preservation Office about purchasing an assortment of archival documents, photographs, ephemera and municipal documents as related to the City of Deadwood, Seth Bullock, and other notable citizens of Deadwood. Peg Aplan was hired to conduct a fair market appraisal of the assemblage and submitted a report of the value of the property. Mr. Pollreisz was offered \$21,950.00 for the documents per the Aplan appraisal report and he accepted the offer. Mr. Runge presented some of these items during the meeting and informed commissioners on the importance of how this collection relates to our current collection. ***It was moved by Commissioner Dar and seconded by Commissioner Carmody to recommend to the City Commission to purchase the Shane Pollreisz collection of Historic Deadwood documents in the amount of \$21,950.00 to be paid out of the 2023 HPC Collections and Acquisitions line item. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

- c. Loan Agreement 2023-001 with Satsuma Public Library, Satsuma, Alabama
- Mr. Kuchenbecker stated the City Archives is asking permission to loan the City's Hickok traveling exhibit to the Satsuma Public Library in Satsuma, Alabama from March 1, 2023 to April 30, 2023. The Satsuma Public Library will pay for the shipping to and from their library. ***It was moved by Commissioner Weber and seconded by Commissioner Dar to recommend to the City Commission the approval to grant Satsuma Public Library in Satsuma, Alabama permission to use the City's traveling Hickok exhibit for the exhibition, from March 1, 2023 to April 30, 2023. The Satsuma Library will be responsible for insurance and postage for this loan. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***
- d. Permission for the HPC Chair to sign purchase agreement for the Fuller Brothers property in the amount of \$675,000 to protect the viewshed within the National Historic Landmark and to create non-motorized recreational trails. Fuller Brothers LLC will donate \$120,000 back to the City of Deadwood for the trails project.
- Mr. Kuchenbecker stated the Historic Preservation Commission continues to work towards preserving and protecting the viewshed of the Deadwood National Historic Landmark District. A great example is the McGovern Hill conservation easement granted to the City of Deadwood in 2021. The Historic Preservation Commission has been presented with an opportunity to protect the viewshed above the library. The property is owned by Fuller Brothers LLC and consists of about 88 acres. Historic Preservation has been in discussion with the Fuller Brothers to purchase and develop this area as a non-motorized trail system for use by the general public along with preserving and protecting the viewshed of the Deadwood National Historic Landmark District. Staff is recommending the Historic Preservation Chair sign a purchase agreement for the Fuller Brothers property in the amount of \$675,000.00 to protect the viewshed within the National Historic Landmark and to create non-motorized recreational trails. Fuller Brothers LLC will donate \$120,000.00 back to the City of Deadwood for the trails project. ***It was moved by Commissioner Santochi and seconded by Commissioner Diede to recommend to the City Commission for the Historic Preservation Chair sign a purchase agreement for the Fuller Brothers property in the amount of \$675,000.00 to protect the viewshed within the National Historic Landmark and to create non-motorized recreational trails. Fuller Brothers LLC will donate \$120,000.00 back to the City of Deadwood for the trails project. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***
- e. Funding request for the continuation of the Carriage Maintenance Project in the amount of \$4,000.000 to be paid from 2023 Public Education line item.
- Mr. Kuchenbecker stated in 2022 the Historic Preservation Commission approved financial support to assist in maintaining and repairing carriages in the historic collection for the Days of 76 Rodeo. Maintenance to these historic carriages continues to be an ongoing process. We have been approached again by the Days of 76 and Deadwood History Inc. for financial support to assist in maintaining and repairing various carriages in the historic collection. The estimated cost is \$12,000.00 and the expenses would be split between the Historic Preservation

Commission, Days of 76, and Deadwood History Inc. ***It was moved by Commissioner Santochi and seconded by Commissioner Dar to recommend to the City Commission to approve the carriage maintenance project for an amount not to exceed \$4,000.00 to be paid out of the Public Education line item. Voting Yea: Posey, Diede, Carmody, Santochi, Dar, Weber.***

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

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. Christ Church Episcopal - Outside-of-Deadwood Grant - Black Hills Pioneer Article

We did a plaque presentation at the Christ Church Episcopal. Beautiful window project. They have received several grants over the years. We even had the pipe organ played for us. A copy of the Black Hills Pioneer article is included in your packet.

b. January Archives Monthly Report

The Archives monthly report is included in your packet. A lot of things going on in Mike's department.

Mr. Runge has located another conservator in Denver to repair the Poker Alice painting frame. We were able to get it done for \$2,400.00. That was under the amount that needed approval so we went ahead and did it.

The touch screens are up and running. This was a joint project with all city staff.

Mr. Runge has been working on the translation of the hebrew fragments.

We took some of our traveling exhibits to Pierre for Legislative Day.

We will have our third meeting of the Short Term Task Force next week. We will be setting policy and review goals as it relates to our values of Deadwood, comparing this to our ordinances and making recommendations. This is a diverse group.

Kevin was in Pierre this morning and met with the South Dakota Housing Authority. Working on funding programs for our infrastructure as it affects our new developments.

11. Committee Reports

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

Commissioner Dar stated at the Promotion Committee the Wine and Chocolate event is coming up the week after next. They are about a third of the way through ticket sales. Her and Commissioner Santochi will be doing registration. The plant swap is coming up in May. Talked about how we can improve it and maybe do a farmer's market.

Commissioner Carmody said she made all the badges for the Wine and Chocolate stroll. Mardi Gras is this weekend.

Commissioner Posey said the parking survey is available. Mr. Kuchenbecker stated the parking consultants have been conducting listening sessions. They will be conducting one with the HP & P&Z Commissions on Wednesday at 3:00 p.m. in the Century Room.

12. Adjournment

Adjournment

The Historic Preservation Commission Meeting adjourned at 4:57 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Program Coordinator