

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, September 12, 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. August 22, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. HP Grant Applications – **Exhibit A**
    - i. David Herdt – 97 Forest Avenue – Foundation Program
    - ii. Francis & Eileen Iverson – 75 Denver Avenue – Elderly Residents Program
    - iii. Gary & Dee Herdt – 15 Madison Street – Wood Windows & Doors Program
    - iv. Jo Roebuck-Person – 36 Lincoln Avenue – Wood Windows & Doors Program
    - v. Kathleen Lane–53 Forest Avenue–Elderly/Foundation/Siding/Wood Windows & Doors Programs
  - c. HP Grant Extensions – **Exhibit B**
    - i. Brad Peterson/Shirlene Joseph – 766 Main – Foundation Program
    - ii. Amy Gorzalka – 50 Van Buren – Wood Windows & Doors Program
    - iii. Tom McNary – 14 Van Buren – Wood Windows & Doors Program
    - iv. Shanna Knox – 83 Charles – Wood Windows & Doors Program
  - d. Revolving Loan Program Voucher Approval
  - e. Revolving Loan – Loan Requests – **Exhibit C**
    - i. David Swaney – 37 Lee Street – Loan Refinance Request
    - ii. Travis Floyd – 81 Stewart – RLF Life Safety and preservation Loan Requests
5. Old or General Business
  - a. Main Street Initiative Update
  - b. PA 180101 – Adrian & Annette Hoines – 65 Forest Avenue – Replace Roof – Continued – **Exhibit D**
  - c. Donation #2018.04/2018.09 Black Hills Mining Museum Collection – **Exhibit E**
  - d. Appraisal of Deadwood Diorama – Discussion Only – **Exhibit F**
  - e. Deadwood Comprehensive Plan – **Exhibit G**
6. New Matters before the Deadwood Historic District Commission
  - a. COA 180292 – Lead-Deadwood Schools – 716 Main Street – Exterior Work – **Exhibit H**
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 180265 – David Herdt – 97 Forest – Repair Foundation – **Exhibit I**
  - b. PA180267–Francis & Eileen Iverson-75 Denver–Repair/Replace Rafters & Rebuild Exterior Stairs–**Exhibit J**
  - c. PA 180268 – Gary & Dee Herdt – 15 Madison – Repair/Replace Windows, Storms & Front Door – **Exhibit K**
  - d. PA 180273 – Mike Gustafson – 270 Main – Construct a Steel Storage Shed – **Exhibit L**
  - e. PA 180275 – Jim Otteson – 786 Main – Re-Roof and Paint – **Exhibit M**
  - f. PA 180276 – Jo Roebuck-Pearson–36 Lincoln– Replace Roof, Windows/Storms/Storm Door – **Exhibit N**
  - g. PA 180284 – Gene Hunter – 38 Van Buren – Replace Siding – **Exhibit O**
  - h. PA 180278 – Todd and Jill Weber – 562 Williams – Re-Roof – **Exhibit P**
  - i. PA 180290 – Kathleen Lane – 53 Forest – Repair Deck and Steps, Remove Siding & Paint – **Exhibit Q**
  - j. PA 180291 – Jeffery Lawler – 25 Jackson – Install Brick Chimney for Gas Fireplace – **Exhibit R**
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, September 12, 2018**

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

**Absent**

**Present City Commission:** Dave Ruth Jr.

**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, September 12, 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:**

August 22, 2018 Regular Meeting

*It was moved by Ms. Ochse and seconded by Ms. Posey to approve the HPC minutes of Wednesday, August 22, 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 \$87,664.56. 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. Ochse to approve HP Grant Fund disbursements in the amount of \$83,957.38, based on information as presented. Aye - All. Motion carried.*

**HP Grant Applications – Exhibit A**

Mr. Kuchenbecker stated the following applicants have applied for HP Grant Programs. David Herdt, 97 Forest, Foundation Program; Francis and Eileen Iverson, 75 Denver, Elderly Resident Program; Gary and Dee Herdt, 15 Madison, Wood Windows and Doors Program; Jo Roebuck-Pearson, 36 Lincoln, Wood Windows and Doors Program; Kathleen Lane, 53 Forest, Elderly Resident, Foundation, Siding and Wood Windows and Doors Programs. Staff has determined each of these meet the criteria and recommends accepting each into the programs. *It was moved by Mr. Blair and seconded by Ms. Posey to approve the grant applications for David Herdt, 97 Forest, Foundation Program; Francis and Eileen Iverson, 75 Denver, Elderly Resident Program; Gary and Dee Herdt, 15 Madison, Wood Windows and Doors Program; Jo Roebuck-Pearson, 36 Lincoln, Wood Windows and Doors Program; Kathleen Lane, 53 Forest, Elderly Resident, Foundation, Siding and Wood Windows and Doors Programs. Aye - All. Motion carried.*

**HP Grant Extensions – Exhibit B**

- i. Brad Peterson/Shirlene Joseph -766 Main – Foundation Program
- ii. Amy Golzalka – 50 Van Buren - Wood Windows and Doors Program
- iii. Tom McNary – 14 Van Buren - Wood Windows and Doors Program
- iv. Shanna Knox – 83 Charles - Wood Windows and Doors Program

*It was moved by Mr. Berg and seconded by Ms. Ochse to grant a six month extension to Brad Peterson/Shirlene Joseph, 766 Main, Foundation Program; a three month extension to Amy Gorzalka, 50 Van Buren, Wood Windows and Doors Program; a three month extension to Tom McNary, 14 Van Buren, Wood Windows and Doors Program; and a three month extension to Shanna Knox, 83 Charles, Wood Windows and Doors Program. Aye – All. Motion carried.*

Mr. Blair asked if these were all first time extensions. Mr. Kuchenbecker apologized but he could not remember if these were first time extensions or not. Mr. Kuchenbecker did state all four of the projects are making progress and should be completed within the allotted time of the extensions.

**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 \$21,781.00, based on information as presented. Aye - All. Motion carried.*

**Revolving Loan Program – Exhibit C**

- i. David Swaney – 37 Lee Street – Loan Refinance Request

ii. Travis Floyd – 81 Stewart – RLF Life Safety and preservation Loan Requests  
***It was moved by Mr. Blair and seconded by Mr. Berg to approve the loan requests for David Swaney, 37 Lee Street, Loan Refinance and Travis Floyd, 81 Stewart, RLF Life Safety and Preservation Loan Requests. Aye – All. Motion carried.***

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

##### **Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit**

Mr. Kuchenbecker stated he is going to let the Commission report on the committees. Ms. Posey stated at the Design Committee meeting they approved the purchase of 3 buntings for Oktoberfest. Mr. Johnson stated the Promotion Committee's upcoming events are the Harvest Jubilee, October 20<sup>th</sup>, Little Black Dress, November 3<sup>rd</sup>, and Big Whisky, November 16<sup>th</sup> or 17<sup>th</sup>, more details to come. Mr. Toews stated the Economic Restructuring Committee is working on business recruitment with the Lead-Deadwood-Central City Economic Development.

##### **PA 180101–Adrian & Annette Hoines – 65 Forest Avenue – Replace Roof– Exhibit D–Continued from 8-22-18 Meeting**

Mr. Kuchenbecker stated the applicant has decided to replace materials with like materials and therefore a project approval is no longer needed.

##### **Donation #2018.04/2018.09 Black Hills Mining Museum Collection – Exhibit E**

Mr. Runge stated in July of this year Mr. Philips brought a box of materials in that the Mining Museum felt would better serve the community of Deadwood. This is a true treasure trove of Deadwood History and a great act of kindness between the communities. The collections consist of photographs, archival material, City voter registration lists, printed Deadwood advertisements and ephemera from 1870s to the 1940s. Mr. Kuchenbecker thanked the Mining Museum for considering the City Archives and Historic Preservation for the donation of this valuable collection. ***It was moved by Mr. Blair and seconded by Ms. Ochse to accept the donation from the Black Hills Mining Museum in to the City's permanent collection.***

##### **Appraisal of Deadwood Diorama – Exhibit F**

Mr. Kuchenbecker encouraged the Commission to take Exhibit F home for review. The appraisal came in higher than what was discussed at the previous meeting. No action needs to be taken at this time. Commissioner Ruth's idea was as we look at revamping the History and Information Center exhibits, this could be our wow factor. Mr. Toews stated we don't have this money in this year's budget and he doesn't want this to slip through our hands. Ms. Posey suggested a lease to buy deal. Mr. Kuchenbecker stated we have \$75,000 in reserves for the History and Information Center project, budget \$75,000 for this year and \$75,000 next year. If this is purchased as the center pieces we can use this money.

##### **Deadwood Comprehensive Plan – Exhibit G**

Mr. Kuchenbecker stated there will be two community open houses on Thursday, September 27, 2018 in the Mary Adams Room at the Days of '76 Museum to review the draft of the Comprehensive Plan. Mr. Kuchenbecker encouraged all to attend. Mr. Kuchenbecker thanked the Comprehensive Plan committee for all their hard work.

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

##### **COA 180292 – Lead-Deadwood Schools – 716 Main Street – Exterior Work – Exhibit H**

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning Unit, circa 1924-1925. The applicant is requesting permission for the following exterior changes, a new entry vestibule to the main office, modify the bottom third of the existing exterior fire stairs, a screen wall for the fire stairs, new concrete paving to adjust grades at the entry and a bench height brick wall, reroute an existing pair of ductwork to the exterior of the west side, and new hardware on the existing gate. The work is proposed in a manner which will be compatible with the resource and still read as a new addition or alteration. 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. Jeremy Altman with JLG was present to elaborate on the work to be done. Ms. Ochse is concerned the new entryway looks to modern for the building. Mr. Kuchenbecker stated you want it to be compatible but you want to be able to look at the building and see where the new addition is. Mr. Berg asked how the State feels about the addition. Mr. Kuchenbecker stated the Stated concurs with staff's opinion the addition is compatible. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon the guidelines found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and there for grant the Certificate of Appropriateness. Aye – All. Motion carried.***

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

##### **PA 180265 – David Herdt – 97 Forest – Repair Foundation – Exhibit I**

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 97 Forest Avenue, a contributing structure located in the Forest Hill Planning unit, constructed in 1893. The applicant is requesting permission to repair the foundation. 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. 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. Aye - All. Motion Carried.***

PA 180267 – Francis & Eileen Iverson – 75 Denver – Repair/Replace Rafters & Rebuild Exterior Stairs – Exhibit J  
Mr. Kuchenbecker stated this is a contributing structure located in the City Creek Planning Unit, circa 1880. The applicant is requesting permission to repair or replace the rafters on the low sloping roof to increase roof load and provide roof ventilation and rebuild the exterior stairs from the house to the street. 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. Ms. Ochse asked if these repairs are due to the hail storm, if so is there insurance to cover it. Mr. Iverson stated no the repairs needed are not due to the hail storm, this is structural repairs. ***It was moved by Ms. Ochse 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.***

PA 180168 – Gary & Dee Herdt – 15 Madison – Repair/Replace Windows, Storms & Front Door – Exhibit K  
Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 15 Madison, a contributing structure located in the Ingleside Planning Unit circa 1898. The applicant is requesting permission to repair/replace windows, storm windows and the front door. 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. Staff will continue to coordinate with the owner and contractor especially since they are in the Windows and Doors Program. ***It was moved by Ms. Ochse and seconded by Mr. Toews 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.***

PA 180273 – Mike Gustafson – 270 Main Street – Exhibit L  
Mr. Kuchenbecker stated this is a non-contributing structure located in the Fountain City Planning Unit, 1990. The applicant is requesting permission to construct a 24' x 48' steel storage shed. The storage building is up the draw and out of sight from the general public and right-of-way within the National Historic Landmark District. Therefore, 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. Ms. Ochse asked if we have received a response from the owner on the hill side. Mr. Kuchenbecker stated we are still waiting on the engineers. ***It was moved by Ms. Ochse and seconded by Mr. Blair to continue this until it is known what will be done with the hill.*** Mr. Kuchenbecker looks at this as two different projects; the shed will be in a separate area. Mr. Berg agrees this is a separate project. Mr. Toews stated this isn't historical, it is for convenience, and therefore we are extending our reach and will make our jobs easier in the future. Ms. Ochse withdrew the motion to continue. ***It was moved by Mr. Toews and seconded by Ms. Posey 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 – Ms. Carmody, Mr. Berg, Mr. Blair, Mr. Toews and Ms. Posey. Nay – Ms. Ochse. Motion Carried.***

PA 180275 – Jim Otteson – 786 Main – Re-Roof and Paint – Exhibit M  
Mr. Kuchenbecker stated the applicant has submitted an application for work at 786 Main Street, a contributing structure located in the Upper Main Planning Unit, circa 1900. The applicant is requesting permission to re-roof with same materials and repaint trim same color. It is staff's opinion that although the existing roof is metal, it is much more appropriate to be asphalt. Since the resource already has a metal roof, the proposed work and changes do not further 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 Nation Register Historic Districts or the Deadwood National Historic Landmark District. It is up to the Commission on rather to re-approve this existing metal roof. Ms. Ochse asked if this is covered by insurance. Mr. Toews stated it is covered by insurance. ***It was moved by Mr. Blair and seconded by Ms. Posey 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.***

PA 180276 – Jo Roebuck-Pearson – 36 Lincoln – Replace Roof, Windows/Storms/Storm Door – Exhibit N

Mr. Kuchenbecker stated the applicant has submitted an application for work at 36 Lincoln, a contributing structure located in the Ingleside Planning Unit, 1903. The applicant is requesting permission to replace roof, windows, inappropriate storms and storm door on front and side of house. 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, 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.***

PA 180284 – Gene Hunter – 38 Van Buren – Replace Siding – Exhibit O

Mr. Kuchenbecker stated this Project Approval is for work at 38 Van Buren, a contributing structure located in the Ingleside Planning Unit, 1897. The applicant is requesting permission to replace the buckling, cupped, split and cracked siding on the north side of the resource. 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, 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.***

PA 180278 – Todd and Jill Weber – 562 Williams – Re-Roof – Exhibit P

Mr. Kuchenbecker stated the applicants have pulled their application due to the expense of the roof.

PA 180290 – Kathleen Lane – 53 Forest – Repair Deck and Steps, Remove Siding & Paint – Exhibit Q

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit, circa 1885. The applicant is requesting permission to repair deck and stairs, repaint house and remove inappropriate shingles from back and right side of house and the shed. This resource needs lots of work. Staff will coordinate with the applicant and contractor throughout the process to ensure the program and guidelines are met. ***It was moved by Ms. Posey 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.***

PA 180291 – Jeffery Lawler – 25 Jackson – Install Brick Chimney for Gas Fireplace – Exhibit R

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1885. The applicant discovered an old fireplace while removing siding and would like permission to install a brick chimney for a gas fireplace. 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. 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. 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 thanked staff for help with the budget presentation and thanked Mr. Johnson and Mr. Toews for attending the budget meeting in Pierre. He reviewed the power point presentation. Mr. Johnson stated Kevin did a great job.

Mike's monthly report was also handed out. Mr. Toews likes what Mike is doing with the Boots on Brick. He would like to maybe see something that shows the work of our façade programs, historic picture, how it was destroyed, what it is now after the façade program.

Mr. Kuchenbecker handed out the scope of work for the Main Street Master plan and asked the Commission to review and make comments.

Mr. Kuchenbecker also handed out a rough draft of the Soda Fountain Agreement and asked the Commission to also review.

The History Conference is October 11-13 in Rapid City.

**Committee Reports:**

**Other Business:**

Mr. Blair stated at coffee the idea was brought up that Historic Preservation have their own attorney and not use the City's attorney. Mr. Kuchenbecker stated at this point in time a separate attorney is not needed. Mr. Ruth Jr. stated if push came to shove, if the City is against HP, then you would have to look at getting separate council.

Mr. Toews stated the vacant home issues need to be pushed harder.

Ms. Ochse asked for an update on the Gibbens house. Mr. Kuchenbecker stated Bonny is following up with the contractors and trying to move it forward.

Ms. Ochse also asked where we are with the Raspberry house. Mr. Kuchenbecker stated it is in the hands of our building inspector. The Historic Preservation Commission asked Mr. Kuchenbecker to bring the issue before the City Commission.

The Historic Preservation Commission Meeting adjourned at 6:05 p.m.

ATTEST:

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