



Historic Preservation Commission Meeting Minutes

Wednesday, September 08, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Vice-Chair Posey called the Deadwood Historic Preservation Commission meeting to order on September 8, 2021 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

City Commissioner Charlie Struble

ABSENT

HP Commission Chair Dale Berg

HP Commission 2nd Vice Chair Robin Carmody

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Katie Burnham, NeighborWorks

3. Approval of Minutes

- a. Approval Minutes of August 25, 2021 Meeting

It was moved by Commissioner Weber and seconded by Commissioner Diede to approve the HPC Minutes of August 25, 2021. 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 HP Operating Vouchers in the amount of \$92,393.99. Voting Yea: Posey, Diede, Santochi, Weber, Williams

- b. HP Revolving Vouchers 9/8/21

It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the HP Revolving Vouchers in the amount of \$689.22. Voting Yea: Posey, Diede, Santochi, Weber, Williams

5. HP Programs and Revolving Loan Program

- a. Ronald & Tate Underhill - 33 Taylor Ave - Loan Extension Request

It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the loan extension request for Ronald & Tate Underhill, 33 Taylor Ave. Voting Yea: Posey, Diede, Santochi, Weber, Williams

- b. Kathleen Lane - 53 Forest - Subordination Request

Mr. Kuchenbecker stated this is for subordination of a grant program for foundation, siding, elderly resident and wood windows and doors program. For health reasons the applicant moved out of town and the house has been sold. The title company has requested a subordination of the grants. We've done several of these where we release part of the grant and re-record it. ***It was moved by Commissioner Weber and seconded by Commissioner Williams to approve the subordination request of the grant program for foundation, siding, elderly resident and wood windows and doors for Kathleen Lane, 53 Forest. Voting Yea: Posey, Diede, Santochi, Weber, Williams***

- c. Aaron Sternhagen - 318 Williams Street - Retaining Wall Program

Mr. Kuchenbecker stated this is a retaining wall at 318 Williams Street. It does meet the criteria. Staff recommends approval. ***It was moved by Commissioner Williams and seconded by Commissioner Santochi to enter Aaron Sternhagen, 318 Williams Street into the retaining wall program as it meets the criteria of the program. Voting Yea: Posey, Diede, Santochi, Weber, Williams***

6. Old or General Business

- a. Results from Ketel Thorstenson, LLP of 2020 Independent Accountant's Report on Applying Agreed-Upon Procedures for Historic Preservation's revolving loan program funds.

Mr. Kuchenbecker stated this is on the agreed upon procedures for the review audit of the revolving loan fund. We have in front of you the agreed upon procedures and the draft findings as a result of it. The only finding was a couple of the twenty-five samplings did not have proper insurance on them. Part of it is because the resource was not insurable and that is why we are involved in the rehabilitation. We are looking at a policy coming out of revolving loan that addresses that for future. Unfortunately, your average insurer has trouble insuring some of these resources. You can get insurance, but it is very expensive and depends upon the time frame it takes. Everything else looked good. NeighborWorks is doing a great job. I want to thank them and also Ketel Thorstenson. We do this about every five years. This is just a review of the books to ensure we are following policy and procedures, and everything is accounted for and address any findings they discover. This will go in front of City Commission for their approval. ***It was moved by Commissioner Diede and seconded by Commissioner Williams to accept the findings of the Ketel Thorstenson, LLP 2020 Independent Accountant's Report on***

Applying Agreed-Upon Procedures for Historic Preservation's revolving loan program funds. Voting Yea: Posey, Diede, Santochi, Weber, Williams

- b. 29th Annual West River History Conference is scheduled for October 7-9, 2021 at the High Plains Heritage Center in Spearfish, South Dakota.

Mr. Kuchenbecker stated this is informational. If any of the commissioners want to attend, we will pick up your registration for it. We've hosted the conference here the last two years. This year it is in Spearfish.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 210170 - First Gold Gaming Resort - 270 Main - Install Awning

Mr. Kuchenbecker stated this is a non-contributing structure located in the Fountain City Planning Unit circa 1990. The applicant is requesting permission to install an awning onto the structure. 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 Santochi and seconded by Commissioner Weber based upon all the evidence presented, I move to make a finding 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 for First Gold Gaming Resort, 270 Main to install awning. Voting Yea: Posey, Diede, Santochi, Weber, Williams***

- b. PA 210166 - Doug & Misty Asermely - 830 Main St. - Addition to Structure

Mr. Kuchenbecker stated this is a contributing structure located in the Upper Main Planning Unit circa 1905. The applicant is requesting permission to construct an addition onto the rear left (south) side of the structure to remodel the kitchen and bathroom. The addition will extend three feet out from the original structure. The siding on the addition will be LP Smartside, with a new metal soffit and fascia, new gutters and down spouts with new shingles to match the existing roof. The windows will match in style and color of the existing windows on the resource. 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 Weber and seconded by Commissioner Diede 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 for Doug & Misty Asermely, 830 Main for addition to structure. Voting Yea: Posey, Diede, Santochi, Weber, Williams***

- c. PA 210167 - Robert Meigs - 16 Washington - Replace Retaining Wall

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1888. The applicant is requesting permission to replace an old wooden retaining wall that is failing with a block wall. The blocks will be colored with an acid stain to make them appear historic and fit better within the view shed. The wall is under five feet which does not require engineered plans. 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 Diede 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 for Robert Meigs, 16 Washington to replace retaining wall. Voting Yea: Posey, Diede, Santochi, Weber, Williams***

- d. PA210169 - JoLynn Lawson - Lot P2 Dunlop - Place Structure and Build Garage

Mr. Kuchenbecker stated this is a project approval for new construction on Lot P2 Dunlop located in the First Ward Planning Unit. The applicant is requesting permission to place a modular type log structure onto a 14x46 concrete foundation and construct a deck on one side. In addition the applicant wishes to construct a 20x20 two car garage with siding and color to match the adjacent condominium building. Using the guidelines set forth by the Deadwood Historic Preservation Commission, it is staff's opinion 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 Diede and seconded by Commissioner Williams 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: Posey, Diede, Santochi, Weber, Williams***

9. Items from Citizens not on Agenda

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

Todd Weber inquired about the digging around the Preacher Smith monument and if there be an entrance there, the house in Pluma behind the credit union with the building in the back with the portion of the roof missing and is there a way for citizens of Deadwood to work with HP to help someone out with maybe a roof or something.

Mr. Kuchenbecker stated the grading is outside of the Landmark District and is part of the new development there to open the line of site coming out of the development. He also stated there is an old trailer house at the rear of the resource which is assumed to have the roof gone but is outside the Landmark District. The house and barn are contributing but not the trailer house. We have our minimum maintenance and demolition by neglect which is complaint driven. Something similar to "Paint the Town" might work to assist individuals and may be a good idea.

10. Staff Report

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

Mr. Kuchenbecker reported the retaining wall on Denver is moving along and is a few weeks out from completion. There are two more retaining walls under construction. One on Centennial and one on Adams are getting ready to start. Staff has been doing a lot of preparation for the budget presentation on Friday in Pierre. For the commissioners going, we will be leaving here at 6:45 a.m. Staff deserves a big thank you for everything they've done this summer. It's been busy across the board. All the departments are working together. We've come off a busy summer and it's still busy.

a. Festival of Books will be held virtual October 1 through October 3, 2021

11. Committee Reports

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

Commissioner Weber reported that she will be chairing the MSI Promotions Committee meetings. Louie is stepping back so I will help her out.

Commissioner Williams asked about the roof repair on 824 Main Street he read about in the BH Pioneer. Mr. Kuchenbecker reported it is all approved through the City Commission. The owner from California called us out of the blue. I've reached out to him twice. I've talked to him once and he said he'd call me back but hasn't. The attorney sent him legal notice of the court order that allows us to fix the roof and gave him until September 15th. If not, we will proceed.

Commissioner Posey said at the Neighborhood Council meeting it came up that the folks living on Williams Street have no idea what the Methodist Park is and what it's doing there. I think we need something or some sort of historical marker up there. Mr. Kuchenbecker reported that Cindy has reached out to Mike. We've had it on our list for interpretive panels so we will move it up the list.

Commissioner Posey reported that sports betting starts tomorrow with the first bet at 10:00 a.m. at Tin Lizzie's.

12. Adjournment

The Historic Preservation Meeting adjourned at 5:24 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary