



# Historic Preservation Commission Regular Meeting Minutes

Wednesday, July 10, 2024, at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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## 1. Call Meeting to Order

A quorum present, Commission Chair Diede called the Deadwood Historic Preservation Commission meeting to order on July 10, 2024, at 4:00 p.m.

## 2. Roll Call

PRESENT

HP Commission Chair Leo Diede

HP Commission Vice Chair Vicki Dar

HP Commission 2<sup>nd</sup> 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

Mike Walker, Neighborworks

## 3. Approval of Minutes

a. Minutes from 06/26/24 meeting

***It was motioned by Commissioner Santochi and seconded by Commissioner Williams to approve minutes of the June 26, 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 \$205,684.86. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.***

b. HP Grant Vouchers

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

***\$9,690.00. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.***

- c. HP Revolving Vouchers

***It was motioned by Commissioner Williams and seconded by Commissioner Santochi to approve HP Revolving Vouchers in the amount of \$3,120.00. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.***

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

- a. Aaron Sternhagen - 318 Williams St. - Request to Subordinate Loans

Following discussion and input from Mike Walker, Neighborworks, and the Branch President of First National Bank, the HP Commission decided to **approve** the request to subordinate the forgivable loan #HPRRWFE and **deny** the request to subordinate the payable loan #HPRRWPSTE.

***It was motioned by Commissioner Santochi and seconded by Commissioner Knipper to approve the request to subordinate the forgivable loan #HPRRWFE and deny the request to subordinate the payable loan #HPRRWPSTE. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.***

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

- a. Permission to enter into a professional services contract with Chamberlain Architects in the amount of \$3,500.00 for conceptual design services for a possible Deadwood Senior Center (to be paid by HP Professional Services).

Deadwood has a significant number of residents who qualify as senior citizens; however, there is currently no senior center for residents to meet, have events or socialize. This has been identified as an unfulfilled need for our community for many years.

The City of Deadwood has explored the possibility of adding an addition to the Deadwood Recreation and Aquatic Center as a multi-use facility which could act as a senior center; however, with the recent success of this facility, space would be minimal for such use.

The Deadwood Historic Preservation staff has had several meetings and site visits to discuss the future of the archival records and building associated with the Deadwood Granite and Marble Works business and location. Bruce and Mary Ann Oberlander currently own the building.

The archival records of the business are packed full of valuable insight and information associated with Deadwood and the Northern Black Hills. Discussion has centered around the possibility of this structure being a prime location for a Senior Center because of the easy access and parking.

Staff has reached out to Brad Burns of Chamberlin Architects for a site visit to develop a proposal for the preliminary programming, space layout and opinion of possible cost for a fixed fee of \$3,500.00. Additional discussions, planning and

budgeting would need to take place; however, it is essential to explore the potential programming and rehabilitation / construction costs associated with the project.

***It was motioned by Commissioner Dar and seconded by Commissioner Brown to recommend to the City Commission to hire Brad Burns with Chamberlin Architects to prepare preliminary programming, space layout, and opinion of cost for the consideration of a potential Senior Center, at 142 Sherman Street, for a cost of \$3,500.00, to be paid out of the HP Professional Services line item. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.***

- b. Permission to purchase a new laptop workstation, from Golden West Technologies, in the amount not to exceed \$3,600.00, for City Archives (to be paid out of 2024 Archives Budget).

The City of Deadwood Archives is requesting permission to purchase from Golden West Technologies a HP ZBook Studio G10 16" Mobile workstation. This will replace one of three laptops purchased by the City Archives in 2017.

At the present time, the City Archives laptop's hardware is aging out and is not compatible with current versions of Adobe Creative Cloud that is used daily.

Included in this memorandum is a quote and email discussing the current issues regarding why a new laptop would be a welcomed addition to the City Archives.

***It was motioned by Commissioner Brown and seconded by Commissioner Williams to recommend to the City Commission to allow the City Archives permission to purchase new laptop workstation, from Golden West Technologies, for the cost not to exceed \$3,600.00 (to be paid out of the 2024 City Archives budget). Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.***

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

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

- a. PA 240107 - Roger & Sharon Styer - 46 Wabash - Construct Storage Shed

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 46 Wabash St., a non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood.

The applicant is requesting permission to construct a stick storage shed 10x20, metal roof and siding, 2 windows, walk through door and a roll-up door.

Staff opinion is, as long as the shed matches materials and color 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 because it is not readily visible within the historic district.

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

- b. PA 240018 Danika McFarland - 37 Lincoln - Repair Foundation

Mr. Kuchenbecker stated the applicant has submitted an application for work at 37 Lincoln Ave., a contributing structure located in the Ingleside Planning Unit in the City of Deadwood.

The applicant is requesting permission to lift the house and install a concrete foundation. Excavate the land to create a basement and extend to the back of the lot where a garage will face Taylor Street. Install an egress window on the left side of the foundation wall. Remove the concrete retaining wall that has fallen on the right side of the house.

This project has been divided into phases. The first phase will consist of repairing the foundation. This project approval is for the first phase of the project. Before you are the preliminary plans for the entire project. Staff have conducted a site visit with the owner to review the proposed project. The owner will be required to conduct archeology during any dirt removal. 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 motioned by Commissioner Santochi and seconded by Commissioner Knipper 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: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.***

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

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

Mr. Kuchenbecker stated RCI would like to clean up the area, grade the hill back and seed road. The hill will have no flat spot at the bottom. James Rogers, RCI Construction, stated they would leave the road, as it is being used to bench the slope bottom, add topsoil for seeding. Mr. Kuchenbecker stated they want to keep moving to fix the scar. This will be better than leaving it as it is today. HP Commission is OK with verbal plans discussed so far but plans still need to be submitted for approval.

## **10. Staff Report**

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

- a. Budget Meeting set for 8:00 a.m. on August 20, 2024, to review 2025 Proposed Budget

Mr. Kuchenbecker shared the status of FEMA Whitewood Creek project. RCS Construction continues work along the creek, behind Comfort Inn.

Complete Concrete is working along Water Street, moving utilities underground. Several large pieces of metal were found, and the City Archives believes they are from historic stampmill which was located in that area.

Trails Committee Meeting with State Architect and SHPO regarding White Rocks Trail. Work on Fuller Brothers Trail begins next week.

10 Denver retaining wall is ready for stone veneer.

## **11. Committee Reports**

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

Commissioner Dar reminded everyone of Farmer's Market is on Friday from 4-7pm.

Commissioner Allen shared that Promotions Committee is considering changing Hops & Hogs event from 2 days to 1 day. Deadwood Alive is looking for Stagecoach rider to help visitors onto and off stagecoach.

- a. Executive Session for Legal Matters per SDCL1-25-2 (3) w/ possible action

***It was motioned by Commissioner Santochi and seconded by Commissioner Brown to move into Executive Session. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.***

HP Commission entered Executive Session at 4:51pm.

***It was motioned by Commissioner Santochi and seconded by Commissioner Brown to adjourn Executive Session. Voting Yea: Knipper, Williams, Santochi, Diede, Brown, Allen, Dar.***

HP Commission adjourned Executive Session at 4:55pm.

## **12. Adjournment**

The HP Commission meeting adjourned at 4:56 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Amy Greba, Administrative Assistant*