



Historic Preservation Commission Meeting Minutes

Wednesday, August 25, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order on August 25, 2021 at 5:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Dale Berg
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 2nd Vice Chair Robin Carmody

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator

Susan Trucano , Neighborworks
Katie Burnham, Neighborworks

Charlie Struble, City Commissioner

3. Approval of Minutes

a. Approval of HPC August 11, 2021 Minutes

It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the HPC Minutes of August 11, 2021. Voting Yea: Posey, Santochi, Williams, Diede, Weber, Berg

b. Approval of HPC August 19, 2021 Site Visit Meeting Minutes

It was moved by Commissioner Diede and seconded by Commissioner Weber to approve the HPC Minutes of August 19, 2021, Site Visit. Voting Yea: Posey, Santochi, Williams, Diede, Weber, Berg

4. Voucher Approvals

a. HP Operating Vouchers 8.25.21

It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the HP Operating Vouchers in the amount of \$65,248.69. Voting Yea: Posey, Santochi, Williams, Diede, Weber, Berg

- b. HP Grant Vouchers 8.25.21

It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the HP Grant Vouchers in the amount of \$3,953.59. Voting Yea: Posey, Santochi, Williams, Diede, Weber, Berg

- c. HP Revolving Vouchers 8/25/21

It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the HP Revolving Vouchers in the amount of \$5,665.70. Voting Yea: Posey, Santochi, Williams, Diede, Weber, Berg

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Requests

Cara Potter - 152 Charles - RLF Preservation & Life Safety Loan Requests

Masonic Lodge - 715 Main St. - Loan Extension Request

Todd & Jill Weber - 562 Williams - Loan Extension Request

It was moved by Commissioner Posey and seconded by Commissioner Diede to approve the preservation loan and life safety loan for Cara Potter, 152 Charles. Voting Yea: Williams, Santochi, Berg, Weber, Diede, Posey.

It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the loan extension request for Masonic Lodge, 715 Main St. Voting Yea: Williams, Santochi, Berg, Weber, Diede, Posey.

It was moved by Commissioner Williams and seconded by Commissioner Posey to grant an extension of the loan for Todd and Jill Weber, 562 Williams. Commissioner Weber Abstained. Voting Yea: Williams, Santochi, Berg, Diede, Posey.

- b. Accept Cody Emrick at 9 Shine Street into the Retaining Wall Program

Mr. Kuchenbecker stated Cody Emrick has submitted an application to be submitted into the Retaining Wall Program for property located at 9 Shine Street. Staff has viewed the location and prepared a statement of eligibility for the retaining wall. ***It was moved by Commissioner Weber and seconded by Commissioner Posey to place Cody Emrick, 9 Shine Street, into the Retaining Wall Program as it meets the criteria of the program. Voting Yea: Williams, Santochi, Berg, Weber, Diede, Posey.***

6. Old or General Business

- a. The South Dakota State Historic Society Board of Trustees meeting in which the Deadwood Historic Preservation Budget will be reviewed, is set for 11:15 a.m. on Friday, September 10, 2021 in Pierre, SD. Historic Preservation Commissioners interested in attending please let staff know as soon as possible.

Mr. Kuchenbecker stated Historic Preservation will be presenting the 2022 budget on September 10, 2021, 11:15 a.m. in Pierre, SD. If you wish to attend we will be leaving city hall at 6:45 a.m. that morning. Let staff know if you are interested in attending.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

a. PA 210145 - Michael Johnson - 227 Williams Street - Rehabilitation Project

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 227 Williams a contributing structure located in the Forest Hill Planning Unit. The applicant has recently acquired the property and plans to restore the structure. The foundation will be repaired to include drain tile. Stairs will be constructed off the retaining wall. A septic system will be installed. The right wing will be the same 12' size, plans are to eliminate the 12' section with the flat roof. The left wing was previously 10' and plans are to make that 12' to craft the house symmetrical. Adding 12' to the front (south) of the house to allow just enough room for a proper staircase. The upstairs will be the entryway off Williams Street driveway with access to the balcony and stairs down. Also, by adding the 12' to the front will allow for a small section of basement for the utility room and a washer and dryer and storage. Old stucco and siding will be removed and replaced, and stone will be re-tuck pointed. The roof currently has asphalt shingles which will be replaced. All windows and doors are beyond repair and will be replaced. The interior will be remodeled to include new plumbing and electrical. Staff has reached out to the new owner to discuss design alternatives which retain the historic integrity of the resource. This design basically encapsulates the original stone portion of this structure. A site visit was conducted by the HP Commission on August 29, 2021, to review the project. As proposed the work and changes does encroach upon, but does not damage, or destroy a historic resource or have an adverse effect on the character of the building but may have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Diede 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: Williams, Santochi, Berg, Weber, Diede, Posey.***

It was moved by Commissioner Diede and seconded by Commissioner Santochi 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, but the applicant has explored ALL REASONABLE AND PRUDENT ALTERNATIVES, and so I move to APPROVE the project as presented. Voting Yea: Williams, Santochi, Berg, Weber, Diede, Posey.

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.)

Mr. Kuchenbecker stated we are hoping to have in front of the City Commission, for their first meeting in September, a request to transfer funds to supplant the Revolving Loan budget from reserves so we can open the programs October 1, 2021.

Emergency work is completed at 8 Jefferson to release pressure off the wall of the neighboring structure.

Today was the final walk through for work at Mt. Moriah for the celebrity graves. MAC Construction did the restoration nearly 20 years ago and they did an exceptional job on this project as well.

11. Committee Reports

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

Commissioner Diede and Commissioner Berg both attended the mixer at Stan and Ole's.

Commissioner Weber asked if anything is going on with the red building on Lee Street. Mr. Kuchenbecker stated it is owned by Dave Barth. Weber stated the siding is looking bad and needs attention. Also, in the first ward there is a lot of tree removal. Mr. Kuchenbecker stated it will be a secondary access for the proposed subdivision. Weber stated there is a lot of history there and if they are doing anything shouldn't there be archeology being done. Mr. Kuchenbecker stated there was one done 14-15 years ago. We probably need to look at monitoring.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:22 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary