



HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, September 9, 2020 – 5:00 p.m.

PRESENT HISTORIC PRESERVATION COMMISSION: Dale Berg, Beverly Posey, Robin Carmody, Jill Weber, Trevor Santochi and Leo Diede

ABSENT: Tony Williams

PRESENT CITY COMMISSION:

PRESENT STAFF: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, and Cindy Schneringer, Administrative Assistant

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, September 9, 2020 at 5:00 p.m.

APPROVAL OF HPC MINUTES:

It was moved by Mr. Santochi and seconded by Ms. Posey to approve the HPC minutes of Wednesday, August 26, 2020. Aye – All. Motion Carried.

VOUCHER APPROVALS:

HP Operating Vouchers: *It was moved by Ms. Posey and seconded by Ms. Weber to approve the HP Operating Account in the amount of \$16,474.22. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Diede and seconded by Ms. Posey to approve the HP Grant Vouchers in the amount of \$11,324.94. Aye – All. Motion carried.*

Revolving Loan Vouchers: *It was moved by Ms. Posey and seconded by Mr. Santochi to approve the Revolving Loan Account in the amount of \$67,467.66. Aye – All. Motion carried.*

HP PROGRAMS AND REVOLVING LOAN PROGRAM

Lance Bobolz, 57 Van Buren, Vacant Home Program – Exhibit A

Mr. Kuchenbecker stated Mr. Bobolz has purchased the vacant house at 57 Van Buren Avenue. He plans on applying for all available programs when the moratorium has lifted to do much needed repairs and rehabilitation to this property. This includes applying for the Vacant Home Program. However, per the guidelines of the program, the applicant must apply within three months of the purchase of the home which was in July of 2020. The Loan Committee reviewed this issue at their August 18, 2020 meeting. Staff researched the property and determined it has been vacant. The Committee recommended allowing the applicant to apply ONLY for the Vacant Home Program and the applicant will not be allowed to access the funds until the

moratorium is lifted. ***It was moved by Ms. Posey and seconded Mr. Santochi to accept Lance Bobolz into the Vacant Home Program for the property located at 57 Van Buren and the applicant will not be allowed to access funds until the moratorium is lifted. Aye – All. Motion carried.***

OLD OR GENERAL BUSINESS:

None

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

None

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

PA 200203 – Brian & Robin Arsaga – 128 Williams – Install Dormer – Exhibit B

Mr. Kuchenbecker stated this is a contributing resource located in the Highland Park Overlay Zone Planning Unit constructed in 1939. The applicant is here should you have any questions for him. The applicant is requesting permission to install a dustpan dormer at the rear of the house, 11' x 7', allowing for additional bathroom. It is staff's opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource nor 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 Mr. Santochi and seconded by Ms. 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 Brian & Robin Arsaga, 128 Williams, to install a dustpan dormer at the rear of the structure. Aye – All. Motion carried.***

PA 200204 – Deanna & Thomas Smith – 29 Van Buren – Exterior Restoration – Exhibit C

Mr. Kuchenbecker stated this is a contributing resource located in the Ingleside Planning Unit, circa 1880. The applicants are present. The applicants are requesting permission to replace the siding with Diamond Kote 5" smooth siding in custom color Jade green with white trim, paint trim, porch posts, stair railings and porch railings white, replace if needed fence, front porch flooring and front wood door and stain brown, replace center front window and kitchen rear window with appropriate wood double hung window (Pella or Marvin), replace garage door with white paneled with windows, replace some broken window panes of existing windows, replace some storm windows with appropriate storm windows (white), repair/replacement of roof – either cedar shake shingles (if approved by SDSHS Deadwood grant) or brown tone shingles. Upon reopening of grants – the bay window foundation be brought back to the original footprint with stone façade, replacement of storm windows, repair existing windows and any repair or replacement of existing doors and(or) storm doors, and one side of siding. Staff has conducted sight visits there and will continue to coordinate with the applicants during the rehabilitation of the resource. It is staff's opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource nor 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 Ms. Posey and seconded by Mr. 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 Deanna & Thomas Smith, 29 Van Buren, for exterior restoration. Aye – All. Motion carried.***

ITEMS FROM CITIZENS NOT ON AGENDA

None

STAFF REPORT *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker reported staff is working on the final preparation for the presentation for the SD State Historical Society Board meeting this Friday in Pierre. There is a lot of tree damage in town from the snow storm. There is even a large tree branch in the retaining wall opening on Lincoln. Staff talked to the workers today and they are hoping to pour next week. 30 Adams retaining wall should start next week. Staff is conducting quite a few inspections. The grant letters went out with the appropriate language requesting them to come forward with a timeline to get their project done. The entire City budget went before the City Commission on Tuesday for first reading. The second reading will be in two weeks. The Deadwood Alive Board met today. The summer season goes through September 26th and the fall season until November 21st only on weekends, weather and special event permitting, along with the stagecoach. Staff continues to install trail markers along the urban trails including an Early Learning Trail which will be around the Welcome Center and consists of thirteen signs. This is a partnership with the United Way of the Black Hills. The signage will include activities for children along the Whitewood Creek Trail.

COMMITTEE REPORTS

OTHER BUSINESS

The Historic Preservation Commission Meeting adjourned at 5:20 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary