

# **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 28, 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 HPC Meeting Minutes
  - a. August 14, 2019, 2019 Regular Meeting
3. Operating Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Requests – **Exhibit A**
    - i. Troy Gorans – 43 Forest - Foundation, Wood Windows & Doors, Siding, Retaining Wall Programs
    - ii. Allen & Evonne Leavitt – 7 Emery – Siding, Foundation, Wood Windows & Doors, Vacant Home, Residential Revolving Loan Programs
    - iii. Alea "Charlie" Struble – 61 Taylor Street – Siding and Residential Revolving Loan Programs
  - c. Grant Extension Requests – **Exhibit B**
    - i. Glenn Fasnacht – 74 Van Buren – Foundation/Siding/Windows & Doors Programs
    - ii. Margaret Sulentic – 23 Van Buren – Windows & Doors Program
  - d. Revolving Loan Program Voucher Approval
  - e. Revolving Loan Program – **Exhibit C**
    - i. Elise Kirkpatrick – 110 McGovern Hill – RLF Life Safety Loan Request
    - ii. Sylvia Trentz – 57 Lincoln – RLF Life Safety Loan Request
    - iii. Lance Bobolz – 84 Van Buren – Windows Loan Extension Request
5. Old or General Business
  - a. Main Street Initiative Update
  - b. South Dakota Historical Society Press 2018 Deadwood Publications Fund Report – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 190250 – Troy Gorans – 43 Forest – Exterior Repairs– **Exhibit E**
  - b. PA 190252 – Jeff & Tracy Munce – 36 Jackson – New Windows/Foundation Repair – **Exhibit F**
  - c. PA 190253 – Allen & Evonne Leavitt – 7 Emery – Exterior Repairs – **Exhibit G**
  - d. PA 190277 – Charlie Struble – 61 Taylor – Replace Siding/Windows– **Exhibit H**
  - e. PA 190279 – Michael Johnson – 8 Van Buren – Roof Repair - **Exhibit I**
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, August 28, 2019**

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

**Absent:** Willis Steinlicht

**Present City Commission:** Michael Johnson

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Cindy Schneringer, Administrative Assistant and Mike Walker, Neighborworks

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

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 28, 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:**

August 14, 2019 Regular Meeting

***It was moved by Mr. Williams and seconded by Ms. Posey to approve the HPC minutes of Wednesday, August 14, 2019. Aye – All. Motion Carried.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$20,521.94. Aye – All. Motion carried.***

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

**HP Program Grant Funds**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$32,807.77 based on information as presented. Aye - All. Motion carried.***

**Grant Requests – Exhibit A**

- i. Troy Gorans – 43 Forest - Foundation, Wood Windows & Doors, Siding, Retaining Wall Programs
- ii. Allen & Evonne Leavitt – 7 Emery – Siding, Foundation, Wood Windows & Doors, Vacant Home, Residential Revolving Loan Programs
- iii. Alea "Charlie" Struble – 61 Taylor Street – Siding and Residential Revolving Loan Programs

***It was moved by Mr. Blair and seconded by Mr. Posey to enter Troy Gorans, 43 Forest, Foundation, Wood Windows & Doors, Siding, Retaining Wall Programs, Allen & Evonne Leavitt, 7 Emery, Siding, Foundation, Wood Windows & Doors, Vacant Home, Residential Revolving Loan Programs, Alea "Charlie" Struble, 61 Taylor, Siding, Residential Revolving Loan Programs, into the grant programs. Aye - All. Motion carried.***

**Grant Extension Requests – Exhibit B**

- i. Glenn Fasnacht – 74 Van Buren – Foundation/Siding/Windows & Doors Programs
- ii. Margaret Sulentic – 23 Van Buren – Windows & Doors Program

***Mr. Williams requested staff expand on why the need for extension. It was moved by Ms. Posey and seconded by Mr. Blair to approve the grant extensions. Aye – All. Motion carried.***

**Revolving Loan Voucher Approval**

***It was moved by Ms. Posey and seconded by Mr. Blair to approve the Revolving Loan disbursements in the amount of \$22,816.82 based on information as presented. Aye - All. Motion carried.***

**Revolving Loan Program – Exhibit C**

- i. Elise Kirkpatrick – 110 McGovern Hill – RLF Life Safety Loan Request
- ii. Sylvia Trentz – 57 Lincoln – RLF Life Safety Loan Request
- iii. Lance Bobolz – 84 Van Buren – Windows Loan Extension Request

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

**Old or General Business:**

Main Street Initiative Update

Mr. Kuchenbecker stated there is no update at this time.

South Dakota Historical Society Press 2018 Deadwood Publications Fund Report – Exhibit D

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

#### **PA 190250 – Troy Gorans – 43 Forest – Exterior Repairs – Exhibit E**

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit circa 1886. The applicant is requesting permission to repair foundation under porch, repair siding, repair windows and paint. 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 Ms. Posey and seconded by Mr. Blair 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 add the addition of a small entry enclosure located at 43 Forest Avenue. Aye – All. Motion carried.***

#### **PA 190252 – Jeff & Tracy Munce – 36 Jackson – New Windows/Foundation Repair – Exhibit F**

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1903. The applicant is requesting permission to install new windows on entire house, new exterior doors and storms, new garage walk door, and re-skimming foundation. Staff has clarified with the applicant the windows will be repaired and new wooden storm windows installed. Trying to convince them into the siding program as it is one of the few remaining houses with metal siding. 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 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 grant a project approval to build a new covered patio spanning existing City Creek at the property located at 36 Jackson Street. Aye – All. Motion carried.***

#### **PA 190253 – Allen & Evonne Leavitt – 7 Emery – Exterior Repairs – Exhibit G**

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Planning Unit circa 1905. The applicant is requesting permission to replace roof, fence, awning, and windows, doors and storms. Staff has clarified with the applicant plans are to repair the retaining wall, replace the existing wrought iron fence and install a gate between the garage and house. 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 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 repair the foundation, upgrade the electrical and replace front door at 7 Emery Street. Aye – All. Motion carried.***

#### **PA 190277 – Charlie Struble – 61 Taylor – Replace Siding/Windows – Exhibit H**

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1944. The applicant is requesting permission to replace the current siding with LP Smart Siding 5" reveal and replace/repair windows. This is another house that will get rid of the metal siding. 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. Toews 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 to current siding with LP Smart Siding 5" reveal and replace/repair windows at 61 Taylor Street. Aye – All. Motion carried.***

#### **PA 190279 – Michael Johnson – 8 Van Buren – Roof Repair – Exhibit I**

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1896. The applicant is requesting permission to replace the roof with wood shingles but if the insurance company does not refund for wood shingles the applicant will have to go with an asphalt shingle. 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 because it is not readily visible within the historic 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 roof with wood shingles but if the insurance company does not refund for wood shingles will go with an asphalt shingle at 8 Van Buren 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 Bonny will be presenting our budget presentation with the SD Historical Society Board of Trustees in Pierre on Friday, September 6, 2019 at 11:00 am CST.

Staff has been going back and forth with Splitrock Studios in regards to the History & Information Center exhibits. We are now looking at an October install which will be fine. The center is still busy with visitors and having it torn up in September is not a good thing.

The City is nearing the end of the audit and am pleased to say there will be no notes on Historic Preservation in the City's audit. The auditors have been here almost two and a half months. They have made lots of adjustments and have been busy working on cleaning up the chart of accounts. This morning was our last City Commission budget meeting. There are no changes for HP from what was reported two weeks ago. The first reading of the balanced budget for the City will be on Tuesday, September 3, 2019.

We did the concrete pour last week at Outlaw Square. The concrete had too much air and they had to pull up the concrete while it was still wet and take it to the landfill. The pour was completed this week. The brick feature wall along the four lanes is at the top. They will be cleaning it and taking down the scaffolding along the four lanes. The job trailers moved. They are starting to work out toward Main Street. Hopefully, over the course of the next month you will see a lot more concrete so we won't have to worry about mud as much. They should be done the first part of November.

Jeremy Russell officially started as our Zoning Administrator this week and has been shadowing both Bob and myself on Monday, Tuesday and Wednesday so far. He will be a great addition to the team. Mr. Berg asked if they will start ticketing the businesses with sandwich boards, signs and everything else out in front. Mr. Kuchenbecker stated we will see that and it is a primary directive from the City Commission.

We had the first burial at Mt. Moriah for Shirley Temple. They had a deed from 1937. Spent all last week working on this as it is not something that can be put off. As Cemetery Sexton, I have inherited some additional challenges. Staff just sent off original book we microfilmed to be digitized and pdf. When it is back, we can start putting in notes and we will have a working book. We will have to research some death records and burial records for filling in the gaps.

On Monday nights City Commission meeting, I am asking permission to hire an engineer to come up with construction plans for sewer for 227 Williams. This is the stone house above Tin Lizzies on the Forest Hills side. Kevin and Brenda Oberembt bought this house and are ready to start rehab but there is no sewer to the property. Staff will work with the City Commission on this and want you to be aware of it and to support the efforts as this house has historic significance.

Staff conducted a site visit to 33 Taylor last week with somebody wanting to buy it. We have a foundation starting to really fail there and the roof is in poor condition. This is the cyanide lid roof.

Staff is working with FEMA on our July 5<sup>th</sup> flood. We spent quite a bit of time with FEMA representatives. There is a proposal coming to City Commission on civil, geo technical and structural engineering to help prioritize our damages. If we get another rain, we may lose some backyards, parking lots, and such. There was a lot of damage done from the storm.

336 Williams Street retaining wall project involves burying the joint water and sewer lines which are only two feet deep because of bedrock and it will require some additional insulation.

There was a bid opening this week for 291 Williams and 562 Williams and will be on City Commission agenda. One is a city retaining wall, 291 Williams, the bid came in at \$195,000 and the 562 Williams bid was \$93,000. Both of the projects will be done by the end of the year.

We are extending the season for Deadwood Alive. The stagecoach will continue five days a week through September 21<sup>st</sup>. This is the new teamster operated by Jill and Todd Weber. They have had 60 and 70 rides per day this week. Weather permitting they will operate on Friday and Saturday through Thanksgiving.

## **Committee Reports**

## **Other Business**

The Historic Preservation Commission Meeting adjourned at 5:40 p.m.

ATTEST:

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Chairman, Historic Preservation Commission

*Cindy Schneringer, Historic Preservation Office/Recording Secretary*