

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 28, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. November 14, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Application – **Exhibit A**
 - i. Todd & Jill Weber – 562 Williams – Retaining Wall Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Nugget Saloon LLC – 608/610 Main St. – Loan Request
 - ii. Deadwood History Inc. – 608/610 Main St. – Loan Request
 - iii. Bradley Peterson/Dragon Belly LLC – 772 Main St. – Loan Extension
 - iv. Bradley Peterson/Dragon Belly LLC – 770 Main St. – Loan Extension
 - v. Margaret Sulentic – 23 Van Buren – Life Safety Loan Extension
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Deadwood Mountain Grand Chalet Project Update – Brad Burns
 - c. **Main Street Now** Conference – Seattle, WA March 25-27, 2019 – **Exhibit C**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180506 – Judi Luna – 110 McGovern Hill – Replace Roof – **Exhibit D**
 - b. PA 180507 – Marsha Morse – 20 Washington – Exterior Repairs – **Exhibit E**
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
12. Executive Session
 - a. Executive Session for Contractual Matters per SDCL 1-25-2 (3) with possible action

Adjournment -- **All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, November 28, 2018

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse, Dale Berg, Robin Carmody and Thomas Blair

Absent:

Present City Commission: Dave Ruth Jr., Sharon Martinisko and Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer and Meghan Wittmis, Administrative Assistant were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, November 28, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

November 14, 2018 Regular Meeting

It was moved by Mr. Blair and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, November 14, 2018. 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 \$43,405.23. 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 \$24,905.70, based on information as presented. Ms. Ochse abstained. Aye - All. Motion carried.

Grant Application – Exhibit A

- i. Todd & Jill Weber – 562 Williams – Retaining Wall Program

It was moved by Ms. Posey and seconded by Ms. Ochse to enter Todd and Jill Weber, 562 Williams into the Retaining Wall Program. Mr. Toews and Mr. Berg would like to know the estimated cost. Aye – All. Motion Carried.

Revolving Loan Program – Exhibit B

- i. Nugget Saloon LLC – 608/610 Main St. – Loan Request
- ii. Deadwood History Inc. – 608/610 Main St. – Loan Request
- iii. Bradley Peterson/Dragon Belly LLC – 772 Main St. – Loan Extension
- iv. Bradley Peterson/Dragon Belly LLC – 770 Main St. – Loan Extension
- v. Margaret Sulentic – 23 Van Buren – Life Safety Loan Extension

It was moved by Ms. Posey and seconded by Ms. Ochse to approve the loan extension request for Bradley Peterson/Dragon Belly LLC, 770 and 772 Main Street and Margaret Sulentic, 23 Van Buren. Aye - All. Motion carried.

Mr. Walker addressed the loan requests for Nugget Saloon at 608/610 Main Street and Deadwood History Inc. at 608/610 Main Street. The Nugget Saloon is requesting a \$400,000 loan at 0% with a 5 year balloon amortized for 30 years to restore the building located at 608/610 Main Street to be used by Deadwood History Inc. for Brothel Tours. Deadwood History Inc. is requesting a \$50,000 loan at 0% for 5 years to set up the brothel tours. The Historic Preservation Commission voiced their concerns with approving this loan. These concerns include the loan amount, the 0% interest, how will loaning this amount effect the residential programs, how to handle other request such as this. *It was moved by Mr. Blair and seconded by Mr. Toews to continue the loan requests for the Nugget Saloon and Deadwood History Inc. until the next Historic Preservation Commission meeting.* Ms. Ochse does not feel the other businesses on Main Street have been given a fair chance for this opportunity. The suggestion was made for DHI to see if there are other interested parties by allowing businesses on Main Street to bid for the project. Mr. Kuchenbecker asked what the commission would like to see in two weeks. Mr. Toews stated he'd like to hold an executive session to further discuss these requests and other issues first. Mr. Ruth Jr. recommended legal counsel be consulted first to see if this matter falls within the guideline for an executive session. Mr. Blair asked what DHI's involvement would be in this project. Ms. Weber stated DHI would be putting together the tour, setting up the rooms, staffing the tours, marketing, telling a part of Deadwood's history. *Aye – All. Motion carried.*

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

The Promotion Committee held their Big Whiskey event on November 17th. This Friday is the Community Tree Lighting. The Design Committee will be meeting coming up in December. The Economic Restructuring Committee has a meeting coming up as well. There will be action to be taken on the design of the Outlaw Square at the next meeting.

Deadwood Mountain Grand Chalet Project Update – Brad Burns

Mr. Burns gave an update on the newest design of the chalets. There will be a formal Project Approval application submitted for the next meeting. The new design has one row of buildings instead of the two previously presented. This will help minimize the footprint of disturbance. The lower row of buildings is now under the upper row of buildings. The bottom of the building will have a similar look to retaining walls and stone foundations found in old pictures of Deadwood. Ms. Ochse stated the Standards for New Construction in a Historic District needs to be followed regarding the height and placement of the new buildings. They are proposing using incline elevators and ATVs operated by Deadwood Mountain Grand Staff to access the chalets. No personal vehicles will be allowed at the chalets. During the construction it is proposed to build the incline elevator first to be used by construction workers to limit the use of McGovern Hill Road. Mr. Toews would like to know all the associated effects this project will have on the hill, cuts into the hill, loss of trees, etc. This new design has not gone to the State Historic Office yet. The Commission over all likes this new design better but is concerned with the scale of the buildings. Ms. Ochse is also concerned with the loss of trees. Mr. Burns stated the proposed chalet location will be built on the section of hill with the least amount of trees. Mr. Kuchenbecker stated when he is putting the staff report together he will be consulting with the SHPO Office and the National Park Service.

Main Street Now Conference – Seattle, WA March 25-27, 2019 – Exhibit E

Mr. Kuchenbecker stated this is something talked about at the last meeting. Staff is asking for a recommendation to the City Commission on if this is something Deadwood should participate in. Mr. Kuchenbecker thinks this would be beneficial in both networking and education for HP to attend. Mr. Toews stated to cover all the sessions it would be a good idea for Kevin and two to three more people to attend. Mr. Johnson, Mr. Blair and Mr. Berg are interested in attending the conference. ***It was moved by Ms. Ochse and seconded by Mr. Toews to recommend to the City Commission sending Mr. Kuchenbecker and three Historic Preservation Commissioners to the Main Street Now Conference. Aye-All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 180506 – Judi Luna – 110 McGovern Hill – Replace Roof – Exhibit D

Mr. Kuchenbecker stated this is a contributing structure located in the McGovern Hill Planning Unit, circa 1937. The applicant is requesting permission to replace the asphalt roof with a metal roof. Other than a storage building in the McGovern Hill planning unit, staff did not witness any other buildings with metal roofs. The proposed metal roof appears to be a non-traditional material and is not appropriate to the resource in staff's opinion. The proposed work and changes does encroach upon, but does not damage or destroy a historic resource. It is staff's opinion it will have an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. The applicant stated she has already purchased the materials for the roof and apologized as she is new to Deadwood and did not know prior approval was needed. As of right now the house is not listed as owner occupied so it does not qualify for a life safety loan and the owner cannot afford to replace the roof with like materials. Mr. Johnson asked if the roof is leaking. The applicant stated yes the roof is leaking. The applicant will be working in the near future with HP and NeighborWorks, once the house is listed as owner occupied, through the loan and grant programs to repair other issues with the house. Mr. Toews stated the asphalt should be pushed to be kept and help the applicant as best we can through other programs. Mr. Berg asked if the metal for the roof could be refunded. No there is not. ***It was moved by Ms. Ochse and seconded by Mr. Berg to approve the metal roof in the gray color due the resource being located in a urban wildfire interface.*** Mr. Kuchenbecker stated this sets a precedent that covers every house in town allowing metal roofs. Mr. Berg asked if this is a problem. The response was yes, it is a huge problem. The Commission denied several metal roofs earlier this year. Mr. Kuchenbecker stated staff is very concerned with the motion as stated. ***Ms. Ochse rescinded the motion, Mr. Berg seconded. It was moved by Mr. Blair and seconded by Mr. Berg to continue until the next meeting. Aye - All. Motion Carried.***

PA 180507 – Marsha Morse – 20 Washington – Exterior Repairs – Exhibit E

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit. This resource was declared demolition by neglect. Through discussions with the applicants significant other and our building inspector Trent Mohr they have submitted an application that includes side and back dormers, siding finished and painted, foundation walls re-mortared, exterior walls finished and painted, gutters and soffits replaced or installed, stairways and guards, reinstall railings, chimney repair and re-point, windows, skylights, repair sash on storm windows. This resource has been declared demolition by neglect. The applicant is to propose a plan to rehabilitate the exterior of the resource to meet the minimum maintenance standards set forth in the City adopted building

codes and provide a timeline to complete the project. The applicant has identified the necessary items needing addressed; however, the applicant has no set time line other than as weather permits. A timeline of 90 days is required under the City Ordinances and should be part of the motion if approved. The applicant can come and request an extension if it is warranted at the time. Based on the application, 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. Blair stated 90 days is right in the middle of winter. Mr. Kuchenbecker stated his concern with a six month time line is the applicant waits until the fifth month to do any work and then comes in and asks for an extension. Ms. Posey stated what the applicant submitted is not a plan; it is just a list of what needs to be fixed. Mr. Berg stated he has major concerns so it has to be the 90 day timeline. ***It was moved by Mr. Berg and seconded by Ms. Ochse based upon all the evidence presented, 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 with work to be completed in 90 days.*** Mr. Toews wants a more definitive plan that lists specifically the work that will be done and who will be doing the work. ***It was moved by Mr. Berg and seconded by Ms. Ochse to amend the motion to have the applicant submit a written plan with stronger criteria to be before the Commission in two weeks. Aye – All. Motion carried.***

Items from Citizens not on Agenda

Ron Russo, owner of the Oyster Bay and Fairmont Hotel, voiced his concerns with Historic Preservation considering an interest free loan to DHI to help further the ambitions of a for profit property owner. Mr. Russo believes the brothel tour project DHI is working on will be in direct competition with his business. The Fairmont Hotel has been offering brothel tours and paranormal tours for the last five years. Mr. Russo believes he will lose a considerable amount of business if DHI also has brothel tours on Main Street. The Commission asked Mr. Russo if DHI opened up their tours to bids from other businesses would he be interested. Mr. Russo said he would consider it but probably so. Carolyn Weber stated DHI would be willing to work with any business that is interested in the brothel tours. Mr. Russo asked the Commission to not approve the loan. The tours DHI is working on will be during the day and Mr. Russo tours are in the evening. DHI stated they would be happy to help promote Mr. Russo's tours.

Mike Runge received a letter from Donna Randolph. She asked that the letter be submitted into the record.

December 4 16

My name is Norma Randolph (Hahn, Clouser) and I live at 20 Lincoln Ave in Deadwood. I have lived in Deadwood for all but six of my life and I was born here to Don and Minnie (Koskela) Clouser. My parents left Deadwood and then returned to Deadwood after World War II. They worked at "hamburger joints," one of which was on Deadwood Main Street. They had various jobs and, like some people in town visited "the girls" after the bars closed, for cocktails and socialization. This was before I was born. This was briefly mentioned at different times while I was growing up since prostitution was a part of the community, at least it was acknowledged in my household as ^{town} ~~down~~ Deadwood our family lived and worked in, and the prostitutes were referred to as "the girls" or "the upstairs girls."

My father, mother, and I lived in apartments that existed above some of the downtown businesses. My parents also had some of the businesses as well, that included apartments; those apartments were homes, not just to business people but other residents as well. One of my home addresses was 645 Main Street. My parents' business was The Trading Post, a general store that sold miner's gear, western

clothings, army surplus and, eventually, souvenirs.

Generally, there was an invisible "line" where houses of prostitution were existing above businesses and below the Wall Street alley, meaning this was a line of demarcation, but not a visual one.

As a child, then a young adult, as a matter of fact, this area was called "the houses." For the most part, prostitutes were part of the community. I remember there being one day a week when the prostitutes shopped in down-town Readwood. They were obvious because of their vivid, clown-like make-up. The shopping time, again, was part of the community and was discreet enough to be predicted. As a child living on Main Street, the integration of prostitutes into the community was accepted. I didn't know exactly what it was that prostituted prostitutes did. I was oblivious to the precise meaning of their work. I just knew there was some kind of light bulb system that meant people were welcoming or not, "open" as opposed to "not open" and that it was men, usually ~~drunk~~ drunken men, who responded to the light's being on or off.

This ritual affected me personally because my parents and I lived in apartments over business we owned. Drunken men stumbled up the stairs looking for "the whore houses". They would be unaware they were in a residence. I don't know that it would have mattered; they were too drunk to have cared. I was told by my parents to yell "go away - this isn't the whore house".

As I look back at my reality of this, I wonder why my parents didn't lock the door at the bottom of the residence. Why were drunken men allowed access to our hallway in the first place? Their acceptance of this still baffles me. My only understanding of this is how prostitution was so integrated into our personal lives. My father and mother had after-hour drinks at the houses in the forties. My parents never seemed to question the character of the men, who unsolicited, knocked on the door of our apartment. We had learned the response, "go away" - these aren't the houses. I just learned to yell this, but at the time. I was becoming a teen-ager. I felt vulnerable and afraid. Looking back, I wonder why such a simple thing as locking a door wasn't part of daily life. In my family, there

was such an acceptance of prostitution, of "the girls" of some kind of righty business going on in an unquestionable way... we never talked about this.

I think the fact that prostitutes shopped at my parents' store was enough for my parents to look the other way as did all downtown businesses.

The houses of prostitution were the ghosts of the lower main street.

Why my parents would have allowed complete access to the stairway of our home, rather than lock the door, still baffles me. Why we didn't have a conversation about the function of prostitution, about the violence of that life which was happening a half block away from our home, still baffles me. All I've been able to figure out is the acceptance of this on the lower main street of Deadwood. Such activity would not have been acceptable in other parts of Deadwood.

Over the years prostitution was considered part of the Old West which had attached to it an acceptance of general, rather than specific behavior. There was not a discussion of the pain, neither physical or psychological violence: out of sight, out of mind, or some romanticized version of reality.

My life as a resident of Deadwood was an example of evolution, still is.

I was oblivious to the meaning of prostitution most of my youth and never knew even the basic realities: men pay women to have sex with them. There was a normalcy that glossed over any details.

It wasn't until, later in life, I went to college and majored in psychology. Then, further, I graduated with a masters in counseling from the state university.

I had interviewed a former prostitute for the Black Hills Monthly Magazine. I believe there were two articles, maybe more, and I will find that out for the purposes of this writing.

But an emotional, as well as psychological change, occurred from my youth through adulthood regarding prostitution.

In my educational requirements, my experience needed to obtain a psychological degree and a masters degrees and then a work life of being a child services protection worker, then later as a mental health/addictions counselor, I have seen a pattern: abuse is the bottom "layer" underlying layers of criminal behavior, child and adult abuse and neglect, family anguish and helplessness, pain and fear, life

and death, horror so deep that suicide is considered a very real option - the foundation is always childhood abuse.

Whereas, as I grew up in Deadwood, being oblivious to prostitution and then, through the years feeling a passive tolerance, to eventually, a compassion for both the victims and perpetrators (because, at one point in their lives, perpetrators were victims, usually childhood victims) I have learned from these people their first-hand experience. I have at least twenty years of experience dealing with victims of violence. I have heard enough through the years I developed post traumatic stress disorder as well. I can unequivocally say: all these behaviors that we, as a society, deal with on a daily basis, all considered anti-social, begin with child and family abuse.

The silence of aberration is epidemic.

And, so it is, I find it difficult to see anything other than pain in the discussion of prostitution or other abuse.

Yes, prostitution was, and still is, part of our history and our presence.

I have been judged to be some kind of high-minded radical or do-gooder who is

intolerant of authentic western experience.
I, too, have had my evolution regarding
prostitution in Deadwood, and now
throughout other parts of society.

It is with pain I write this,
deep pain, particularly for women
and children who have all been caught
in webs of violence.

Yes, I have retired from work
in social work and addictions, but there
is a part of me I've come to accept
that has memories that don't go away.
Unlike most people I can see the
slumped posture, the inauthentic smile
that is a guise of behavior not to
be revealed. Sometimes, in children, the
results of abuse show themselves
as negative and obnoxious behavior, or
being quiet and unreachable.

So, I, in a way, have come
full circle. From a child who was
aware of garishly face painted women
called "upstairs girls", to a woman
who studied how the face paint
happened, to a woman who tried
to help with the pain, to one now
who can barely tolerate any minim
minimizing of an other's pain. It
seems I have lost any ability to
intellectually distance myself even
from discussing prostitution. So, this is
it.

Ronina Clouser Hahn Randolph

Yes that part
can also be read

Just a note to further
explain my work history.

Like most who work (in what's
been called) human services, there's
a reality people usually don't
encounter. Some of these workers
are part of a group of law
enforcement, ambulance workers, fire
fighters, and though usually not
acknowledged, ^{really really}
child protection/family social
workers.

In my entire work of at
least fifteen years I've worked
as a social worker and addictions
counselor. Nearly all of these counseled
people - children, especially - have
lived horrific lives (the "least"
there is neglect.)

Workers who are exposed
to things most people don't/can't/can
"get" is secondary trauma. It's a
form of PTSD and it doesn't go
away. Different things can create
different reactions which is why
I can't attend meetings regarding
brother's life. The ~~see~~ subject
is too painful for me. The abuse
of men, women, and children is
something I've never "gotten over."

I have intimate knowledge of
the source of pain. I've done
what I could to alleviate the
pain, to find help, create solutions
(as do all of those in human
services).

Best to talk about my
experience is something I'm not
able to do. I've seen the worst
of humanity which is why I
can appear negative or
attention-seeking.

Thank you for your
attention.

Donna Randolph

Yes that part
can also be read

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explain my work history.

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been called) human services, there's
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is too painful for me. The abuse
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something I've never "gotten over."

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

Mr. Kuchenbecker stated the adoption of the comp plan, the project approval for the chalets and the project approval for the design of the Outlaw Square will all be before you at the meeting on December 12th. There will be an Executive Session at 4:00 p.m. on December 12th as well.

Committee Reports:

Mr. Berg stated HP really needs to look at the roof policy, metal roofs verses asphalt. Metal roofs are much more durable than asphalt ones.

Ms. Ochse asked on the status of the Fountain House landscaping. Mr. Kuchenbecker stated the owner was trying to get another quote and he will follow up. Mr. Ochse stated the house is being rented as an Air B&B.

Mr. Toews would like the City to pursue receivership for demolition by neglect. Mr. Ruth Jr. stated receivership will probably not be well received by the community. The City is in negotiations with a gentleman to come in and help inforce the demolition by neglect.

Other Business:

The Historic Preservation Commission Meeting adjourned at 6:58 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Meghan Wittmis, Historic Preservation Office/Recording Secretary