



## HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, October 14, 2020 – 5:00 p.m.

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

**ABSENT:**

**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, October 14, 2020 at 5:00 p.m.

### **APPROVAL OF HPC MINUTES:**

***It was moved by Mr. Diede and seconded by Ms. Posey to approve the HPC minutes of Wednesday, September 23, 2020 and Thursday, October 1, 2020. Aye – All. Motion Carried.***

### **VOUCHER APPROVALS:**

HP Operating Vouchers: ***It was moved by Mr. Williams and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$247,021.50. Aye – All. Motion carried.***

HP Grant Vouchers: ***It was moved by Mr. Williams and seconded by Mr. Santochi to approve the HP Grant Vouchers in the amount of \$17,464.15. Mr. Berg and Ms. Weber abstained from the vote. Aye – Carmody, Williams, Posey, Diede and Santochi. 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 \$61,265.11. Aye – All. Motion carried.***

### **HP PROGRAMS AND REVOLVING LOAN PROGRAM – Exhibit A**

- a. Glen Fasnacht – 74 Van Buren – Extension Request
- b. Steve Schramm – 7 Stewart – RLF Loan Request
- c. Nugget Saloon – 604-610 Main – Rate Reduction Request

***It was moved by Mr. Santochi and seconded by Ms. Weber to approve the Extension Requests for Glen Fasnacht, 74 Van Buren, the RLF Loan Request for Steve Schramm, 7 Stewart, and the Rate Reduction Request for Nugget Saloon, 604-610 Main. Aye – All. Motion carried.***

## **HP GRANT PROGRAM – Exhibit B**

a. Michael Johnson, 8 Van Buren, Satisfaction of Grant

***It was moved by Ms. Posey and seconded by Ms. Weber to approve the Satisfaction of Grant for Michael Johnson, 8 Van Buren. Aye – All. Motion carried.***

## **OLD OR GENERAL BUSINESS:**

### **Deadwood Brothel Video**

Mike Walker presented a video about the Deadwood Brothel and how the collaboration between Historic Preservation, NeighborWorks, Deadwood History, Inc. and the Nugget Saloon brought the museum to fruition.

### **PA 200215 – Steve Hertel – 20783 Whitewood Creek Road – Dirtwork – Continued from last meeting – Exhibit C**

Mr. Kuchenbecker reported on October 1, 2020 the HP Commission conducted a site visit to review the proposed request. The applicant is requesting permission to move dirt from the west hill side to Aspen Storage to build a pad for the future construction of more storage units. This area has evidence of surface artifacts and man-made cuts and fills to the landscape over a long period of Deadwood's existence. City Ordinances require an archaeological investigation before grading in this area is approved and permitted. The boundaries should be marked and reclamation plan presented which has not been seen to date. It is unknown prior to an archaeological investigation is completed if the proposed work and changes encroach upon, damage or destroy a historic resource or would have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Diede and seconded by Ms. Posey based upon all the evidence presented, I find that this project may encroach upon, damage, or destroy an historic resource or would have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District; however, to approve grant approval with conditions of requiring an archaeological investigation be completed and submitted to the City, owner to mark boundaries or extents of the excavation and a reclamation plan be provided prior to grading in the area. Aye – Berg, Posey, Williams, Santochi, Carmody and Diede. No – Weber. Motion carried.***

### **Not-for-Profit Grant Request – St. John's Episcopal Church – Exhibit D**

Mr. Kuchenbecker stated St. John's Episcopal Church received a Not-for-Profit Grant in September 2019 for \$7,000.00 to match funds to replace the plastic fencing that was damaged in the 2018 hail storm with a wrought iron fence. The company sent a traditional fence instead of a Victorian fence as ordered. To make the appropriate changes to the fence it needs to be sent back to the manufacturer. After several calls to and from the company including getting legal counsel involved it was agreed to ship the fence back and they would send the correct fence. St. John's Episcopal Church is requesting funds to pay for the return shipping of the fence in the amount of \$1,033.80. In the Last five years the applicant has received \$35,960.00 which falls under the \$50,000.00 requirement. The Loan Committee recommends approval. ***It was moved by Ms. Posey and seconded by Mr. Santochi to approve the Not-for Profit Grant request for St. John's Episcopal Church in the amount of \$1,033.80 for return shipping of the incorrect fence. Aye – All. Motion carried.***

### **Digitization of Lawrence County Tax Records Phase III**

Mr. Kuchenbecker stated this is a request to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF forty-five (45) historic Lawrence County tax ledgers on file in the Case Library at Black Hills State University. These ledgers date from 1916 to 1934 and provide a wonderful amount of genealogical information including the surname, property description including lot and block, property value, division of finances and total amount for taxes. The cost for this project will not exceed \$5,500.00 dollars. This is a budget item from 2020 Archives Budget. Mike Runge would like to proceed so we can continue the digitization of our resources.

***It was motioned by Mr. Santochi and seconded by Mr. Diede to approve to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF forty-five (45) historic Lawrence County tax ledgers in the amount of \$5,500.00. Aye – All. Motion carried.***

#### **NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:**

##### **COA 200244 - Deadwood Hotels LLC – 575 Main Street – Install Porch, Guardrails, and Access Door – Exhibit F**

Mr. Kuchenbecker stated this is a non-contributing structure currently being constructed in the Chinatown Planning Unit. The commission approved the four story building being constructed. The applicant is requesting permission to raise the parapet at the rear of new construction to provide guardrail attachment and roof strengthening. To align face of new construction with original patio/building face. Install new guardrail around patio matching guardrail on Main St. side patio and add door for access. A portion of the patio will also be above the existing Tin Lizzie's structure which is a contributing resource. Staff would like the railing setback from the front of the existing building to eliminate encroachment along the front part of the building so the railing will not be as readily visible. With that change, which agreeable by the ownership representative and the architect, it is staff's opinion the proposed work and changes does 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. 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 certificate of appropriateness for Deadwood Hotels LLC, 575 Main Street follow staff's recommendation to railing on the existing building. Aye – All. Motion carried.***

#### **NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:**

##### **PA 200227 – Nyla & Tom Griffith – 21 Lincoln – Deck Flooring – Exhibit G**

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit constructed circa 1903. The applicants are requesting permission to replace the front porch deck with AZEK PVC Porch Flooring. This is a slip resistant surface made of plastic but looks like wood. Staff has researched the product and believes this is a suitable alternative to the original straight grain Douglas fir. It is staff's opinion the proposed work and changes does 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 Ms. Posey and seconded by Mr. Santochi 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 Nyla & Tom Griffith, 21 Lincoln. Aye – All. Motion carried.***

PA 200228 – Nyla & Tom Griffith – 21 Lincoln – Construct Carport/Shelter – Exhibit H

Mr. Kuchenbecker stated this is a contributing resource located in the Ingleside Planning Unit constructed circa 1903. The applicants are requesting permission to construct a carport/shelter over the driveway where a garage type structure was once located. Plans are to use reproduction columns to match the porch and install an eight foot gate to match the deck railing. Staff believes the proposed carport/shelter is a more appropriate alternative to the lean-to-addition which was removed several years ago. It is staff's opinion the proposed work and changes is compatible to the resource and surrounding area; therefore it does 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. Williams and seconded by Ms. 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 for Nyla & Tom Griffith, 21 Lincoln. Aye – All. Motion carried.***

PA 200231 – Jo Roebuck-Pearson – 36 Lincoln – Construction Addition – Exhibit I

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to construct a 10' x 10' addition onto the back of the carriage house to be used as a handicapped bedroom. This is a small addition to an addition located behind the large carriage house and not visible from the public right-of-way. Although it is not visible, it is designed to be compatible to the resource with proper materials. The project still needs Building Code and Planning & Zoning Commission review. 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 History District or the Deadwood National Historic Landmark District. ***It was moved by Mr. Santochi and seconded by Mr. 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 approve the project approval for Joe Roebuck-Pearson, 36 Lincoln. Aye – All. Motion carried.***

PA 200233 – Jeff Snedeker – 71 Stewart – Replace Steps, Door, Windows – Exhibit J

Mr. Kuchenbecker stated this is a contributing structure located in the Cleveland Planning Unit constructed circa 1885. The applicant is requesting permission to replace the front steps, door, reinstall bathroom window, to replace back bedroom windows and skylight. Staff has conducted a site visit to fully understand this request for changes and alterations. The majority of work is at the rear of the resource. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on 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. 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 approve the project approval for Jeff Snedeker, 71 Stewart. Aye – All. Motion carried.***

PA 200234 – Todd & Jill Weber – 562 Williams – Replace Siding & Door – Exhibit K

Mr. Kuchenbecker stated this is a contributing structure located in the City Creek Planning Unit constructed circa 1900. The applicants are requesting permission to replace the siding with

Hardy Plank, replace the 1960's style front door with a 1915-1920 farmhouse wood with glass window door. The applicants received Project Approval for the siding project previously however the door replacement was not included in the previous projects. The proposed work and changes will not encroach upon, damage or destroy a historic resource or have an adverse effect on 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. 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 approve the project approval for Todd & Jill Weber, 562 Williams. Ms. Weber abstained. Aye – Berg, Carmody, Santochi, Williams, Diede and Posey. Motion carried.***

PA 200235 – Doug & Misty Asermely – 830 Main – Replace Front Porch Decking – Exhibit L  
Mr. Kuchenbecker stated this is a contributing structure located in the Upper Main Planning Unit constructed in 1905. The applicant is requesting permission to remove and replace front porch floor with same/similar wood decking. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Williams 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 approve the project approval for Doug & Misty Asermely, 830 Main. Aye – All. Motion carried.***

PA 200236 – Samantha Blanchard – 124 Denver – Replace Windows – Exhibit M  
Mr. Kuchenbecker stated this is a non-contributing structure located in the City Creek Planning Unit constructed circa 1955. The applicant is requesting permission to remove and replace existing front window to the right of the front door (looking from the outside). Replace with fiberglass unit. Remove window from left side of door and re-position/size to match the new window to the right of the door. Remove and clean up left hand side window in bedroom off front left hand corner of house. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on 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 Ms. 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 approve the project approval for Samantha Blanchard, 124 Denver. Aye – All. Motion carried.***

PA 200238 – Peter Christeleit – 2 Dunlop – Construct Roof Over Deck – Exhibit N  
Mr. Kuchenbecker stated this is a non-contributing structure located in the Lare's Flat Planning Unit constructed in 2004. The applicant is requesting permission to construct a roof over an existing deck on the rear, second floor of the structure. The covering will be a 15' wide wood structure with a metal roof. It is staff's opinion the metal roof should be the standing seam style. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on 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. Santochi 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 approve the project approval for Peter Christeleit, 2 Dunlop, with the condition to use the metal standing seam. Aye – All. Motion carried.***

PA 200240 – Robb & Wendy Nelson – 19 Centennial – Construct Driveway/Garage – Exhibit O

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit constructed in 1896. The applicants are requesting permission to remove and reuse 30' of the existing historic retaining wall to construct a driveway and garage in the open lot next to the structure and replace the retaining wall approximately 15' on each side of the new driveway. Staff has met with the applicants and discussed the options, design issues and challenges associated with the alteration and changes to the retaining wall. Through the engagement of a design professional the proposed changes address several of staff's concerns with regards to ensuring the proposed changes meets the standards and guidelines set forth by the Deadwood Historic Preservation Commission. It is staff's opinion the work will damage the original configuration of the retaining wall but does not destroy the materials and function of the wall. The wall is associated with the parcel which lost its historical structure decades ago. It is staff's opinion the work does not encroach upon the adjacent resource and is not adverse to the district. It appears to be compatible to the district and allows for the re-creation of a new house in the future. As part of an approval, if this direction is desirable of the commission, the motion should include a contingency for recordation of the existing wall and archaeology of the lot prior to construction. ***It was moved by Ms. Posey 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 approve the project approval for Robb & Wendy Nelson, 19 Centennial, with the contingency for recordation of the existing wall and archaeology of the lot prior to construction. Aye – All. Motion carried.***

PA 200242 – William Zwingelberg – 11 Jackson – Replace Steps – Exhibit P

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit constructed in 1942. The applicant is requesting permission to demolish the side entry steps that are pulling away from the house and replace with the same size wooden steps and landing. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on 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 Ms. 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 approve the project approval for William Zwingelberg, 11 Jackson – 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 Deadwood hosted the West River History Conference last Thursday, Friday and Saturday and he was one of the speakers. This was the 28<sup>th</sup> year of the conference which was held both in person and virtual. Staff would like to see it strengthen and stay in Deadwood. There are a lot of projects going on. The retaining walls are moving forward. We are seeing quite a few projects with extensions being completed.

### **COMMITTEE REPORTS**

Ms. Posey reported the Design Committee presented the 1<sup>st</sup> Best Window Display award this morning to Harley Davidson.

Mr. Berg shared a thank you of support from the Days of '76.

### **OTHER BUSINESS**

The Historic Preservation Commission Meeting adjourned at 6:10 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary*