

## DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 10, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes – July 27, 2016
3. Voucher Approval
4. Old or General Business
  - a. Information on Quality Services, Inc. Archeological Report regarding Cadillac Jacks Addition – Exhibit A
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H16038 – James Lee, 24 McKinley Street, Replace Garage Siding – Exhibit B
  - b. PA H16039 – Linda Bourgo, 99 Williams, Replace Siding – Exhibit C
  - c. PA H16040 - Toby and Pat Edstrom, 867 Main Street, Replace Windows – Exhibit D
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit E
    - i. Linda Bourgo – 99 Williams Street – Wood Windows and Doors Program
    - ii. Linda Bourgo – 99 Williams Street – Siding Program
    - iii. Bernie Reausaw – 336 Williams Street – Siding Program
    - iv. Toby and Pat Edstrom, 867 Main Street - Wood Windows and Doors Programs
    - v. Toby and Pat Edstrom, 867 Main Street - Elderly Program
  - b. Revolving Loan Program – Exhibit F
    - i. Lance Bobolz – 84 Van Buren – Retaining Wall Loan
    - ii. Lance Bobolz – 84 Van Buren – Life Safety Loan
    - iii. Bernie Reausaw – 336 Williams Street – Siding Program
    - iv. Travis Floyd – 81 Stewart- Request to Refinance
  - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

*\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

Wednesday, July 27, 2016

**Present Historic Preservation Commission:** Laura Floyd, Lyman Toews, Thomas Blair, Lynn Namminga and Chuck Williams were present.

**Absent:** Michael Johnson and Ms. Terri Williams, City Attorney, was absent.

**Present City Commission:**

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services and Jerity Krambeck, Recording Secretary, were all present.

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**All motions passed unanimously unless otherwise stated.**

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 10, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of July 27, 2016 HPC Minutes:**

*It was moved by Mr. Blair and seconded by Mr. Berg to approve the HPC minutes of Wednesday, July 27, 2016 as presented. Aye – All. Motion carried.*

**Voucher Approval:**

*It was moved by Mr. Toews and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$153,874.92. Aye – All. Motion carried.*

*It was moved by Mr. Toews and seconded by Mr. Berg to approve the HP Bonded Account in the amount of \$11,588.00. Aye – All. Motion carried.*

**Old or General Business:**

**Information on Quality Services, Inc. Archeological Report regarding Cadillac Jacks Addition – Exhibit A**

Mr. Kuchenbecker informed the Commission of the Archeological Report regarding the Cadillac Jacks Addition. Mr. Kuchenbecker stated the Pleasant Street Wagon Road and the area under Cadillac Jacks Parking are eligible for the National Register of Historic Places and the two structures located at 52 and 54 Williams Street are not eligible for the National Register of Historic Places. Lot 5 Tract A was not evaluated and if any work is to be performed on this property, additional archaeological investigations will be required. Mr. Kuchenbecker stated Cadillac Jacks has hired a consultant that is doing further investigation and coming up with recommendations on the trails. Mr. Blair asked if they have said if 52 and 54 Williams will be demolished. Mr. Kuchenbecker stated they are working on moving them, although there was a kitchen fire in one of the homes recently.

**New Matters before the Deadwood Historic District Commission**

**New Matters before the Deadwood Historic Preservation Commission**

**PA H16038 – James Lee, 24 McKinley Street, Replace Garage Siding – Exhibit B**

Mr. Kuchenbecker stated this is a non-contributing structure located in Large's Flat Planning Unit. The applicant is requesting permission to replace siding on the garage from chipboard to siding that will match the garage behind the structure and will be the same color as the house. The siding is not readily visible from the right-of-way and due to neighbor's driveway, the siding must be resilient to moisture. 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 Mr. Namminga and seconded by Mr. Toews 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 grant project approval for siding at 24 McKinley Street. Aye- All. Motion carried.*

PA H16039 – Linda Bourgo, 99 Williams, Replace Siding – Exhibit C

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Planning Unit. The applicant requests permission to repair and replace siding where necessary and repair windows and doors and install wood storm windows on 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 District or the Deadwood National Historic Landmark District.

***It was moved by Mr. Toews and seconded by Mr. Blair 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 grant project approval to repair and replace siding and repair windows and doors and install wood storm windows on the structure at 99 Williams Street. Aye- All. Motion carried.***

PA H16040 - Toby and Pat Edstrom, 867 Main Street, Replace Windows – Exhibit D

Mr. Kuchenbecker stated Toby and Pat Edstrom would be interested in utilizing the Windows and Doors Program, if eligible. The resource is a ranch-style house built in 1955 and listed as a non-contributing resource in the 1993 Architectural Survey, due to its age at the time of the survey it does not currently contribute to the Deadwood National Historic Landmark District. However, according to the 2008 Architectural Survey, the structure is listed as a contributing structure if the period of significance is amended for the National Register Historic District. Because of the similarities, this office has looked closer at the criteria for eligibility for our programs. Included in the criteria is language that allows properties not listed in the 1993 Architectural Survey to be eligible for the programs if the property is listed as eligible for the National Register of Historic Places. On the 2008 survey, there are 30 properties that fit into the criteria as contributing if we change the period of significance, and they are, therefore, eligible for the National Register of Historic Places. Mr. Kuchenbecker confirmed this office engaged in conversation with Mr. Ted Spencer, Director of the State Historic Preservation Office, regarding this matter and Mr. Spencer concurs with staff's opinion that the 30 properties listed as contributing resources outside the period of significance for the Deadwood National Historic Register District would be considered as eligible for the National Register of Historic Places. 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 Mr. Berg and seconded by Mr. Blair 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 grant project approval to replace windows on the structure located at 867 Main Street. Aye- All. Motion carried.***

**Revolving Loan Fund and Historic Preservation Programs:**

Grant Program – Exhibit E

Linda Bourgo - 99 Williams Street - Wood Windows and Doors Program  
Linda Bourgo - 99 Williams Street - Siding Program  
Bernie Reausaw - 336 Williams Street - Siding Program  
Toby and Pat Edstrom - 867 Main Street - Wood Windows and Doors Programs  
Toby and Pat Edstrom - 867 Main Street - Elderly Program

***It was moved by Mr. Blair and seconded by Mr. Toews to accept the consent agenda as presented and approve the Program Applications as submitted. Aye - All. Motion carried.***

Revolving Loan Program/Disbursements

***It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Grant Fund disbursement in the amount of \$8,580.00, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$11,392.36, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

The delinquency report was presented by Mr. Walker.

Revolving Loan Program - Exhibit F

Lance Bobolz - 84 Van Buren - Retaining Wall Loan  
Lance Bobolz - 84 Van Buren - Life Safety Loan

Bernie Reausaw - 336 Williams Street - Siding Program

Travis Floyd - 81 Stewart - Request to Refinance

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the Revolving Loan Program Applications as submitted. Aye - All. Motion carried.***

**Revolving Loan Fund/Retaining Wall Program Update:**

Retaining Wall Applications

No applications were addressed at this meeting.

**Retaining Wall Program Disbursements**

No Retaining Wall Disbursements were addressed at this meeting.

**Items from Citizens not on Agenda**

**Staff Report:** *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker reported on the following items:

- There have been two projects completed without project approval; 850 Main Street - a beveled glass window was removed and 7 Stewart Street - siding was removed and replaced with barn wood. Owners will be notified that a project approval must be submitted before work can proceed;
- This office is working on the history of the local ghost signs. Mr. Toews completed a photographic survey in the District and the project is coming together. It will be presented to the Programming Committee at the next meeting;
- Bonny is at the statewide Certified Local Government Conference in Brookings, SD and Bob Nelson Jr. is at Great Falls, MT for the Western Planner's Conference;
- September 8, 2016 will be the Open House and Ribbon Cutting, including Chamber Mixer from 5:00 p.m. to 7:00 p.m.;
- Several retaining wall projects are moving along;
- The 360 Williams Street project is coming together; the bay window is built;
- Archives Staff Report is enclosed in packets for review.

**Committee Reports:**

Mr. Blair discussed involving Deadwood Alive more during the bike rally, as they are on contract and visitors enjoy it.

Mr. Toews discussed changing the Historic Preservation Ordinance to simplify the Ordinance to cover just the building inspection portion and removing the minimal maintenance and moving it to the City's scope so Historic Preservation has a clear definition. Mrs. Floyd stated the portions of the Ordinance need to be identified for proposed changes.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:24 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Jerity Krambeck, Historic Preservation Office/Recording Secretary*