

# **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 14, 2019 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

---

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
  - a. July 24, 2019, 2019 Regular Meeting
  - b. August 7, 2019, Special Meeting
3. Operating Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Requests – **Exhibit A**
    - i. Charles Ferris – 312 Main - Foundation, Wood Windows & Doors, Elderly Resident Programs
    - ii. Adrian Newkirk – 39 Lincoln – Foundation, Elderly Resident, Wood Windows & Doors and Retaining Wall Programs
  - c. Grant Extension Requests – **Exhibit B**
    - i. Dave Akrop – 98 Charles – Elderly Resident Program
    - ii. Melody Lopez – 67 Stewart – Foundation/Siding/Windows & Doors Programs
    - iii. Brad Peterson/Shirlene Joseph – 766 Main – Foundation Program
    - iv. Amy Gorzalka – 50 Van Buren – Windows & Doors Program
    - v. Michael Johnson – 8 Van Buren – Windows & Doors/Siding/Foundation Programs
    - vi. David Zurey – 23 McKinley – Elderly Resident Program
    - vii. Jo Roebuck-Pearson – 36 Lincoln – Windows & Doors Program
  - d. Revolving Loan Program Voucher Approval
  - e. Revolving Loan Program – **Exhibit C**
    - i. Michael & Dianne Hall – 66 Taylor – Siding and Windows Loan Requests (Forgiveable)
    - ii. Travis Conrad – 10 Harrison – Request to Prorate/Forgive Retaining Wall Loan
5. Old or General Business
  - a. Main Street Initiative Update
  - b. Deadwood Chamber Marketing Update/HBO Movie Results – Lee Harstad
  - c. Acquisition of Seth Bullock collection items from on-line auction in the amount of \$7,095.59 – **Exhibit D**
  - d. Outside Deadwood Grant Extension – Homestake Opera House – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
  - (1) COA H190248 – Carolyn White – 3 Shine – Addition – **Exhibit F**
  - (2) COA 190254 – Silverado – 709 Main – Add Patio – **Exhibit G**
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 190249 – Charles B. Ferris – 312 Main – Foundation, Replace Front Door – **Exhibit H**
  - b. PA 190251 – Adrian Newkirk – 39 Lincoln – Exterior Repairs – **Exhibit I**
  - c. PA 190256 – Roger & Sharon Styer – 46 Wabash – Install Awning/Overhang – **Exhibit J**
  - d. PA 190257 – Elsie Kirkpatrick – 110 McGovern Hill – Windows/Siding/Foundation/Roof – **Exhibit K**
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>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, August 14, 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, 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 14, 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:**

July 24, 2019 Regular Meeting

***It was moved by Ms. Posey and seconded by Mr. Steinlicht to approve the HPC minutes of Wednesday, July 24, 2019. Aye – All. Motion Carried.***

August 7, 2019 Special Meeting

***It was moved by Ms. Posey and seconded by Mr. Blair to approve the HPC Budget Meeting minutes of Thursday, August 7, 2019. Aye – All. Motion Carried.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$44,246.88. 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. Blair to approve HP Grant Fund disbursements in the amount of \$88,290.25 based on information as presented. Aye - All. Motion carried.***

**Grant Requests – Exhibit A**

- i. Charles Ferris – 312 Main – Foundation, Wood Windows & Doors, Elderly Resident Programs
- ii. Adrian Newkirk – 39 Lincoln – Foundation, Elderly Resident, Wood Windows & Doors, Retaining Wall Programs

***It was moved by Mr. Blair and seconded by Mr. Toews to enter Charles Ferris, 312 Main, Foundation, Wood Windows and Doors, Elderly Resident Programs; Adrian Newkirk, 39 Lincoln, Foundation, Elderly Resident, Wood Windows and Doors, Retaining Wall Program. Aye - All. Motion carried.***

**Grant Extension Requests – Exhibit B**

- i. Dave Akrop – 98 Charles – Elderly Resident Program
- ii. Melody Lopez – 67 Stewart – Foundation/Siding/Windows & Doors Programs
- iii. Brad Peterson/Shirlene Joseph – 766 Main – Foundation Program
- iv. Amy Gortzalka – 50 Van Buren – Windows & Doors Program
- v. Michael Johnson – 8 Van Buren – Windows & Doors/Siding/Foundation Programs
- vi. David Zurey – 23 McKinley – Elderly Resident Program
- vii. Jo Roebuck-Pearson – 36 Lincoln – Windows & Doors Programs

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the grant extensions. Aye – Mr. Toews, Ms. Posey, Mr. Williams, Ms. Carmody, Mr. Steinlicht. No – Mr. Blair. Motion carried.***

**Revolving Loan Voucher Approval**

***It was moved by Mr. Blair and seconded by Ms. Posey to approve the Revolving Loan disbursements in the amount of \$31,073.89 based on information as presented. Aye - All. Motion carried.***

**Revolving Loan Program – Exhibit C**

- i. Michael & Dianne Hall – 66 Taylor – Siding and Windows Loan Request (Forgiveable)
- ii. Travis Conrad – 10 Harrison – Request to Prorate/Forgive Retaining Wall Loan

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

### **Old or General Business:**

#### **Main Street Initiative Update**

Mr. Kuchenbecker stated the Design Committee is off for the month. Ms. Lalonde reported they met today and took steps to begin application with the blessing of the Chamber of Commerce to have MSI and Outlaw Square become a 501(c)3 in order to be more qualified for bigger grants and sponsorships from large corporations. There are some promotions set aside for the year because of the construction being so far behind. The next upcoming event is the Little Black Dress and Deadwood's Big Whiskey in November. The committee talked in length about our holiday program and the tree lighting along with planning a Christmas bazaar on the 13<sup>th</sup> and 14<sup>th</sup> which will be a great weekend with skating, fair and tree lighting. The event is hoping to pull tree in by horse once we find the location.

#### **Deadwood Chamber Marketing Update/HBO Movie Results**

Mr. Harstad and Ms. Kile provided the yearly Chamber of Commerce marketing updates and HBO movie results.

#### **Acquisition of Seth Bullock collection items from on-line auction in the amount of \$7,095.59. – Exhibit D**

Mr. Kuchenbecker stated we were able to acquire from an online auction 90 items. Had been dealing with the attorney from Dallas who bought the Aplan collection years ago. He ended up giving it to the broker. The broker called and wanted me to buy it all but he didn't have an inventory of it and wouldn't give me a price so we waited until it came online. We were successful in getting a number of items. One of the letters is to Seth Bullock from a man from Yankton dated March 28, 1877 during the formation of Lawrence County in 1877. Another example is the official vote of the election in 1877 in Lawrence County. We talk about our planning districts (Deadwood, South Deadwood, Elizabethtown, Fountain City, etc.) – here's the results of Deadwood. Deadwood had 895 votes. There were 1715 from South Deadwood who voted in that election. We got a number of items dating back to 1860's on Seth Bullock when he got a letter of recommendation to go with him when he went to Montana.

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the acquisition of 90 archival items from the Seth Bullock Archival Collection from the Dallas Online Auction Block, LLC for the price of \$7,095.59 using budgeted funds from the Acquisition line item. Aye – All. Motion carried.***

#### **Outside Deadwood Grant Extension – Exhibit E**

Mr. Kuchenbecker stated the Homestake Opera House is asking for an extension until December 1, 2019. They've been fundraising and recently met their goal of \$78,400. The agreement was awarded on July 9, 2018 so it is actually up. ***It was moved by Ms. Posey and seconded by Mr. Blair to grant the extension to the Homestake Opera House until December 1, 2019 for the Outside of Deadwood Grant. Aye – All. Motion carried.***

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

#### **COA H190248 – Carolyn White – 3 Shine – Addition – Exhibit F**

Mr. Kuchenbecker stated this is one of those projects the committee found as a state of demolition by neglect. They have stabilized it and want to finalize the exterior features of it. This is a contributing structure located in the Deadwood City Planning Unit circa 1900. The applicant is requesting the addition of a small entry enclosure off an entry well that has been allowing rain intrusion for years. A small shed roof tacked to the side of the building; was removed to repair and stabilize the masonry veneer. 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. 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 add the addition of a small entry enclosure located at 3 Shine Street. Aye – All. Motion carried.***

#### **COA 190254 – Silverado – 709 Main – Add Patio – Exhibit G**

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning Unit circa 1915. The applicant is requesting permission to build a new covered patio spanning existing City Creek. Materials used match Outlaw Square stage finishes including ceiling material, stained wood beams and columns, and steel guardrail. Flooring to be composite planking. Patio will have multiple access points including new doors from the existing Silverado, a ramp from the existing Main Street sidewalk as well as stairs connecting the new patio to Outlaw Square. 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. Steinlicht and seconded by Mr. Toews 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 709 Main Street. Aye – All. Motion carried.***

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

PA 190249 – Charles B. Ferris – 312 Main – Foundation, Replaced Front Door – Exhibit H

Mr. Kuchenbecker stated this is a contributing structure located in the Fountain City Planning Unit circa 1900. The applicant is requesting permission to repair the foundation, upgrade the electrical and replace front door. Staff has conducted several visits and will coordinate project with the owner. 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 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 repair the foundation, upgrade the electrical and replace front door at 312 Main Street. Aye – All. Motion carried.***

PA 190251 – Adrian Newkirk – 39 Lincoln – Exterior Repairs -- Exhibit I

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit circa 1880. The applicant is requesting permission to install new front porch, repair/replace retaining wall, repair/replace capstone & brown stucco, repair foundation, paint and install new front door and storm, shingles and gutters to front porch. 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 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 install new front porch, repair/replace retaining wall, repair/replace capstone & brown stucco, repair foundation, paint and install new front door and storm, shingles and gutters to front porch at 39 Lincoln Avenue. Aye – All. Motion carried.***

PA 190256 – Roger & Sharon Styer – 46 Wabash – Install Awning/Overhang – Exhibit J

Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to install awning/overhang over door so rain/snow doesn't run in. 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 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 install awning/overhang over door at 46 Wabash Street. Aye – All. Motion carried.***

PA 190257 – Elsie Kirkpatrick – 110 McGovern Hill – Windows/Siding/Foundation/Roof – Exhibit K

Mr. Kuchenbecker stated this is a contributing structure located in the McGovern Hill Planning Unit circa 1937. The applicant is requesting permission to replace windows and siding and repair foundation and roof. The applicant has been entered into our grant programs. 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 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 replace windows and siding and repair foundation and roof at 110 McGovern Hill Road. 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 stated spending a lot of time with the auditors and finance officer providing answers for the City audit. They have been here for two and a half months. Hopefully, we will see the end. Everyday there is a question or we have to pull an invoice or provide an explanation. It is going fairly well. Today staff spent seven and a half hours with FEMA on our July 4<sup>th</sup> damage. The Square is moving along. Next week they will pour the infield where the artificial turf and synthetic ice will go. Almost all the underground is done. Taking up the sidewalk along Main Street and continuing the underground. Probably hook up the water starting tomorrow. It will be a challenge during Kool Deadwood Nights. Deadwood Street will be open end of business day on Thursday. Main Street will be closed on Wednesday. Local traffic only allowed. Have to keep the project going as they lost 45 days for weather. The four lanes will be three lanes for masonry. This is the 25<sup>th</sup> year of Kool Deadwood Nights. The State Historical

Preservation Board budget presentation is Friday, September 6, 2019. We would like some commissioners to go along. Bonny will be giving the presentation.

**Committee Reports**

Mr. Steinlicht stated do we talk to citizens about painting. There is a tour bus that travels up and down Main Street that needs painting.

Mr. Toews asked how long are projects approved for. Mr. Kuckenbecker replied they are good for one year.

**Other Business**

The Historic Preservation Commission Meeting adjourned at 6:21 p.m.

ATTEST:

---

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