



Historic Preservation Commission Meeting Minutes

Wednesday, November 10, 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 November 10, 2021 at 5:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Dale Berg

HP Commission Vice Chair Bev Posey

HP Commission 2nd Vice Chair Robin Carmody

HP Commissioner Leo Diede

HP Commissioner Trevor Santochi

HP Commissioner Jill Weber

HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Cindy Schneringer, Administrative Assistant

Mike Walker, NeighborWorks Director

3. Approval of Minutes

- a. Approval of 10/27/21 Meeting Minutes

It was moved by Commissioner Weber and seconded by Commissioner Posey to approve the HPC Minutes of October 27, 2021. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

4. Voucher Approvals

- a. HP Operating Vouchers

It was moved by Commissioner Williams and seconded by Commissioner Posey to approve the HP Operating Vouchers in the amount of \$10,682.83. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

- b. HP Revolving Vouchers

It was moved by Commissioner Santochi and seconded by Commissioner Posey to approve the HP Revolving Vouchers in the amount of \$87,708.65. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

5. HP Programs and Revolving Loan Program

a. HP Revolving Loan Requests

John & Jamie Hohn - 402 Williams St. - Loan Requests

Glenn Fasnacht - 74 Van Buren - Extension Request

It was moved by Commissioner Weber and seconded by Commissioner Santochi to approve the loan requests for John and Jamie Hohn, 402 Williams St., and the extension request for Glenn Fasnacht, 74 Van Buren. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

b. Applications to be accepted into the retaining wall programs

30 Jefferson - Robert Weber

Mr. Kuchenbecker stated Robert Weber is the apartment complex at 30 Jefferson and it is to repair the stone wall. He does have the resource for sale. If it is sold before the wall is done, the new owners would have to reapply. The wall qualifies as a historic wall and it is not life threatening. Since it's for sale, I think he wanted it in the program and to make sure it qualified so if it is questioned he can say it it qualifies and if you apply you could get it too. ***It was moved by Commissioner Diede and seconded by Commissioner Posey to accept Robert Weber, 30 Jefferson into the retaining wall program. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

872 Main - George and Lynn Milos

Mr. Kuchenbecker stated this is at the rear of their property and is listing quite a bit. At this point we did not determine it to be life safety but it is a historic wall and qualifies for the program. Staff recommends acceptance. ***It was moved by Commissioner Posey and seconded by Commissioner Weber to accept George and Lynn Milos, 872 Main into the retaining wall program. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

c. Applications to be accepted into the Historic Preservation Programs

Linda Bryant - 74 Cliff St - Elderly Resident Program

Mr. Kuchenbecker stated she does qualify for the program due to her age and the project qualifies as well. Staff recommends approval. ***It was moved by Commissioner Posey and seconded by Commissioner Weber to accept Linda Bryant, 74 Cliff St. into the elderly resident program. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

Doug and Misty Asermely - 830 Main St. - Foundation Program

Mr. Kuchenbecker stated this has quite a bit of supporting documentation. They started their project which went through project approval for their addition on the back. Once they opened the walls, the foundation, which is almost a retaining wall on parts of it but is still part of the foundation, needs repair as part of it is to build upon the top of it. It qualifies. In this packet there are quite a few photographs as well. Staff recommends acceptance. ***It was moved by Commissioner Santochi and seconded by Commissioner Posey to accept Doug and Misty***

Asermely, 830 Main St. into the foundation program. Voting Yea: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams

6. Old or General Business

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 210216 - John and Jamie Hohn - 402 Williams - Repair Foundation

Mr. Kuchenbecker stated this is one of the earliest structures in Deadwood dating back to circa 1876. This is a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to repair the foundation. The foundation has slipped about 5 inches. Plans are to hand dig under the current foundation in order to place a temporary beam. The old compromised foundation will be replaced with a new footing eight inch block wall and new treated bottom plate. The goal is to level the wood floors. New concrete will be placed back in its original place. The applicant is also applying for the foundation program for this project. Staff conducted a site visit to review the scope of the project. 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 Posey and seconded by Commissioner Carmody 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: Berg, Posey, Carmody, Diede, Santochi, Weber, Williams***

- b. PA 210217 - Doug and Misty Asermely - 830 Main - Repair Foundation

Mr. Kuchenbecker stated this is a contributing resource located in the Upper Main Planning Unit constructed in 1905. The applicant is requesting permission to repair a portion of the foundation on the backside of the structure. During construction of an addition, issues were discovered. In September, the applicant applied for and received a project approval to construct an addition onto the rear left (south) side of the structure to remodel the kitchen and bathroom. During the construction an issue with the foundation was discovered and the applicant is requesting permission to make this repair. They are also applying for the foundation grant program. Staff has conducted a site visit to fully understand the issues of the foundation. 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 Posey 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: Berg, Posey, Carmody, Diede, Santochi, Weber, 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 reported he has been in correspondence with the State Historic Preservation Office. In 1993, we did the architectural survey that we use quite often for the contributing and non-contributing. In 2008, we did an update. In discussion with them about doing an updated inventory of our resources so we can see some of the projects we've participated in and now they could be contributing. More details to come. They are willing to split the cost which is estimated about \$25,000.00 which is much cheaper than we did in 2008. I think it would be good to do it. Plus then you have a complete photographic record of all of the resources and any other details we need to add from that survey. What's different is in 2008 we didn't provide the information to the parks service. It was more for our resources and recordation. This would be put in with the parks service so as they go through property tax moratoriums they'd have an updated list of contributing and non-contributing resources.

We are close to getting a lease with the BLM for the gun range.

We did a site visit today with the architect and engineers at the Masonic Temple. It's being rehabbed for the tenants which is the Tobacco Company. We should see a project approval or certificate of appropriateness in a couple of weeks. One of the challenges is with the change of use from assembly to a tobacco bar is the egress. We are trying to work through some solutions there. Of course the building front did change. It used to be storefronts across the front. Right now it has narrow 2 1/2 inch double leaf doors in the 5 foot opening. Trying to figure out the best way to get access in there for ADA compliance. We could see a door like at Jacobs. The building was stabilized last fall.

We had a Design Committee meeting yesterday. There is a lot of different tentacles of projects we are working on. The meeting went fairly well. There is so much it is almost overwhelming with all the projects we have going on.

The 2022 Community Calendar gets mailed out Tuesday of next week. I'd like to personally thank Cindy, Mike and the Block Clubs for all their hard work on it. They did an excellent job. Look for it in your mailbox.

11. Committee Reports

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

Ms. Posey reported there are a couple of opportunities if people are interested in decorating either the Adams House or the Days of '76. Contact is Tera at 578-3724. The other opportunity is at Outlaw Square starting at 11:00 a.m. on November 29th through December 1st they will be decorating the square. Bobby Rock would be the contact.

Mr. Diede said he went to the Main Street reconfiguration meeting. He, Trevor and Tony talked about it and had some thoughts. They wanted to know the wideness of the flex lane or how far from the sidewalk would they push out. After much discussion, it was

determined that Option 3 of the MSMP is the preferred option unanimously of the Historic Preservation Officers.

Ms. Weber mentioned the Block Clubs providing American flags to the residents for the 100th Anniversary of the Days of '76. She's started a Facebook page for MSI Promotions Committee to get the word out about events. The Big Whiskey has sold more tickets already this year than last year and is almost sold out. Have 59 businesses participating in the Ho Ho Horseshoes with 107 prizes available this year compared to 60-70 prizes last year.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:44 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary