



Historic Preservation Commission Minutes

Wednesday, February 09, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Vice-Chairman Posey called the Deadwood Historic Preservation Commission meeting to order on February 9, 2022 at 5:00 p.m.

2. Roll Call

PRESENT

HP Commission Vice Chair Bev Posey
HP Commissioner Leo Diede
HP Commissioner Trevor Santochi
HP Commissioner Jill Weber
HP Commissioner Tony Williams

ABSENT

HP Commission Chair Dale Berg
HP Commission 2nd Vice Chair Robin Carmody
City Commissioner Charlie Mook

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Mike Walker, NeighborWorks Director

3. Approval of Minutes

- a. Approve Minutes of Special Meeting on January 26, 2022

It was moved by Commissioner Diede and seconded by Commissioner Williams to approve the HPC Minutes of January 26, 2022 Special Meeting. Voting Yea: Posey, Diede, Santochi, Weber, Williams

- b. Approval of 1/26/2022 Meeting Minutes

It was moved by Commissioner Diede and seconded by Commissioner Weber to approve the HPC Minutes of the January 26, 2022 Meeting. Voting Yea: Posey, Diede, Santochi, Weber, Williams

4. Voucher Approvals

- a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the operating vouchers in the amount of \$101,111.04. Voting Yea: Williams, Santochi, Posey, Weber, Diede

- b. HP Grant Voucher Approval

It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the Grant vouchers in the amount of \$8,760.00. Voting Yea: Williams, Santochi, Posey, Weber, Diede

- c. HP Revolving Loan Voucher Approval

It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the revolving vouchers in the amount of \$10,527.95. Voting Yea: Williams, Santochi, Posey, Weber, Diede

5. HP Programs and Revolving Loan Program

- a. Historic Preservation Loan Requests

Lance Boblz - 7 Emery - Foundation, Windows, Preservation Loans

Lance Boblz - 57 Van Buren - Vacant, Foundation, Life Safety Loans

It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the loan request for Lance Boblz, 7 Emery, foundation, windows, preservation loans; Lance Boblz, 57 Van Buren, vacant, foundation, life safety loans. Voting Yea: Williams, Santochi, Posey, Weber, Diede

- b. Historic Preservation Program Applications

Ken Allen - 4 Burlington St. - Elderly Resident Program

Mark Thompson - 56 Lincoln Ave., - Foundation, Siding, Wood Windows and Doors, Vacant and Revolving Loan Programs

It was moved by Commissioner Weber and seconded by Commissioner Diede to approve the program applications for Ken Allen, 4 Burlington St., Elderly Resident Program; Mark Thompson, 56 Lincoln Ave., foundation, siding, wood windows and doors, vacant and revolving loan programs. Voting Yea: Williams, Santochi, Posey, Weber, Diede

6. Old or General Business

- a. Annual Report of Historic Preservation Revolving Loan Programs contracted through Neighborworks Dakota Home Resources - Mike Walker

Mr. Walker presented the annual report of the Historic Preservation Revolving Loan Programs contracted through Neighborworks Dakota Home Resources. ***It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the report as presented. Voting Yea: Williams, Santochi, Posey, Weber, Diede***

- b. Contract with Archaeo-Physics, LLC for geophysical investigations at Gordon Park, Oakridge Cemetery and 66 Taylor Avenue at a cost of \$11,990.00 to be paid equally from HP Archaeology line item and Oakridge and Mt. Moriah Cemetery Funds.

Mrs. Anfinson reported City staff is requesting permission to conduct non-invasive geophysical investigations on three sites in the City of Deadwood. The surveys will be used for subsurface mapping of historic graves and features of these three

locations. Plans are to conduct the surveys at Gordon Park, Oakridge Municipal Cemetery and 66 Taylor Avenue. The findings will provide useful information for any future projects at these locations. Archaeo-Physics has presented a quote to conduct geophysical investigations at Gordon Park, Oakridge Municipal Cemetery and 66 Taylor Avenue at a cost not to exceed \$11,990.00 with the cost being split between HP Archaeology, Oakridge and Mt. Moriah Cemeteries. Commissioner Santochi stated a third of the cost of this project is per diem. Are there companies closer to cut down the costs? ***It was moved by Commissioner Williams and seconded by Commissioner Weber to continue the item to the February 23, 2022 meeting and direct staff to research other companies to conduct the geophysical investigations. Voting Yea: Williams, Santochi, Posey, Weber, Diedi***

- c. Approval of 2022 Round 1 Outside of Deadwood Grants

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| Black Hills Mining Museum | \$ 9,000.00 |
| Faith St. Joseph Catholic Church | \$10,000.00 |
| Fort Meade Historic District | \$ 8,842.00 |
| Keystone Historical Society | \$ 5,000.00 |
| Lake Preston Museum | \$ 8,400.00 |
| Newell Museum | \$ 2,830.00 |

Mrs. Anfinson stated the Projects Committee met and reviewed the 2022 Round 1 Outside of Deadwood Grant applications. There were six applicants totaling \$44,072.00. The budget for 2022 is \$100,000 with two funding cycles in January and June. Round 1 budget is \$50,000.00. The recipients are Black Hills Mining Museum, \$9,000; Faith St. Joseph Catholic Church, \$10,000; Fort Mead Historic District, 8,842; Keystone Historical Society, \$5,000; Lake Preston Museum, \$8,400; Newell Museum, \$2,830. The Projects Committee recommends approving the Outside of Deadwood Grants in the amount of \$44,072.00. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi to recommend to the City Commission approval of the 2022 Round 1 Outside of Deadwood Grants in the amount of \$44,072.00.***

- d. Purchase lockable metal cabinet in an amount not to exceed \$4,500.00 from Steel Fixture Manufacturing for oversized textiles within the archaeological collections. This is a 2022 budgeted item from the HP Archives line item.

Mrs. Anfinson stated City Archives would like to purchase a lockable metal cabinet from Steel Fixture Manufacturing Company. The new metal cabinet will be used to properly store oversized textiles from the City's archaeological collections. The new cabinet will have adjustable shelves, lockable doors and sealed gasket to maintain a micro environment within the cabinet. The cabinet is an approved expenditure in the City Archives 2022 budget. ***It was moved by Commissioner Weber and seconded by Commissioner Santochi to recommend to the City Commission to purchase a lockable metal cabinet from Steel Fixture Manufacturing Company for a cost not to exceed \$4,500.00. This will come out of the Archives line item. Voting Yea: Williams, Santochi, Posey, Weber, Diede***

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 220011 - Ken Allen - 4 Burlington St. - Repair Sidewalk/Driveway

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 4 Burlington St., a noncontributing structure located in the Peck Gardens Planning Unit in the City of Deadwood, constructed in 1956. The applicant is requesting permission to remove and replace broken and uneven concrete slabs in the driveway. The applicant is also applying for the Elderly Resident Grant 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. Commissioner Diede stated he went over to the house and it looks like the work has already been done on the sidewalk. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi 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 verifying the work has not be completed yet. Voting Ya: Williams, Santochi, Posey, Weber, Diede***

- b. PA 220012 - Mark Thompson - 56 Lincoln - Log Restoration, Repair Windows and Foundation

Mrs. Anfinson stated the applicant has submitted an application for Project Approval for work at 56 Lincoln Ave., a contributing structure located in the Ingleside Planning Unit in the City of Deadwood constructed in 1938. The applicant is requesting permission to replace rotten logs, re-chink all cabin logs, sand and stain the structure. Repair foundation cracks and pour new concrete where foundation is missing. Windows will be restored and new wooden storm windows will be installed. The rear loft window will be replaced with a matching four pane wood window. The loft window on the street side will be replaced with a four pane double hung window to match all the other windows. New storm doors will be installed on the front and back doors. The roof will be replaced. The applicant will have to replace logs under the window on the street side loft due to rot. Because of this repair it would be possible to enlarge this loft window which would also allow for more light into the loft area. The roof currently has asphalt shingles covered with a metal roof. The metal roof is documented in the 1993 survey. The roof could be replaced with a standard seam metal roof. The applicant is applying for the grant and loan 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 Williams and seconded by Commissioner Weber 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 Ya:
Williams, Santochi, Posey, Weber, 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.)

Mrs. Anfinson reported Kevin Kuchenbecker, Jessica McKeown and Sharon Martinisko are in Pierre testifying on HB1301.

11. Committee Reports

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

Commissioner Diede stated the Design Committee is moving forward on the 100 year festivities.

Commissioner Weber stated the Wine and Chocolate Stroll is this weekend.

Commissioner Posey expressed concerns regard the new house being constructed across the street from her house.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:40 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Program Coordinator