

# DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 26, 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 12, 2019 Regular Meeting
3. Operating Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Requests – **Exhibit A**
    - i. Gordon & Mary Smith – 59 Van Buren – Windows & Doors Program
    - ii. Jay & Pam Smith – 5 Burlington – Wood Windows & Doors Program
    - iii. Doug Holien – 9 Washington – Siding Program
    - iv. Tom Koth – 638 Main Street – Historic Ghost Mural Easement – **Exhibit B**
    - v. Joann & Pat Eastman – 73 Sherman – Façade Program – **Exhibit C**
  - c. Revolving Loan Program Voucher Approval
  - d. Revolving Loan Program – **Exhibit D**
    - i. Bradley Peterson/Dragon Belly LLC – 770 Main St. – 3 Extension Requests
    - ii. Bradley Peterson/Dragon Belly LLC – 772 Main St. – 3 Extension Requests
5. Old or General Business
  - a. Main Street Initiative Update
  - b. Demolition by Neglect – Wyatt and Misty Morris -- 20 Washington – Extension Request – **Exhibit E**
  - c. Outside of Deadwood Grant – City of Whitewood Grant Extension – **Exhibit F**
  - d. Outside of Deadwood Grant – 2019 Round 2 Funding Requests – **Exhibit G**
6. New Matters before the Deadwood Historic District Commission
  - a. COA 190144 – Tom Koth – 638 Main – Ghost Mural – **Exhibit H**
  - b. COA 190145 – Lotus, LLC – 11 Charles – Replace Roof – **Exhibit I**
  - c. COA 190152 – Joann & Pat Eastman – 73 Sherman – Exterior Repairs – **Exhibit J**
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 190140 – Gordon & Mary Smith – 59 Van Buren – Replace Windows – **Exhibit K**
  - b. PA 190150 – Lee Thompson – 47 Forest – Replace Roof – **Exhibit L**
  - c. PA 190174 – Dave Bosh – 10 Centennial – Construct Garage – **Exhibit N**
  - d. PA 190176 – Doug Holien – 9 Washington – Replace Siding – **Exhibit O**
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, June 26, 2019**

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

**Absent:** Willis Steinlicht

**Present City Commission:** Charlie Struble

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Bonny Anfinson, Program Coordinator 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, June 26, 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 12, 2019 Regular Meeting

*It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, June 12, 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 \$50,888.61. 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 \$48,837.81 based on information as presented. Aye - All. Motion carried.*

**Grant Requests – Exhibit A**

- i. Gordon & Mary Smith – 59 Van Buren – Windows & Doors Program
- ii. Jay & Pam Smith – 5 Burlington – Wood Windows & Doors Program
- iii. Doug Holien – 9 Washington – Siding Program

*It was moved by Mr. Toews and seconded by Ms. Posey to enter Gordon and Mary Smith, 59 Van Buren into the Wood Windows and Doors Program; Jay and Pam Smith, 5 Burlington, Wood Windows and Doors Program and Doug Holien, 9 Washington, into the Siding Program. Aye - All. Motion carried.*

- iv. Tom Koth – 638 Main Street – Historic Ghost Mural Easement – Exhibit B

*It was moved by Mr. Toews and seconded by Ms. Posey to enter Tom Koth 638 Main Street into the Ghost Mural Easement Program. Aye - All. Motion carried.* Staff was directed to send photos of the murals to the Commission.

- v. Joann & Pat Eastman – 73 Sherman – Façade Program – Exhibit C

*It was moved by Mr. Blair and seconded by Mr. Toews to enter Joann and Pat Eastman into the Façade Program. Aye - All. Motion carried.*

**Revolving Loan Program – Exhibit D**

- i. Bradley Peterson/Dragon Belly LLC – 770 Main St. – 3 Extension Requests
- ii. Bradley Peterson/Dragon Belly LLC – 772 Main St. – 3 Extension Requests

*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 Design Committee is making progress on their projects. Promotion Committee is working on Crazy Daze July 4, 5, 6. The next Organization meeting is July 17. Economic Restructure Committee met and they have retailers looking for space. Their next meeting will be at the Wild Bill Bar.

**Demolition by Neglect – Wyatt and Misty Morris – 20 Washington – Extension Request – Exhibit E**

Mr. Kuchenbecker stated Wyatt and Misty Morris are requesting an extension on the required repairs. They are experiencing health issues. Ms. Posey stated the house is currently for sale. Mr. Williams questioned if the issue would go away if they sold the house. Mr. Kuchenbecker stated whoever buys the house will take over the Demolition by Neglect. Mr. Toews stated he is not happy with the Demolition by Neglect process. There needs to be a scope of work done to bring the property back into compliance. Each issue needs to be specifically addressed. *It was moved by Mr. Toews and seconded by Mr. Blair to allow a 60 day extension and carry this forward*

***to the City Commission to empower the Building Inspector to write a scope for work to be done at 20 Washington. Aye – All. Motion carried.***

Outside of Deadwood Grant – City of Whitewood Grant Extension – Exhibit F

Mr. Kuchenbecker stated the Historic Preservation Commission issued an Outside of Deadwood Grant to the Whitewood Historic District in June 2018 in the amount of \$7,500 to install historic looking street lamps on historic Meade Street. The project has been delayed due to the street construction project. They are requesting a six month extension which would expire on December 20, 2019. ***It was moved by Mr. Blair and seconded by Ms. Posey to grant a six month extension to the Whitewood Historic District for the Outside of Deadwood Grant Project to expire December 20, 2019. Aye – All. Motion carried.***

Outside of Deadwood Grant – 2019 Round 2 Funding Requests – Exhibit G

Mr. Kuchenbecker stated the Projects Committee met and reviewed the second round of 2019 Outside of Deadwood Grant applications. This round included eight applications requesting a total of \$73,901.67. The Projects Committee recommends approval of the 2019 Round 2 Outside of Deadwood Grants. Mr. Toews disclosed to the Commission that he is on the Black Hills Mining Museum Board and he has no pecuniary interest in business engaged between the City of Deadwood and the Black Hills Mining Museum. The consensus of the HP Commission was Mr. Toews has no conflict of interest. ***It was moved by Ms. Posey and seconded by Mr. Toews to recommend to the City Commission approval of the 2019 Round 2 Outside of Deadwood Grant request. Aye – All. Motion carried.***

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

COA 190144 – Tom Koth – 638 Main – Ghost Mural – Exhibit H

Mr. Kuchenbecker stated this is an application for Certificate of Appropriateness for reconstructing a historic mural at 638 Main Street a contributing structure located in the Deadwood Historic Overlay Zone. 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 Mr. Toews 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 reconstruction of a historic mural at 638 Main Street. Aye – All. Motion carried.***

COA 190145 – Lotus, LLC – 11 Charles Replace Roof – Exhibit I

Mr. Kuchenbecker stated this application is for Certificate of Appropriateness for work at 11 Charles Street, located in the Deadwood City Planning Unit. The applicant is requesting permission to remove the Pizza Hut roof, install simple peaked ridge and new shingles on entire roof. Enclose flat roof area in new peak structure. ***It was moved by Mr. Blair and seconded by Mr. Williams 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. Aye – All. Motion carried.***

COA 190152 – Joann & Pat Eastman – 73 Sherman – Exterior Repairs Exhibit J

Mr. Kuchenbecker stated this application is for Certificate of Appropriateness for a contributing structure located in the South Deadwood Planning Unit. The applicant is requesting permission to clean and tuck point bricks where needed, replace two garage doors, replace side door with wood door, repair back door header and replace with rough cut wood. 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. The applicant is also applying for the Façade Program. ***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. Aye – All. Motion carried.***

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

PA 190140 – Gordon & Mark Smith – 59 Van Buren – Replace Windows – Exhibit K

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1885. The applicant is requesting permission to replace the windows on the structure. The applicant is also applying for the wood windows and doors grant program. 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 windows at 59 Van Buren. Aye – All. Motion carried.***

PA 190150 – Lee Thompson – 47 Forest – Replace Roof – Exhibit L

Mr. Kuchenbecker stated this is a non-contributing structure located in the Forest Hill Planning Unit circa 1890. The applicant is requesting permission replace the roof with a metal standing seam roof. Staff will work with the applicant prior to meeting to see if we can come to a resolution. The proposed work and changes does encroach upon and damage but does not 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 replace the roof with standing seam Bridger steel at the property located at 47 Forest. Aye – All. Motion carried.***

PA 190174 – Dave Bosh – 10 Centennial – Construct Garage – Exhibit N

Mr. Kuchenbecker stated this is a non-contributing structure located in the Forest Hill Planning Unit circa 1983. The applicant is requesting permission to construct a new garage as submitted. 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 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 for the construction of a garage at 10 Centennial. Aye – All. Motion carried.***

PA 190176 – Doug Holien – 9 Washington – Replace Siding – Exhibit O

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1910. The applicant is requesting permission to cover old siding or replace siding with smart 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 Ms. Posey 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 cover old siding or replace siding with smart siding. Aye – All. Motion carried.***

**Items from Citizens not on Agenda**

Carolyn Weber and Rose Speirs with DHI were present to invite the HP Commission to a special tour of the future Brothel Museum. They can come June 28 at 2:00 p.m. or July 1 at 3:00 p.m. Mr. Kuchenbecker stated it is allowable as long as it is posted 24 hours in advance.

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

Mr. Kuchenbecker handed out the Confidentiality agreement for HP Commission to sign. We received about 30 applications for Meghan's position. We have been doing interviews. On the square they will be pouring along the front of the stage wall. The stage coach has been averaging 76 riders/60 a day. Final conference call on the Four Points by Sheridan. The Chalets are back on the table. July 6 is the 100<sup>th</sup> Anniversary of the Mt. Roosevelt Friendship Tower. Trolleys will be providing transportation from the Welcome Center. Kevin is the Sexton of the historic cemeteries. Mike's report is included in the packet.

**Committee Reports:**

Mr. Toews stated if a HP Commissioner is not attending committee meetings can we call another commissioner to attend in their place. Ms. Posey stated she can be at City Hall in minutes.

**Other Business:**

The Historic Preservation Commission Meeting adjourned at 5:55 p.m.

ATTEST:

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