



Historic Preservation Commission Regular Meeting Minutes

Wednesday, January 13, 2021 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

2. Roll Call

Chairman Berg called the meeting to order at 5:00 p.m.

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

3. Approval of Minutes

- a. Approval of HPC Regular Meeting Minutes of 12/22/2020

It was moved by Commission Weber and seconded by Commissioner Diede to approve the minutes of the December 22, 2020 meeting.

Voting Yea: HP Commission Chair Berg, HP Commission Vice Chair Posey, HP Commissioner Diede, HP Commissioner Santochi, HP Commissioner Weber, HP Commissioner Williams

4. Voucher Approvals

- a. HPC Operating Vouchers Approval

2020 Operating Vouchers
2021 Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the 2020 Operating Vouchers in the amount of \$45,828.29 and move to approve the 2021 operating vouchers in the amount of \$781.56.

Voting Yea: HP Commission Chair Berg, HP Commission Vice Chair Posey, HP Commissioner Diede, HP Commissioner Santochi, HP Commissioner Weber, HP Commissioner Williams

b. HPC Revolving Loan Vouchers

2020 HPC Revolving Vouchers

2021 HPC Revolving Vouchers

It was moved by Commissioner Santochi and seconded by Commissioner Posey to approve the 2020 Revolving vouchers in the amount of \$27,597.51 and approve the 2021 Revolving vouchers in the amount of \$30.

Voting Yea: HP Commission Chair Berg, HP Commission Vice Chair Posey, HP Commissioner Diede, HP Commissioner Santochi, HP Commissioner Williams
Voting Abstaining: HP Commissioner Weber

5. HP Programs and Revolving Loan Program

a. HP Revolving Loan Program Matters

Daniel & Shaunna Sjomeling, 405 Williams, RLF Preservation Loan Request

Michael & Susan Guilbert, 14 Harrison, Request to Forgive

Kevin & Janet Bloom, 17 Fillmore, RLF L/S & Preservation Loan Request

It was moved by Commission Posey and seconded by Commissioner Santochi to approve the revolving loan requests for Daniel and Shaunna Sjomeling, 405 Williams, RLF Preservation Loan; Michael and Susan Builbert, 14 Harrison, Request to Forgive; Kevin and Janet Bloom, 17 Fillmore, RLF L/S and Preservation Loan.

Voting Yea: HP Commission Chair Berg, HP Commission Vice Chair Posey, HP Commissioner Diede, HP Commissioner Santochi, HP Commissioner Weber, HP Commissioner Williams

b. 2020 Project Grant Extensions - Loan Committee

Mr. Kuchenbecker stated there are unforeseen circumstances dealing with the pandemic that have led to materials being back ordered through suppliers and applicants are unable to complete their grants by the Deadline. Funds were set aside in the 2021 budget for carry overs. The Loan Committee reviewed the request and recommends an exception to the grant completion directive and recommends approval of the grant extensions with a deadline to complete the project by April 30, 2021. ***It was moved by Commissioner Posey and seconded by Commissioner Santochi to approve the grant extension request with a project deadline set for April 30, 2021.***

Voting Yea: HP Commission Chair Berg, HP Commission Vice Chair Posey, HP Commissioner Diede, HP Commissioner Santochi, HP Commissioner Weber, HP Commissioner Williams

c. Mike Runge - 37 Jackson - Retaining Wall Program Application

Mr. Kuchenbecker stated we have received a request to be entered into the retaining wall program from Mike Runge, 37 Jackson Street. Staff conducted a site

visit and has determined the proposed project meets the criteria for the retaining wall program under the condition of life-safety. ***It was moved by Commissioner Posey and seconded by Commissioner Weber to accept Mike Runge, 37 Jackson Street, into the retaining wall program.***

Voting Yea: HP Commission Chair Berg, HP Commission Vice Chair Posey, HP Commissioner Diede, HP Commissioner Santochi, HP Commissioner Weber, HP Commissioner Williams

- d. Hire Ketel Thorstensen to conduct audit for Revolving Loan Fund

Mr. Kuchenbecker stated about every three years an audit is done on our revolving loan fund. The Historic Preservation Office in conjunction with the Finance office is recommending engaging Ketel Thorstenson to conduct an overall review of the fund. The proposed cost is \$6,900 plus tax and travel expenses. ***It was moved by Commissioner Posey and seconded by Commissioner Weber to recommend to the City Commission to enter into a contract with Ketel Thorstenson, LLP to conduct an overall review of the Revolving Loan Fund in the amount of \$6,900.00 plus tax and travel expenses to be paid out of RLF Professional Services line item.***

Voting Yea: HP Commission Chair Berg, HP Commission Vice Chair Posey, HP Commissioner Diede, HP Commissioner Santochi, HP Commissioner Weber, HP Commissioner Williams

6. Old or General Business

- a. Deadwood History, Inc. Annual Report and Update - Carolyn Weber, Director
Carolyn Weber, Director of Deadwood History Inc., gave a report on 2020 and thanked the Historic Preservation Commission for their support.
- b. 2021 ESRI GIS Software Maintenance Schedule

Mr. Kuchenbecker stated this is the annual fee and upgrades, maintenance and technical support for the software. The cost is broken down between departments. ***It was moved by Commissioner Posey and seconded by Commissioner Santochi to recommend to the City Commission to approve the various departments share of the GIS Maintenance package for 2021 at a total cost of \$16,600.00 as budgeted.***

Voting Yea: HP Commission Chair Berg, HP Commission Vice Chair Posey, HP Commissioner Diede, HP Commissioner Santochi, HP Commissioner Weber, HP Commissioner Williams

7. New Matters Before the Deadwood Historic Preservation Commission

- a. COA 210001 ZCW Inc. 1906 Deadwood Mountain Dr. - Install Gutters

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 1906 Deadwood Mountain Drive a contributing structure located in the South Deadwood Planning Unit. The applicant is requesting

permission to install gutters to the structure in an effort to help protect the structure from water damage caused by runoff from the roof. The gutters will be white metal and the down spouts will be hidden from public view. Because this structure has a conservation easement on it this item will also have to go before the City Commission for approval. ***It was moved by Commissioner Posey 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: HP Commission Chair Berg, HP Commission Vice Chair Posey, HP Commissioner Diede, HP Commissioner Santochi, HP Commissioner Weber, HP Commissioner Williams

8. New Matters Before the Deadwood Historic District Commission

- a. PA 210002 Kevin Bloom 17 Fillmore - Replace Front Porch

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 17 Fillmore, a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to replace the front deck of the structure. The deck is currently being supported by only two 4x4s which is a life safety issue. ***It was moved by Commissioner Posey and seconded by Mr. Santochi based upon all the evident presented, I find that this project does not encroach upon, damage, or destroy any historical property included in the national register of historic places or the state register of historic places contingent upon the railing, posts and lattice all being painted white.***

Voting Yea: HP Commission Chair Berg, HP Commission Vice Chair Posey, HP Commissioner Diede, HP Commissioner Santochi, HP Commissioner Weber, HP Commissioner Williams

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 in the final week of the City's Legislative Audit. The Masonic Temple is experiencing structural and roof issues and is being shored up. They are working on rehabilitation plans and stabilization with an engineer and hope to have repairs complete for usage by Deadwood Alive. They will be coming to HP for funding after they go through the insurance settlement. Deadwood Alive is looking for a temporary venue. Plans are to go through the retaining wall list and bring a list to the Historic Preservation Commission for the 2021 construction season. The DOT is conducting their second virtual public meeting at Deadwoodbox.com. There are conceptual plans you can review. The 106 review is going on at the same time.

11. Committee Reports

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

Commission Posey stated the Design Committee has their second winner of the window contest, judged by the Kiwanis, the winner is Berg Jewlery. The next judging will be conducted by the Optimist Club. A thank you to Commission Santochi for helping remove the neighborhood lights.

Commissioner Berg read a thank you from the Fall River Historical Society for assistance in sponsoring their conference.

12. Adjournment

There being no further business Chairman Berg adjourned the meeting at 5:35 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary