

# **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, July 10, 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 – June 26, 2019 Regular Meeting
3. Operating Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Requests – **Exhibit A**
    - i. Lynn & George Milos – 872 Main – Siding Program
    - ii. Jeff & Lauren Trouton – 33 Jackson – Siding Program
    - iii. Teresa Hamilton & Peter Curry – 458 Williams – Foundation Program
    - iv. Sherree Rich & Joe Gasper – 40 Jefferson – Retaining Wall Program
    - v. Lorelei Winter – 54 Burnham – Elderly Resident & Foundation Program
    - vi. David Herdt – 97 Forest – Siding Program
    - vii. Scott & Sharon Jacobs – 79 Sherman – Façade Program – **Exhibit B**
    - viii. John Beck – 175 Sherman – Façade Program – **Exhibit C**
  - c. Grant Extension Requests – **Exhibit D**
    - i. Kurt & Dawn Bialas – 24 Raymond – Windows & Doors Program
    - ii. Kris & Melony Fenton – 27 Lincoln – Siding Program
    - iii. Lee Thompson – 47 Forest – Windows & Doors Program
    - iv. Renee Burr – 25 McKinley – Windows & Doors Program
    - v. Elise Kirkpatrick – 110 McGovern Hill – Siding, Foundation, Windows & Doors Program
    - vi. Shirlene Joseph – 771 Main – Foundation Program
  - d. Revolving Loan Program Voucher Approval
  - e. Revolving Loan Program – **Exhibit E**
    - i. Gary & Dee Herdt – 15 Madison – Refinance Request
    - ii. Hills Partnership – 158 Williams – Final 3 Month Windows Extension Request
    - iii. Naomi Gathman – 91 Forest – Request to Forgive – Retaining Wall Loan
5. Old or General Business
  - a. Main Street Initiative Update
  - b. 2020 Budget Meeting, July 11, 2019, 8:00 a.m., Century Room, City Hall
6. New Matters before the Deadwood Historic District Commission
  - a. COA 190196 – Scott & Sharon Jacobs – 79 Sherman Street – Exterior Repairs – **Exhibit F**
  - b. COA 190198 – John Beck – 175 Sherman Street – Canopy & Façade Repairs – **Exhibit G**
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 190200 – Louie LaLonde – 65 Taylor Ave – Siding Repair & Wooden Platform Repair – **Exhibit H**
  - b. PA 190203 – George & Lynn Milos – 872 Main – Repair Stucco & Paint – **Exhibit I**
  - c. PA 190204 – Jeff & Lauren Trouton – 33 Jackson – Replace Siding/Paint – **Exhibit J**
  - d. PA 190205 – Amy Gorsalka – 50 Van Buren – Install Privacy Fence -- **Exhibit K**
  - e. PA 190208 – Lorelei Winter – 54 Burnham – Foundation Repair – **Exhibit L**
  - f. PA 190210 – David Herdt – 97 Forest Ave – Replace Siding/Construct Porch – **Exhibit M**
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, July 10, 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, Bonny Anfinson, Program Coordinator and Susan Trucano, Neighborworks

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

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, July 10, 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:**

June 26, 2019 Regular Meeting

*It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, June 26, 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 \$123,512.81. 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 \$21,023.85 based on information as presented. Aye - All. Motion carried.*

**Grant Requests – Exhibit A**

- i. Lynn & George Milos – 872 Main – Siding Program
- ii. Jeff & Lauren Trouton – 33 Jackson – Siding Program
- iii. Teresa Hamilton & Peter Curry – 458 Williams – Foundation Program
- iv. Sherree Rich & Joe Gasper – 40 Jefferson – Retaining Wall Program
- v. Lorelei Winter – 54 Burnham – Elderly Resident & Foundation Program
- vi. David Herdt – 97 Forest – Siding Program

*It was moved by Ms. Posey and seconded by Mr. Toews to remove Sherree Rich & Joe Gasper from the consent agenda and discuss separately. Aye - All. Motion carried.*

*It was moved by Ms. Posey and seconded by Mr. Toews to approve the remaining grant requests for Lynn & George Milos, 872 Main, Siding Program; Jeff & Lauren Trouton, 33 Jackson, Siding Program; Teresa Hamilton & Peter Curry, 458 Williams, Foundation program; Lorelei Winter, 54 Burnham, Elderly Resident and Foundation Program; David Herdt, 97 Forest, Siding Program. Aye - All. Motion carried.*

*It was moved by Ms. Posey and seconded by Mr. Toews to deny the request from Sherree Rich and Joe Gasper, 40 Jefferson Street to be accepted into the retaining wall program as the wall does not meet the criteria of the program. Aye - All. Motion carried.*

- vii. Scott and Sharon Jacobs – 79 Sherman – Façade Easement Program – Exhibit B

*It was moved by Mr. Blair and seconded by Ms. Posey to enter Scott and Sharon Jacobs, 79 Sherman Street into the Façade Easement Program. Aye - All. Motion carried.*

- viii. John Beck – 175 Sherman Street – Façade Easement Program – Exhibit C

*It was moved by Mr. Blair and seconded by Ms. Posey to enter John Beck, 175 Sherman Street into the Façade Easement Program. Aye - All. Motion carried.*

**Grant Extension Request – Exhibit D**

- i. Kurt & Dawn Bialas – 24 Raymond – Windows & Doors Program
- ii. Kris & Melony Fenton – 27 Lincoln – Siding Program
- iii. Lee Thompson – 47 Forest – Windows & Doors Program
- iv. Renee Burr – 25 McKinley – Windows & Doors Program
- v. Elise Kirkpatrick – 110 McGovern Hill – Siding, Foundation, Windows & Doors Program
- vi. Shirlene Joseph – 771 Main – Foundation Program

*It was moved by Mr. Blair and seconded by Ms. Posey to approve the grant extensions. Aye - All. 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 \$24,792.91 based on information as presented. Aye - All. Motion carried.*

#### **Revolving Loan Program – Exhibit E**

- i. Gary & Dee Herdt – 15 Madison – Refinance Request
- ii. Hills Partnership – 158 Williams – Final 3 Month Windows Extension Request
- iii. Naomi Gathman – 91 Forest – Request to Forgive – Retaining Wall Loan

*It was moved by Mr. Blair and seconded by Mr. 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 Promotion Committee's Crazy Days was a success. Design Committee is working on ghost signs, wayfinding and urban trails. Economic Restructuring Committee meets next Tuesday. Walls are going up on the Outlaw Square. Deadwood Street will be open south of the four-lane. Mr. Toews stressed concerns about safety issues on the sidewalk and traffic closures due to the construction.

##### **2020 Budget Meeting, July 11, 2019, 8:00 a.m., Century Room, City Hall**

Mr. Kuchenbecker stated the budget meeting has been changed to July 18, 8:00 a.m. due to the flood damage assessment need by staff from the July 4<sup>th</sup> storm. The County and City are declaring an emergency and there may be additions to the budget.

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

##### **COA 190196 – Scott & Sharon Jacobs – 79 Sherman Street – Exterior Repairs – Exhibit F**

Mr. Kuchenbecker stated this is an application for Certificate of Appropriateness for restoring the exterior of the structure at 79 Sherman Street a contributing structure located in the South Deadwood Planning Unit. 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 the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness authorizing the restoration of the exterior at 79 Sherman Street. Aye – All. Motion carried.*

##### **COA 190198 – John Beck – 175 Sherman Street – Canopy and Façade Repairs – Exhibit G**

Mr. Kuchenbecker stated this application is for Certificate of Appropriateness for work at 175 Sherman Street, located in the South Deadwood Planning Unit. The applicant is requesting permission to repair stucco on the south side of building and repair the canopy and facade. *It was moved by Ms. Posey and seconded by Mr. Blair based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness authorizing the exterior repairs at 175 Sherman Street. Aye – All. Motion carried.*

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

##### **PA 190200 – Louie LaLonde – 65 Taylor Avenue – Siding Repair and Woodend Platform Repair – Exhibit H**

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1898. The applicant is requesting permission to repair siding and repair front wooden platform. 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 siding and repair front wooden platform. Aye – All. Motion carried.*

##### **PA 190203 – George & Lynn Milos – 872 Main Street – Repair Stucco & Paint – Exhibit I**

Mr. Kuchenbecker stated this is a contributing structure located in the Upper Main Planning Unit circa 1935. The applicant is requesting permission to repair the stucco and paint the garage and paint the front side of the house. The proposed work and changes do not encroach upon and 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 stucco and paint the garage and paint the front side of the house at the property located at 872 Main Street. Aye – All. Motion carried.***

PA 190204 – Jeff & Lauren Trouton – 33 Jackson – Replace Siding and Paint – Exhibit J

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1938. The applicant is requesting permission to possibly replace the siding and paint the structure. 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 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 grant a project approval to possibly replace the siding and paint the structure at 33 Jackson. Aye – All. Motion carried.***

PA 190205 – Amy Gorsalka – 50 Van Buren – Install Privacy Fence – Exhibit K

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1879. The applicant is requesting permission to construct a privacy fence. 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 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 install a privacy fence at 50 Van Buren. Aye – All. Motion carried.***

PA 190208 – Lorelei Winter – 54 Burnham – Foundation Repair – Exhibit L

Mr. Kuchenbecker stated this is a non-contributing structure located in the Highland Park Planning Unit circa 1935. The applicant is requesting permission to repair the foundation of the structure in an effort to level out the floors. Plans are to remove the attached trailer and at a later date add to the rear of the structure. 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. 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 grant a project approval to repair the foundation of the structure in an effort to level out the floors. Plans are to remove the attached trailer and at a later date add to the rear of the structure at 54 Burnham. Aye – All. Motion carried.***

PA 190210 – David Herdt – 97 Forest Avenue – Replace Siding/Construct Porch – Exhibit M

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit circa 1893. The applicant is requesting permission to replace all siding with LP Smartside. Plans are to remove the workshop and add a wraparound 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 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 all siding with LP Smartside, remove the workshop and add a wraparound porch at 97 Forest. 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 the Rededication of the Roosevelt Tower was a success. There were around 340 people in attendance. The Lieutenant Governor, B.H. National Forest Supervisor, Mayor David Ruth Jr., and Father Mike Johnson were all speakers. The Mason's did a corner stone celebration. The Foundation Grant Program is over budget. The budget will have to be supplemented and it will be discussed during the budget meeting.

**Committee Reports:**

Mr. Toews stated they had a good design meeting and there will be no meeting in August.

Ms. Posey reminded everyone of the community picnic on July 21 from 4:00-6:00 p.m.

**Other Business:**

The Historic Preservation Commission Meeting adjourned at 5:45 p.m.

ATTEST:

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