

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, November 14, 2018 ~ 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. October 24, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Extension Request – **Exhibit A**
    - i. Shirlene Joseph – 771 Main – Foundation Grant Extension
    - ii. Sylvia Trentz – 57 Lincoln – Foundation Grant Extension
    - iii. Ken & Nancy Motzko – 51 Pleasant – Siding Program
    - iv. Martin Gaspers – 374 Williams – Elderly Resident Grant Extension
  - c. Revolving Loan Program Voucher Approval
5. Old or General Business
  - a. Main Street Initiative Update
  - b. Deadwood History Inc. – Brothel Tour Business Plan Presentation – Carolyn Weber – **Exhibit B**
  - c. Purchase Tablet for HP Commission Meetings – **Exhibit C**
  - d. Not-for-Profit Grant – Deadwood Elks Building – Walk Through Fire Door – Additional Funds – **Exhibit D**
  - e. **Main Street Now** Conference – Seattle, WA March 25-27, 2019 – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
  - a. COA 180493 – Gene Hunter – 1 Charles – Construct Garage – **Exhibit F**
  - b. COA 180494 – Michael Trucano – 155 Sherman – Replace Awnings – **Exhibit G**
  - c. COA 180495 – Mineral Palace Hotel & Gaming – 601 Main -- Replace Awnings – **Exhibit H**
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 180492 – Dawn Ihnken – 298 Williams – Construct Carport – **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, November 14, 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. and Charlie Struble

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer and Bonny Anfinson, Program Coordinator 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 14, 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:**

October 24, 2018 Regular Meeting

***It was moved by Mr. Blair and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, October 24, 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 \$190,200.51. 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 \$83,387.56, based on information as presented. Ms. Ochse abstained. Aye - All. Motion carried.***

**Grant Extension Request – Exhibit A**

- i. Shirlene Joseph – 771 Main Street – Foundation Program
- ii. Sylvia Trentz – 57 Lincoln – Foundation Program
- iii. Ken & Nancy Motzko – 51 Pleasant – Siding Program
- iv. Martin Gaspers – 374 Williams – Elderly Resident

***It was moved by Mr. Blair and seconded by Mr. Berg to approve the grant extensions for Shirlene Joseph, Sylvia Trentz and Martin Gaspers and not extending the grant for Ken & Nancy Motzko. Aye – All. Motion Carried.***

**Revolving Loan Program Voucher Approval**

***It was moved by Mr. Blair and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$4,347.85, based on information as presented. Aye - All. Motion carried.***

**Old or General Business:**

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

The Promotion Committee has planned Big Whiskey on November 17<sup>th</sup> and the Community Tree Lighting on November 30<sup>th</sup>. The Design Committee has identified additional projects that will be forth coming. The Economic Restructuring Committee meets next Tuesday. As far as Outlaw Square they are having weekly meetings. The Conceptual Design is coming along. The COA will go before the HP on December 12. The closing of the land exchange is December 7 which will allow us to mobilize and start the demolition January 7. Doing soil testing for the retaining wall which is the old theatre. Asbestos review of the property has been ordered. Putting together a proposal for the archeologist. This will be fast pasted until grand opening. We will be working on the bonding process. The amount has not been determined as of yet but it will probably be in the 15 to 20 million range.

Deadwood History Inc. – Brothel Tour Business Plan Presentation – Carolyn Weber – Exhibit B

Carolyn Weber, Director of DHI, reviewed the proposed Business Plan for Brothel Tours on Main Street. DHI will be requesting a five year \$50,000 loan to help with the setup of the tours. Mr. Kuchenbecker stated DHI will be going before the Loan Committee before HP will make a decision on the request.

Purchase Tablet for HP Commission Meetings – Exhibit C

Mr. Kuchenbecker stated staff has been researching the idea of going paperless for the HP Commission meeting packets. On average the number of pages used in a year for preparing the agenda packets is 20,000. The yearly

cost of paper is over \$200, copier toner exceeds \$1,600 and staff time to put the packets together is estimated at \$2,400 for total yearly cost of \$4,200. The cost of the tablets would be \$4,700 to purchase ten tablets at an average cost of \$461 each including accessories such as charger, screen protector, case, memory card and stylus pen. This would be a one-time expense versus a yearly expense reducing our yearly budget. The expenditure would come out of the Supply Line Item. ***It was moved to Mr. Toews and seconded by Mr. Berg to recommend to the City Commission to purchase 10 tablets to be used for the HP Commission Meetings not to exceed \$4,700 to come out of the HP Supply Line Item. Aye - All. Motion carried.***

Not-For-Profit Grant – Deadwood Elks Building – Walk through Fire Door – Additional Funds – Exhibit D

Mr. Kuchenbecker stated on the Deadwood BPOE has a Not-For Profit Grant to replace the walk through and install a fire door of the Elks Building in the amount of \$10,134.72. Because of requirements made by the City Building Inspector the cost of the project was increased by the contractor \$1,249.00. The Deadwood BPOE is requesting an additional \$1,249.00 for a total of \$11,384.56 to cover the unexpected costs of installing the fire door. The Not-For-Profit guidelines provide an amount up to \$50,000 within any five year period. They have utilized \$16,152.72 since 2014. ***It was moved by Mr. Toews and seconded by Ms. Ochse to approve increasing the current grant of \$10,134.72 by \$1,249.00 for a total of \$11,384.56 of the Not-For-Profit Grant to the Deadwood BPOE #508 for replacing the walk through and installing a fire door. Mr. Blair abstained. Aye - All. Motion carried.***

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

Mr. Kuchenbecker stated this is something we have been looking at having staff; HP, P&Z and City Commission attending. The conference information is for your review and we have put together some projected costs. Staff would like a recommendation from the commission at the next meeting and if HP Commissioners would like to attend. It would be good to have a contingency attend these national conferences. We should be more involved at the national level.

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

COA 180493 – Gene Hunter – 1 Charles – Construct Garage – Exhibit F

Mr. Kuchenbecker stated this is a non-contributing structure built in 1890. The applicant is requesting permission to construct a new garage to replace the demolished garage. The design is similar and in the same location and shares the same footprint as the previous garage. Mr. Toews stated the fiberglass door does not fit into the historic character of Deadwood. ***It was moved by Ms. Ochse and seconded by Ms. Posey based upon the guidelines found in DCO 17.68.050, the construction proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant the Certificate of Appropriateness contingent upon the use of a garage door more in keeping with the character of Deadwood. Aye – All. Motion carried.***

COA 180494 – Michael Trucano – 155 Sherman – Replace Awnings – Exhibit G

Mr. Kuchenbecker stated there is an application for a COA for work at 155 Sherman Street, a contributing structure located in the Deadwood City Planning Unit. The applicant is requesting permission to replace the cloth awnings damaged in the hail storm. The existing material is no longer available therefore the owner has chosen one that is very close to the existing. ***It was moved by Mr. Blair and seconded by Ms. Posey based upon the guidelines found in DCO 17.68.050, the construction proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant the Certificate of Appropriateness to replace the cloth awnings. Aye – All. Motion carried.***

COA 180495 – Mineral Palace Hotel & Gaming – 601 Main – Replace Awnings – Exhibit H

Mr. Kuchenbecker stated this is an application for a COA for work at 601 Main Street, a non-contributing structure located in the Deadwood City Planning Unit. The applicant is requesting permission to replace the awnings with a Weatherlyte Plus awning in black with gold lettering. ***It was moved by Mr. Toews and seconded by Mr. Berg based upon the guidelines found in DCO 17.68.050, the construction proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant the Certificate of Appropriateness to replace the awnings. Aye – All. Motion carried.***

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

PA 180492 – Dawn Ihnken – 298 Williams – Construct Carport – Exhibit I

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 298 Williams Street, a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to construct a two vehicle carport. The carport will be cedar posts bolted to cement poured into cedar boxes for weight. The boxes will be 24" long, 10" wide and 12" high. The front will be cedar, roof will have matching shingles to the house and all wood will be stained Jerrah brown like the garage doors. ***It was moved by Mr. Blair and seconded by Mr. Berg 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. 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 Days of 76 Banquet is tonight. The assessment of the sidewalk basements started today. There is a conference call tomorrow with SHPO to discuss ADA access. There are challenges with slopes and access. There should be an estimated cost for the bonding by the end of the year. Staff is also looking at a sound system on Main Street. This would allow Deadwood Alive to play period appropriate music. The new finance officer starts tomorrow. For bonding on the retaining walls we are looking at a 3 Million dollar range. We spend on average \$300,000 per year. We have 17 walls in progress. The bonding for the Outlaw Square will be 2 Million, Main Street Master Plan 3 Million, Grants and Loans 2 Million and Miscellaneous 2 Million. All in all we are looking at bonding for around 20 Million dollars.

#### **Committee Reports:**

#### **Other Business:**

The Historic Preservation Commission Meeting adjourned at 5:39 p.m.

ATTEST:

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