

DEADWOOD HISTORIC PRESERVATION COMMISSION

Monday, December 23, 2019 ~ 1:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of December 11, 2019 HPC Meeting Minutes
3. Operating Voucher Approval.
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Extension Requests – **Exhibit A**
 - i. James Pontius – 118 Charles – Wood Windows & Doors/Siding
 - ii. Dustin & Laura Floyd – 21 Lincoln – Wood Windows & Doors
 - iii. Joe & Julie Opheim – 26 Fremont – Foundation
 - iv. Mark & Rose Speirs – 34 Van Buren – Elderly Resident/Wood Windows & Doors
 - v. Todd & Jill Weber – 562 Williams – Foundation/Siding/Wood Windows & Doors
 - vi. Tom & JoBerta Pehrson – 31 Jackson – Elderly
 - vii. Tom McNary – 14 Van Buren – Wood Windows and Doors
 - viii. Richard Morgan – 2 Dudley – Siding/Windows & Doors/Elderly
 - ix. James Haupt – 37 Washington -- Elderly
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan Program – **Exhibit B**
 - i. Randolph Westendorf – 23 ½ McKinley – RLF Life Safety Loan Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. 2020 South Dakota Governor's Conference on Tourism Sponsorship – **Exhibit C**
 - c. Acceptance of Land Transfer from Kevin Oberembt for 227 Williams Street -- **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
 - a. COA H190382, 470 Main St., Blake Haverberg – Add Window – **Exhibit E**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H190380, 21 Spring St., Greg & Cari Rothenhoefer – Construct New Residence – **Exhibit F**
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

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

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, December 23, 2019

Present Historic Preservation Commission: Dale Berg, Lyman Toews, Beverly Posey, Robin Carmody and Tony Williams

Absent: Willie Steinlicht and Tom Blair

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Susan Trucano, NeighborWorks, and Bonny Anfinson Program Coordinator

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Monday, December 23, 2019 at 1:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

December 11, 2019 Regular Meeting

It was moved by Ms. Posey and seconded by Mr. Toews to approve the HPC minutes of Wednesday, December 11, 2019. Aye – All. Motion Carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$58,329.57. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Mr. Williams to approve HP Grant Fund disbursements in the amount of \$5,054.92 based on information as presented. Aye - All. Motion carried.

Grant Extension Requests – Exhibit A

- ii. James Pontius – 118 Charles – Wood Windows & Doors/Siding
- iii. Dustin & Laura Floyd – 21 Lincoln – Wood Windows & Doors
- iv. Joe & Julie Opheim – 26 Fremont – Foundation
- v. Mark & Rose Speirs – 34 Van Buren – Elderly Resident/Wood Windows & Doors
- vi. Todd & Jill Weber – 562 Williams – Foundation/Siding/Wood Windows & Doors
- vii. Tom & JoBerta Pehrson – 31 Jackson – Elderly
- viii. Tom McNary – 14 Van Buren – Wood Windows and Doors
- ix. Richard Morgan – 2 Dudley – Siding/Windows & Doors/Elderly
- x. James Haupt – 37 Washington -- Elderly

It was moved by Mr. Toews and seconded by Ms. Posey to extend the grants for James Pontius, 118 Charles Street, Dustin & Laura Floyd, 21 Lincoln, Joe & Julie Opheim, 26 Fremont, Mark & Rose Speirs, 34 Van Buren, Todd & Jill Weber, 562 Williams, Tom & JoBerta Pehrson, 31 Jackson, Tom McNary, 14 Van Buren, Richard Morgan, 2 Dudley, James Haupt, 37 Washington. Aye - All. Motion carried.

Revolving Loan Voucher Approval

It was moved by Ms. Posey and seconded by Mr. Toews to approve the Revolving Loan disbursements in the amount of \$10,522.29 based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit B

- i. Randolph Westendorf – 23 ½ McKinley – RLF Life Safety Loan Request

It was moved by Ms. Posey and seconded by Mr. Toews to approve the RLF Life Safety Loan Request. Aye - All. Motion carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker reported Outlaw Square is working out minor details. Ice skating is going well. HoHo Horseshoes is going well. In January there will be the K9 Keg Pull and Sno Cross. The Main Street Masterplan meetings will be starting in January.

2020 South Dakota Governor’s Conference on Tourism Sponsorship – Exhibit C

Mr. Kuchenbecker stated the City of Deadwood Historic Preservation Commission has been a strong supporter of the South Dakota Governor’s Conference on Tourism for many years. Normally the contribution have been paid through the

Chamber and the City reimburses them. This year the City will be paying directly to the conference. During this conference, Historic Preservation also sponsors a breakfast and lunch with the state legislators at the Capital building. The cost to sponsor this event is \$2,500 which includes two free registrations to the event and an exhibitor booth spot. Three tables are also reserved during the Gala event for \$450 for State Legislators with a total of \$2,950. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission to sponsor the South Dakota Governor's Conference on Tourism for 2020 in the amount of \$2,950 to be paid out of the Public Education line item. Aye - All. Motion carried.***

Acceptance of Land Transfer from Kevin Oberembt for 227 Williams Street – Exhibit D

Mr. Kuchenbecker stated the Historic Preservation Commission has received a Quit Claim Deed from Kevin Oberembt to transfer land to the Historic Preservation Commission. The legal description of the property is Lot B, of Probate Lot 227, City of Deadwood, Lawrence County, South Dakota, according to Plat Document No. 2015-5499. Staff recommends accepting the transfer of land from Kevin Oberembt for the sum of \$1.00. ***It was moved by Ms. Posey and seconded by Mr. Toews to recommend to the City Commission to accept the transfer of land from Kevin Oberembt for the sum of \$1.00 located at Lot B, of Probate Lot 227, City of Deadwood, Lawrence County, South Dakota, according to Plat Document No. 2015-5499. Aye - All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA H190382, 470 Main St., Blake Haverberg – Add Window – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 470 Main Street, a non-contributing structure located in Fountain City Planning Unit in the City of Deadwood. The applicant requests permission to add a window on the south side of the structure. Staff finds the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and 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 local, 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 the guidance found in DCO 17.68.050, I find the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Aye - All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA H190380, 21 Spring Street, Greg and Cari Rothenhoefer – Construct New Residence – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 21 Spring Street, a non-contributing structure located in the Spruce Gulch Planning Unit in the City of Deadwood. The applicant is requesting permission to construct a new structure on the lot. 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 and since there are several newer style houses in the area it does not additionally 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. Toews based upon all the evidence presented, I find this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places, and therefore move to grant a project approval. Aye - All. Motion carried.***

Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported Quality Services is conducting archeology in the Tin Lizzy parking lot. They have recently discovered what appears to be a water flume and a pile of lumber next to it. They are down to the 1879 fire. Mike Runge has installed the new displays in the History and Information Center.

Committee Reports

Mr. Toews stated Mike Runge is doing an excellent job.

Other Business

The Commission moved the meeting to the parking lot of Tin Lizzies. The commission reviewed the uncovered flume and other archaeology going on at the site. Mr. Kuchenbecker gave an overview of what is happening. The Historic Preservation Commission Meeting adjourned at 5:36 p.m. at Tin Lizzies.

ATTEST:

Chairman, Historic Preservation Commission
Bonny Anfinson, Historic Preservation Office/Recording Secretary