



Historic Preservation Commission Minutes

Wednesday, June 26, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on June 26, 2024, at 4:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Vicki Dar

HP Commission 2nd Vice Chair Trevor Santochi

HP Commissioner Tony Williams

HP Commissioner Anita Knipper

HP Commissioner Jesse Allen

HP Commissioner Molly Brown

City Commissioner Blake Joseph

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Historic Preservation Coordinator

Amy Greba, Administrative Assistant

Susan Trucano, Neighborworks

3. Approval of Minutes

a. Minutes from 06/12/24 meeting

It was motioned by Commissioner Santochi and seconded by Commissioner Williams to approve minutes of the June 12, 2024, meeting. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

4. Voucher Approvals

a. HP Operating Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Operating Vouchers in the amount of \$277,095.64. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

b. HP Grant Vouchers

It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Grant Vouchers in the amount of

\$32,576.50. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- c. HP Revolving Vouchers

It was motioned by Commissioner Santochi and seconded by Commissioner Dar to approve HP Revolving Vouchers in the amount of \$4,598.65. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Sean and Tiffany Byrne - 20 Denver - Extension Request

Danika McFarland - 37 Lincoln - Extension Request

It was moved by Commissioner Dar and Seconded by Commission Williams to approve loan extensions for Sean and Tiffany Byrne - 20 Denver and Danika McFarland – 37 Lincoln. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

6. Old or General Business

- a. Recommendation to place Conservation Easements on eleven (11) undeveloped properties owned by the City of Deadwood and/or Deadwood Historic Preservation Commission to prevent future development and/or alterations that would encroach upon, damage, or destroy the Deadwood National Historic Landmark District.

Over the past two decades, the City of Deadwood and Deadwood Historic Preservation Commission has acquired a variety of parcels to protect the hillside environs surrounding the Deadwood National Historic Landmark District.

The conservation of eleven (11) properties, owned by the City of Deadwood and/or Deadwood Historic Preservation Commission, yield significant benefits to the public by protecting the cultural, historical, archaeological, natural, scenic, and recreational values of the properties. Further, the conservation of the properties will keep them free from new structures, alterations or changes that would encroach upon, damage, or destroy the historic properties within and surrounding the Deadwood National Historic Landmark District.

The conservation of the properties, subject to the terms of a Conservation Easement, will yield significant benefits to the public by protecting the properties in perpetuity.

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to recommend approval of Conservation Easements on the eleven (11) undeveloped properties owned by the City of Deadwood. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- b. Permission to purchase four outdoor interpretive panels from Pannier Graphics at a cost not to exceed \$3,400.00 (to be paid from HP Public Education).

Mr. Runge stated The City of Deadwood Archives is requesting permission to purchase four (4) outdoor interpretive panels from Pannier Graphics of Gibsonia, PA

to be placed throughout Deadwood Gulch as part of Deadwood's Historic Walking Tour.

As part of this quote, the Historic Preservation Office would like to update and add the following panels to the downtown walking tour:

- 18 x 24" First Baptist Church, 110 Sherman Steet, single pedestal.
- 18 x 24" Serving the Black Hills, Outlaw Square, wall mount.
- 18 x 24" Deadwood Changing, Outlaw Square, single pedestal.
- 24 x 36" Deadwood Formation, Deadwood Welcome Center, double pedestal.

It was motioned by Commissioner Dar and seconded by Commissioner Santochi to purchase four outdoor interpretive panels from Pannier Graphics at a cost not to exceed \$3,400.00 to be paid out of Public Education. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- c. Consider recommendation for proposed changes to the Upper Floor Revitalization Program.

Mr. Kuchenbecker stated in an effort to spur revitalization and usage of upper floors on Main Street, the Historic Preservation Commission created a revolving loan for upper floor rehabilitation on structures in the local historic district in 2018. The program was set up as a 0% three-year loan with a maximum amount of \$250,000 per resource. There have been a couple of businesses who have utilized this program; however, there is an opinion it has been underutilized due to the rise of construction costs and additional requirements for commercial properties to install required sprinkler systems.

The Loan Committee discussed changes to the revolving loan to a square foot allowance to better support the larger structures on Historic Main Street. The recommendation is to change the loan to a five-year loan with the first three years at 0% and the fourth and fifth year be a 3% interest rate. The loan amount will be \$100 per square foot of floor space capped at \$500,000 maximum.

The Loan Committee has reviewed this request and recommends approval.

It was motioned by Commissioner Knipper and seconded by Commissioner Dar to the change the revolving loan for upper floor development to a square foot allowance to better support the larger structures on Historic Main Street and change the loan to a five-year loan with the first three years at 0% and the fourth and fifth year be at 3% interest rate. The loan amount will be \$100 per square foot of floor space, capped at \$500,000 maximum loan to qualified borrowers. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- d. Consider recommendation to establish procedures for Satisfaction of Historic Preservation Grants.

Mr. Kuchenbecker stated that upon approval and acceptance of the grant program, an agreement is recorded at the County Register of Deeds. If the property is sold or

the owner refinances, this agreement will show up during the title search. Title Companies and banks request the grant be satisfied so there will be a clear title. Currently, when satisfying a grant there is no procedure, but staff has been taking the requests to Loan Committee and then to Historic Preservation Commission for approval. This is a long and timely process, and it has been difficult to meet closing dates so much of the time the approval is after the fact.

Staff is requesting a procedure be put into place so satisfaction of grants can be done quickly without needing Historic Preservation Commission approval. The satisfaction does not release the owner or new owner from maintaining the structure to the Minimum Maintenance Standards or to allow the property to deteriorate to a point of demolition by neglect. The satisfaction only releases the grant dollar amount associated with the agreement.

It was motioned by Commissioner Santochi and seconded by Commissioner Williams to establish a procedure to give the authority of preparing and approving grant satisfactions for title companies and banks to the Historic Preservation Officer or his/her designee. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- e. Consider recommendation to increase Interest Rates for Historic Preservation Loan Programs.

Mr. Kuchenbecker stated Residential Mortgage interest rates have increased dramatically since November of 2022. Currently, the prime interest rate is 8.5% from 7.00% in November of 2022, when we last changed interest rates. The Historic Preservation loan interest rates have remained at 3-5% during this same period.

The Loan Committee is recommending increasing the interest rates as follows:

- Increase the interest rate from 4% to 5% for Owner Occupied properties
- Increase the interest rate from 5% to 6% for NON-Owner-Occupied properties
- Increase the interest rate from 5% to 6% for Commercial properties

The Loan Committee has reviewed this request and recommend approval.

It was motioned by Commissioner Brown and seconded by Commissioner Dar to increase the interest rate to 5% for owner occupied properties; 6% for non-owner-occupied properties; 6% for commercial properties. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- f. Consider recommendation for changes to Retaining Wall Program

Mr. Kuchenbecker stated the current procedure for the forgivable portion of the retaining wall loan program has created a negative effect on our property owners in being able to access equity on these properties. The forgivable portion of the program is the city portion of the retaining wall costs from the Historic Preservation's annual operating budget. If the property is refinanced or sold within 10 years a prorated portion is paid back to the city. Changing this portion of the loan to a grant would help remedy the issue to our residential property owners. The recapture clause on a grant is the same as the revolving loan. The Loan Committee

and staff has reviewed this process and recommend approval for this alteration to the retaining wall program.

It was motioned by Commissioner Allen and seconded by Commissioner Williams to change the revolving loan portion of the retaining wall program to a grant with recapture clause. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- g. Recommend awarding 2024 Round 2 Outside of Deadwood Grants

Mrs. Anfinson state that on June 20, 2024, the Projects Committee reviewed the 2024 Round 2 Outside of Deadwood Grant applications. This round included six (6) Outside of Deadwood Grant applications for a project total of \$182,616.95 which included requests from the program of \$53,080.00.

The budget for 2024 is set at \$100,000.00 with two funding cycles, January and June of each year. Round 2 budget is set at \$50,000.00. The Projects Committee closely reviewed the applications and made the following recommendations for grant approval. The table lists the applicant, project, location and amount for six grants totaling \$50,000.00.

It was motioned by Commissioner Brown and seconded by Commissioner Williams to recommend to the City Commission to approve the 2024 Round 2 Outside of Deadwood Grants in the amount of \$50,000.00. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

- h. Nugget Saloon, LLC - Historic Façade Program - Expand Scope of Work

The Nugget Saloon LLC was entered into the Façade Program in November of 2015. As per the program guidelines the project was approved for \$40,800.00 with a cap of \$75,000.00. The applicant now wishes to continue the façade repairs using the remaining funds of the program. The cost of the proposed repairs will be \$15,665.10 and the reimbursable amount is 80% of the project cost for \$12,532.00. Currently there is \$34,200.00 remaining on this grant.

Staff has conducted a site visit to discuss the proposed scope of work and recommends approval of the additional funding request.

It was motioned by Commissioner Williams and seconded by Commissioner Allen to approve the Nugget Saloon LLC additional funding request for the façade repairs for cost totaling \$12,532.00. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

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

- a. COA 240103 - Nugget Saloon LLC - 606 Main - Exterior repairs to façade

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 606 MAIN ST, a contributing structure located in Deadwood City Planning Unit in the City of Deadwood.

The applicant is requesting permission to continue the repairs to the façade that were started in 2016 through the Façade Program. At that time, only the windows were completed. Plans are to install dark mirrored glass in the arched brick area

above the windows, repair and paint brick on upper half of building. Repair the Corbel in red color and paint the upper half of the building in dark grey.

Staff has met with the applicant and discussed possible additional work to bring back some of the proportions of the façade which would include the allusion of full storefront windows on the façade. The dark glass over the brick would improve the overall proportions of the lower façade; however, this glass should not be mirrored. Additionally, the façade, while repainting is appropriate since the brick is already painted, it is staff's opinion the color should still be a reddish brick color and the cornice should remain in the same color scheme.

With staff's recommendations above, 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, State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was motioned by Commissioner Dar and seconded by Commissioner Brown, based upon the guidance found in DCO 17.68.050 and following of staff recommendations, 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: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

b. COA 240100 - Joel Livengood - 732 Main - Replace siding on garage

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 732 Main Street, a non-contributing structure located in the Deadwood City Planning Unit in the City of Deadwood.

The applicant is requesting permission to install cedar siding to match the house. Paint with same colors as house.

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 or National Register Historic Districts or the Deadwood National Historic Landmark District.

It was motioned by Commissioner Knipper and seconded by Commissioner Santochi 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: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

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. Staff update on Adams House Museum - roof, porch repair and paint.
Mr. Kuchenbecker shared that he spoke with the Public Works Director and the department has been working with insurance company re: repairs to roof. Contractor from Denver is scheduled to be here early July. Porch repair, fascia, and other repairs are on the fall project list. As for lightbulbs, they were already ordered and were on the Public Works Director's desk.
- b. Check/Plaque Presentation Beal Cemetery July 1, 2024, 2:00 p.m. - leave at 1:00 p.m.
Mrs. Anfinson invited any member of the commission interested in attending the plaque presentation for the Beal Cemetery to be at City Hall by 1:00 pm.
- c. List of Historic Preservation Commission assignments to committees
Mr. Kuchenbecker stated the committee assignments have been finalized with minor adjustments following the previous meeting.
Mr. Kuchenbecker stated the city is busy with many projects.
Progress meetings took place for Whitewood Creek Trail construction, FEMA Phase 1, and Summit at Stage Run.
Pre-bid meeting for 85 Charles. Bids are due July 9th.
FEMA Project- Utility work on Water St. Ground needed for all the utilities is becoming a challenge. Trying to accommodate their needs while not losing our parking.
Retaining wall projects are progressing. 10 Denver has been poured. 33.5 Jackson and 458 Williams are finished. 74 Van Buren is nearing completion. Will collect bids on three more this summer. 5 Harrison progressing into fall.

11. **Committee Reports**

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

Commissioner Dar- Farmer's Market this Friday, 4-7pm. Had an amazing turnout last week.

Commissioner Allen- Deadwood Redemption went great last week. Deadwood Alive was busy and ran the stagecoach with extended hours. Trail cleanup was last Thursday. Cleaned from Welcome Center to Event Complex.

Commissioner Santochi shared that he's getting acclimated to new committee assignments.

Commissioner Diede commended Commissioner Dar on her hard work in organizing the Farmer's Market. The community and visitors are all enjoying the benefits of her efforts.

12. **Adjournment**

It was motioned by Commissioner Santochi and seconded by Commissioner Williams to adjourn the Historic Preservation Commission meeting. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.

The HP Commission meeting adjourned at 4:37 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Amy Greba, Administrative Assistant