



Historic Preservation Commission Meeting Minutes

Wednesday, February 14, 2024 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 14, 2024, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey
HP Commissioner Vice Chair Leo Diede
HP Commission 2nd Vice Chair Robin Carmody
HP Commissioner Trevor Santochi
HP Commissioner Vicki Dar
HP Commissioner Tony Williams

ABSENT

HP Commissioner Molly Brown
City Commissioner Charlie Struble-Mook

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Director
Bonny Anfinson, Historic Preservation Coordinator
Amy Greba, Administrative Assistant
Susan Trucano, Neighborworks

3. Approval of Minutes

- a. Minutes of January 24, 2024 Meeting

It was moved by Commissioner Diede and seconded by Commissioner Dar to approve the minutes of the January 24, 2024, meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

4. Voucher Approvals

- a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Santochi to approve the HP Operating Vouchers in the amount of \$19,642.58. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

- b. HP Grant Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Santochi to approve the HP Grant Vouchers in the amount of \$583.60. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

- c. HP Revolving Vouchers

It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the HP Revolving Vouchers in the amount of \$4,409.32. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

5. HP Programs and Revolving Loan Program

- a. Shirlene Joseph - 771 Main Street - Increase Grant Amount for Elderly Resident Grant

Mrs. Anfinson stated Shirlene Joseph, 771 Main St., received an Elderly Resident Grant for emergency repairs to the furnace on January 10, 2024. When submitting the application only one invoice was submitted totaling \$749.82 so the grant was issued for this amount. Since the approval Shirlene has presented two more bills associated with the emergency repair. Electrical issue with the furnace for \$400.00 and a plumbing issue for \$183.60. The plumber also recommends re-routing a floor drain for an estimated cost of \$2,469.62. These additional expenses will increase the grant to \$3,799.44.

The Loan Committee reviewed this request and recommended increasing the Elderly Resident Grant to \$3,799.44.

It was moved by Commissioner Santochi and seconded by Commissioner Carmody to increase the Elderly Resident Grant for Shirlene Joseph, 771 Main Street, to \$3,799.44. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

- b. Revolving Loan Request

Tim Coomes - 55 Taylor - Request to forgive a loan

Mrs. Trucano stated the following Historic Preservation Loan Request(s) were reviewed by NeighborWorks and the Historic Preservation Loan Committee. The Loan Committee's recommendations follow each loan request. The borrower is requesting approval to forgive a Forgivable "Siding" loan. This loan request was reviewed by Loan Committee: favorable comments were received with recommendations to approve the request as presented.

It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the request to forgive the siding loan for Tim Coomes, 55 Taylor Street. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

6. Old or General Business

- a. 2023 Annual Loan Report from Neighborworks Dakota Home Resources - Susan Trucano

Mrs. Trucano read through Neighborworks 2023 Loan Report. Commissioner Diede requested clarification of total shown on page 14. Mrs. Trucano stated that is the total amount of loans that are currently active.

- b. Outside of Deadwood Grant recommendation and consideration for 2024 Round One.

Mrs. Anfinson shared that the City received 10 Outside of Deadwood grant requests. Committee reviewed on January 2, 2024 and approved 8 grants, totaling \$46,500, for consideration by HP Commission and City Commission.

It was moved by Commissioner Dar and seconded by Commissioner Diede to recommend to the City Commission approval of the Outside of Deadwood grant applications reviewed and recommended by committee. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

- c. Recommend approval for hiring Albertson Engineering for Professional Services in the amount not to exceed \$75,000.00 to be paid out of Professional Services Line Item.

Mr. Kuchenbecker stated Historic Preservation is requesting approval to hire Albertson Engineering for Professional Services on annual contract.

It was moved by Commissioner Santochi and seconded by Commissioner Carmody to recommend to the City Commission approval to hire Albertson Engineering for Professional Services in amount not to exceed \$75,000 to be paid out of Professional Services Line Item. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

- d. Request from Deadwood Arts Committee for 2024 funding for the creation of a Seth Bullock statue.

Mr. Kuchenbecker requested approval of the final portion of Deadwood Historic Preservation Commission's 2024 commitment to the Deadwood Arts Committee in the amount of \$5,000.00 for the creation of a Seth Bullock statue. He stated the sculptor was born in Deadwood and now resides in Florida. The sculptor was furnished with photographs from the city archives.

It was moved by Commissioner Dar and seconded by Commissioner Williams to recommend to the City Commission to approve the final portion of Deadwood Historic Preservation Commission's 2024 commitment to the Deadwood Arts Committee in the amount of \$5,000.00 for a total of \$25,000.00 for the creation of a Seth Bullock statue as budgeted. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 240013 - Carson and Paxton Witt - 63 Stewart - Replace window sashes

Mr. Kuchenbecker stated the applicant has submitted an application for work at 63 Stewart St., a contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

The applicant is requesting permission to replace window sashes with Fibrex double hung window sashes. This will not change exterior trim. Fibrex is renewal by Andersen's wood based composite window frame. This will not change exterior look.

Staff does not endorse, nor has it witnessed the Fibrex by Anderson windows installed as part of a contributing resource; therefore, is hesitant in providing a

recommendation on the effect of said historic resource. Staff has reached out to the State Historic Preservation office to seek input.

The proposed work and changes may encroach upon, damage, or destroy a historic resource and may have an adverse effect on the character of the building but may not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Mr. Kuchenbecker stated SHPO has concerns with the proposed replacement as it is not in kind and recommend attempts be made to repair the historic windows. Ray Rice, vendor for Renewal by Anderson, is here and can answer any questions the Commission might have.

It was moved by Commissioner Dar and seconded by Commissioner Santochi based upon all the evidence presented, I move to make a finding 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. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

It was moved by Commissioner Williams and seconded by Commissioner Dar based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, I find that the project is adverse to Deadwood and move to deny the project as presented. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

9. Items from Citizens not on Agenda

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

Deadwood resident joined meeting and thanked commission and city staff for all they do. He moved to Deadwood in November and said it is the greatest place he's ever lived in. He has resided in Austin and all over the country. The past three months have been the happiest. Commission expressed their thanks for the new resident coming and sharing his story with them.

10. Staff Report

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

a. 2024 CLG Conference - May 22-24, 2024 - Sioux Falls, SD.

Mr. Kuchenbecker stated the 2024 CLG (Certified Local Government) Conference is scheduled for May 22-24, 2024, in Sioux Falls, SD. If any commissioners would like to attend, let HP staff know. Mileage, meals and lodging will be covered by HP funds.

Design Committee meeting met on Tuesday, Feb. 13. Reviewed 2023 accomplishments and listed projects planned for 2024.

Preservation Thursday is tomorrow at HARCC. Mike Runge will be presenting on Chinatown. Bonny has posted a public meeting notice, so all commissioners are invited to attend, if they would like.

FEMA project is continuing remarkably well. The weather has helped tremendously with the progress of all aspects.

CLOMR letters have been sent out and newspaper article will run in Black Hills Pioneer on 2/17 and 2/23/24. This notifies residents of change in floodplain.

Will be accepting bids on 74 Van Buren & 10 Denver Retaining Wall projects.

Nearing completion of work on the design of the replacement of Whitewood Creek Boardwalk.

Met with GFP and City of Spearfish regarding Hydro II located in Spearfish Canyon.

Travelled to Pierre and testified as opponent to HB 1149, which would prohibit municipalities from regulating short term rentals. The bill was successfully killed.

Two Bit Originals, Mr. Kuchenbecker's business, has approximately 180 pcs of antique prism glass that he would like to sell to the City for use in future restoration projects. Asking price is \$1,400. HP Commissioners gave a thumbs up on purchasing the glass. Mr. Kuchenbecker will take to City Commissioner for final approval.

11. Committee Reports

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

Commissioner Dar shared that she's pleased the Farmer's Market has found a "home" with Main Street Initiative.

Commissioner Santochi reminded everyone that this weekend is the Chocolate, Wine & Cheese Stroll. The event is sold out so there should be a good turnout. He also shared that the 2 new trails have been named: One will be Presidential Trail and the other will be Whiterocks Trail.

12. Adjournment

It was moved by Commissioner Santochi and seconded by Commissioner Diede to adjourn the HP Commission meeting. Voting Yea: Carmody, Williams, Santochi, Posey, Diede, Dar.

The HP Commission meeting adjourned at 4:47 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant