

# **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, September 25, 2019 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of September 11, 2019 HPC Meeting Minutes
3. Operating Voucher Approval.
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Requests – **Exhibit A**
    - i. Teresa Hamilton & Peter Curry – 458 Williams – Wood Windows & Doors
    - ii. Patricia McKenzie – 31 Sampson – Siding
    - iii. Elle Acquisitions, LLC – Dr. Robert Lemley – Historic Façade Easement – **Exhibit B**
  - c. Grant Extensions – **Exhibit C**
    - i. Mike Besso – 405 Williams – Elderly Resident
    - ii. Brett Bauman – 35 Jackson – Wood Windows & Doors
    - iii. Mark & Rose Speirs – 34 Van Buren – Elderly Resident
    - iv. James & Christine Mikla – 30 Adams – Foundation/Siding/Wood Windows & Doors
    - v. Tyson Almanza – 62 Taylor – Siding/Wood Windows & Doors
    - vi. Thomas & JoBerta Pehrson – 31 Jackson – Elderly Resident
    - vii. Tom McNary – 14 Van Buren – Windows & Doors
    - viii. Bob & Mary Sjomeling – 416 Williams – Elderly Resident
  - d. Revolving Loan Program Voucher Approval
  - e. Revolving Loan Program – **Exhibit D**
    - i. Dragon Belly LLC – 770 & 772 Main – Loan Extension Requests
5. Old or General Business
  - a. Update and issues of hillside cut at First Gold – Mike Towey
  - b. Main Street Initiative Update
  - c. Outside of Deadwood Emergency Grant Request – Mitchell Area Historical Society – **Exhibit E**
  - d. Not-For-Profit Grant Request – St. John's Episcopal Church – **Exhibit F**
  - e. Permission to Hire Part-Time Special Project Coordinator – Deadwood Chinatown Collection – **Exhibit G**
6. New Matters before the Deadwood Historic District Commission
  - a. COA 190307 – Elle Acquisitions LLC – 674 Main – Exterior Repairs – **Exhibit H**
  - b. COA 190315 – Scott & Sharon Jacobs – 78 Sherman – Add two Doorway Accesses and Staircase – **Exhibit I**
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 190296 – Teresa Hamilton & Peter Curry – 458 Williams – Exterior Repairs – **Exhibit J**
  - b. PA 190306 – Lanny & Linda Shepherd – 16 Park – Construct Garage, Retaining Wall – **Exhibit K**
  - c. PA 190314 – Patricia McKenzie – 31 Sampson – Siding – **Exhibit L**
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 1<sup>st</sup> or 3<sup>d</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, September 25, 2019**

**Present Historic Preservation Commission:** Lyman Toews, Beverly Posey, Robin Carmody, Dale Berg, Tom Blair, Tony Williams and Willis Steinlicht

**Absent:**

**Present City Commission:** Charlie Struble

**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 25, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of HPC Minutes:**

September 11, 2019 Regular Meeting

*It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, September 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 \$32,417.00. 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 \$40,924.59 based on information as presented. Aye - All. Motion carried.*

**Grant Requests – Exhibit A**

- i. Teresa Hamilton & Peter Curry – 458 Williams – Wood Windows & Doors

*It was moved by Ms. Posey and seconded by Mr. Toews to enter Teresa Hamilton & Peter Curry, 458 Williams, Wood Windows & Doors, into the grant program. Aye - All. Motion carried.*

- ii. Patricia McKenzie – 31 Sampson – Siding

*It was moved by Ms. Posey and seconded by Mr. Williams to deny Patricia McKenzie, 31 Sampson, entry into the Siding program, as the property is not contributing. Aye - All. Motion carried.*

- iii. Elle Acquisitions, LLC – Dr. Robert Lemley – Historic Façade Easement – Exhibit B

*It was moved by Mr. Toews and seconded by Mr. Williams to enter Elle Acquisitions LLC – Dr. Robert Lemley, into the Historic Façade Easement program with contingency of rehabilitating the front of the building following Secretary of Interior Standards. Aye - All. Motion carried.*

**Grant Extensions – Exhibit C**

- i. Mike Besso – 405 Williams – Elderly Resident
- ii. Brett Bauman – 35 Jackson – Wood Windows & Doors
- iii. Mark & Rose Speirs – 34 Van Buren – Elderly Resident
- iv. James & Christine Mikla – 30 Adams – Foundation/Siding/Wood Windows & Doors
- v. Tyson Almanza – 62 Taylor – Siding/Wood Windows & Doors
- vi. Thomas & JoBerta Pehrson – 31 Jackson – Elderly Resident
- vii. Tom McNary – 14 Van Buren – Windows & Doors (Final)
- viii. Bob & Mary Sjomeling – 416 Williams – Elderly Resident

*It was moved by Mr. Toews and seconded by Mr. Blair to approve the grant extensions. Aye - All. Motion carried.*

**Revolving Loan Voucher Approval**

*It was moved by Mr. Steinlicht and seconded by Ms. Posey to approve the Revolving Loan disbursements in the amount of \$25,333.30 based on information as presented. Aye - All. Motion carried.*

**Revolving Loan Program – Exhibit D**

- i. Dragon Belly LLC – 770 & 772 Main – Loan Extension Requests

***It was moved by Mr. Blair and seconded by Ms. Carmody to approve the revolving loan requests as submitted. Aye – All. Motion carried.***

**Old or General Business:**

**Update and issues of hillside cut at First Gold – Mike Towey**

Mr. Kuchebecker reported that Mr. Towey would like to continue for 2 weeks as he is still looking at some options he wants to discuss with staff. Staff would like to continue until next meeting.

***It was moved by Mr. Blair and seconded by Mr. Toews to continue update and issues of hillside cut at First Gold until next meeting. Aye – All. Motion carried.***

**Main Street Initiative Update**

Mr. Kuchenbecker reported the Promotion Committee has a few activities coming up – Little Black Dress which is a partnership with Deadwood History as a fundraiser for the Brothel Tours, the Big Whiskey, and focusing on the December 6<sup>th</sup> Grand Opening of Outlaw Square and the Christmas tree lighting. The Design Committee and Economic Restructuring committees met jointly to work on a variety of initiatives in regards to the upcoming kickoff of the Main Street Master Plan with planning of design workshops this fall. November 7<sup>th</sup> will be a soft opening of Outlaw Square as the synthetic ice will be delivered and set up. On the next agenda there will be a partnership for future exploration on what to do with the Century Link building façade work and improving better utilization of the building.

**Outside of Deadwood Emergency Grant Request – Mitchell Area Historical Society – Exhibit E**

Project Committee looked at this. The Historical Society has water issues on the upper interior walls of the structure because the stone exterior has been deteriorating. The cost of the repair is \$34,245. They are requesting \$10,000 in emergency funds. In January 2019, the Society received \$10,000 to repair windows on the building. They haven't spent any money due to the project is put on hold until the water issues are repaired. Our budget doesn't allow for emergency repairs. Committee recommendation is to deny emergency request and recommend the Mitchell Area Historical Society change its scope of work on current grant and use the funds toward emergency repair and reapply in the future for the window repair.

***It was moved by Mr. Toews and seconded by Ms. Posey to deny Mitchell Area Historical Society emergency request and allow the Society to change scope of work. Aye – All. Motion carried.***

**Not-For-Profit Grant Request – St. John's Episcopal Church – Exhibit F**

St. John's Episcopal Church is requesting \$7,000 in matching funds to replace current plastic fencing with wrought iron fencing. Cost of project is \$14,833. The matching funds are coming from a memorial fund in honor of former Mayor Barb Allen and Mel Allen. They have received \$25,000 in the last five years so they fall within the \$50,000 requirement. Project Committee reviewed and recommends approval in the amount of \$7,460 because of shipping associated with the match.

***It was moved by Mr. Blair and seconded by Ms. Posey to approve \$7,460 in matching funds to replace current plastic fencing with wrought iron fencing. Aye – All. Motion carried.***

**Permission to Hire Part-Time Special Project Coordinator – Exhibit G**

Memo from Mike Runge asking permission to hire Barb Foshlem as a special project coordinator for four hours a week at \$11.76 an hour to assist in data processing and collections management of the Chinatown archaeological collection. If approved will go to the City Commission and she will start work on October 7, 2019.

***It was moved by Mr. Blair and seconded by Ms. Posey to hire Barb Foshlem as a special project coordinator for 4 hours a week at \$11.76 an hour. Aye – All. Motion carried.***

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

**COA 190307 – Elle Acquisitions LLC – 674 Main – Exterior Repairs – Exhibit H**

Mr. Kuchenbecker reported this is a contributing structure located in the Original Townsite of the Deadwood Historic District circa 1877/1883/1937. The applicant is requesting to replace the siding with LP Smart Side and the roof. Staff will work with the applicant and his contractor to ensure the siding has the proper reveal and the fascia and soffit material are appropriate. As currently proposed, the soffit and fascia will not work; however, staff will be in contact with the contractor to ensure a wood material is used. 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. Toews and seconded by Ms. 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 to replace the siding and the roof at the property located at 674 Main Street. Aye – All. Motion carried.***

COA 190315 – Scott & Sharon Jacobs – 78 Sherman – Add two Doorway Accesses and Staircase – Exhibit I

Mr. Kuchenbecker reported there is a visible transition of this resource, the Hattenbach Building built in 1894. The applicant is requesting permission to cut new doorway access side patio (believed previously approved) and cut new doorway on end of building to access apartment upstairs and add staircase. Staff continues to work closely with the applicant and contractor to come up with changes and alterations that are compatible and respective with 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 Mr. Toews and seconded by Ms. Posey 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 or the state register of historic places, and therefore move to grant a project approval to cut new doorway access side patio (believed previously approved) and cut new doorway on end of building to access apartment upstairs and add staircase at the property located at 78 Sherman Street. Aye – All. Motion carried***

New Matters before the Deadwood Historic Preservation Commission

PA 190296 – Teresa Hamilton & Peter Curry – 458 Williams – Exterior Repairs – Exhibit J

Mr. Kuchenbecker stated this is a contributing structure located in the City Creek Planning Unit circa 1925. The applicant is requesting permission to repair the cedar siding and siding around windows, install privacy fence along north side of property, remove hedge in front of house and replace with wrought iron decorative fence not to be over 3 feet in height, requesting a 16x24 shed/workshop to mimic style of house, and replace missing cedar fascia on perimeter of the roof. It is staff's opinion 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. Mr. Kuchenbecker reported he conducted a site visit and the missing cedar fascia on the perimeter of the roof never existed so they are replacing it. ***It was moved by Mr. Toews and seconded by Ms. Carmody 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 or the state register of historic places, and therefore move to grant a project approval to repair the cedar siding and siding around windows, install privacy fence along north side of property, remove hedge in front of house and replace with wrought iron decorative fence not to be over 3 feet in height and requesting a 16/24 shed/workshop to mimic style of house at 458 Williams Street. Aye – All. Motion carried.***

PA 190306 – Lanny & Linda Shepherd – 16 Park – Construct Garage, Retaining Wall – Exhibit K

Mr. Kuchenbecker stated this is a contributing structure located in Highland Park Planning Unit circa 1895. The applicant is requesting permission to add a garage and retaining wall. Staff has conducted a site visit. The proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the local historic district, the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Mr. Blair 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 or the state register of historic places, and therefore move to grant a project approval to add a garage and retaining wall at 16 Park Street. Aye – All. Motion carried.***

PA 190314 – Patricia McKenzie – 31 Sampson – Siding – Exhibit L

Mr. Kuchenbecker stated this is a non-contributing structure located in the Spruce Gulch Planning Unit circa 1980's. The applicant is requesting permission to replace siding on north end and west side. It is staff's opinion 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. Blair and seconded by Ms. Posey 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 or the state register of historic places, and therefore move to grant a project approval to replace siding on north end and west side at 31 Sampson Street. 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 there was a pre-construction meeting for a retaining wall at 291 Williams. It is a City wall that has been improved. The challenge is Williams Street will be cut off for 21 consecutive days and Main Street will be closed for special events during that time. There was also a pre-construction meeting for a retaining wall at 526 Williams. Both retaining walls should be done in October. The project at 336 Williams is moving forward. Looking at some design alternatives to improve the stairs at the front of the structure. Had a construction meeting at Outlaw

Square today. Tomorrow is the 90 day extension deadline for 20 Washington. Staff will be working with Planning and Zoning Administrator and Building Inspector to ensure we perform a good inspection tomorrow. Our next step could be legal action. There was a hearing with the judge in regards to 824 Main Street. It is now in the 30 day public notification stage with publishing in the Black Hills Pioneer giving owner notification he has to do something. If nothing is done it will go back to court to take the next step. The West River History Conference will be in Deadwood October 10-12, 2019. There will be a dedication of a memorial flagpole in honor of James Aplan who was a friend of Deadwood and a long time supporter.

### **Committee Reports**

Mr. Toews reported at the joint restructuring and design committee meeting, the work is done with Winter's and Company. The basic information gathering is complete with an estimate of \$11-12 million. The target date to request the money is 2021 with construction to begin in 2022. The issue is the DOT's deadline for the box culvert is 2026 but are trying to move that schedule up. The TIF for Tin Lizzie's has been approved and work will begin next year. Some of the work could interfere with the overall master plan in regards to valves, lights, sidewalks, etc.

Mr. Steinlicht reported that the Project Committee met to discuss the three items on this agenda and will meet again on October 2<sup>nd</sup> to review headstone grants.

Mr. Berg reported the Days of 76 Committee sent a thank you letter thanking HPC for the support of the Days of 76.

### **Other Business**

The Historic Preservation Commission Meeting adjourned at 5:43p.m.

ATTEST:

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Chairman, Historic Preservation Commission  
*Cindy Schneringer, Historic Preservation Office/Recording Secretary*