

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 9, 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. April 25, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Applications – **Exhibit A**
 - i. Margaret Sulentic – 23 Van Buren – Siding Program
 - ii. Margaret Sulentic – 23 Van Buren – Wood Windows and Doors Program
 - c. Grant Extension Requests – **Exhibit B**
 - i. Iver & Monica Gibbs – 850 Main – Wood Windows and Doors
 - ii. Roger & Ann Ochse – 35 Madison – Elderly Resident
 - iii. Margaret Sulentic – 23 Van Buren – Elderly Resident
 - iv. Margaret Sulentic – 23 Van Buren – Foundation Program
 - v. Lori Keehn – 107 Forest – Wood Windows and Doors
 - vi. Lori Keehn – 107 Forest – Siding Program
 - vii. Shirlene Joseph – 771 Main – Foundation Program
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan – Loan Requests – **Exhibit C**
 - i. George Mitchell – 29 Terrace & 25 Terrace – Extension Request
 - ii. Margaret Sulentic – 23 Van Buren – Life Safety Loan Request
 - iii. Bradley Peterson/Dragon Belly LLC – 770 Main – Loan Request
 - iv. Bradley Peterson/Dragon Belly LLC – 772 Main – Loan Request
 - v. Naomi Gathman – 91 Forest – Extension Request
 - vi. Joette Johnson – 78 Williams – Extension Request
5. Old or General Business
 - a. Main Street Initiative update
 - b. 2018 Summer Tour Guide – Hire Part-time Staff – Raul Ponce de Leon - **Exhibit D**
 - c. Not-for-Profit Grant Request – Deadwood BPOE #508 – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 180044 Ron & Lisa Jorgenson – 639 Main Street – Replace Awning – **Exhibit F**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180042 Wayne Morris – 388 Main Street – Replace Siding – **Exhibit G**
 - b. PA 180043 Ben & Sheri Greenlee – 52 Van Buren Avenue – Extend Deck – **Exhibit H**
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. 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 May 9, 2018

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Ann Ochse, Thomas Blair, Beverly Posey and Lynn Namminga.

Absent: Dale Berg

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, May 9, 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:

April 25, 2018 Regular Meeting

It was moved by Mr. Blair and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, April 25, 2018 as amended. 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 \$24,726.92. 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. Namminga to approve HP Grant Fund disbursements in the amount of \$44,447.19, based on information as presented. Aye - All. Motion carried.

HP Grant Applications – Exhibit A

- i. Margaret Sulentic – 23 Van Buren – Siding Program
- ii. Margaret Sulentic – 23 Van Buren – Wood Windows and Doors Program

Ms. Posey asked Ms. Sulentic if the plan is to restore the carriage house. Ms. Sulentic stated yes that is the plan.

It was moved by Mr. Toews and seconded by Ms. Posey to accept Margaret Sulentic – 23 Van Buren in to the Siding and Wood Windows and Doors Programs. Aye All. Motion Carried.

Grant Extension Requests – Exhibit B

- i. Iver & Monica Gibbs – 850 Main – Wood Windows and Doors
- ii. Roger & Ann Ochse – 35 Madison – Elderly Resident
- iii. Margaret Sulentic – 23 Van Buren – Elderly Resident
- iv. Margaret Sulentic – 23 Van Buren – Foundation Program
- v. Lori Keehn – 107 Forest – Wood Windows and Doors
- vi. Lori Keehn – 107 Forest – Siding Program
- vii. Shirlene Joseph – 771 Main – Foundation Program

It was moved by Ms. Posey and seconded by Mr. Blair to grant three month extensions to Iver & Monica Gibbs, 850 Main, Wood Windows and Doors Program; Roger & Ann Ochse, 35 Madison, Elderly Resident Program; Margaret Sulentic, 23 Van Buren, Elderly Resident & Foundation Programs; Lori Keehn, 107 Forest, Wood Windows & Doors & Siding Programs; and Shirlene Joseph, 771 Main, Foundation Program. Aye All. Ms. Ochse abstained. Motion Carried.

Revolving Loan Program

- i. George Mitchell – 29 Terrace & 25 Terrace – Extension Request
- ii. Margaret Sulentic – 23 Van Buren – Life Safety Loan Request
- iii. Bradley Peterson/Dragon Belly LLC – 770 Main – Loan Request
- iv. Bradley Peterson/Dragon Belly LLC – 772 Main – Loan Request
- v. Naomi Gathman – 91 Forest – Extension Request
- vi. Joette Johnson – 78 Williams – Extension Request

It was moved by Mr. Blair and seconded by Ms. Posey to grant a three month extension to George Mitchell, 29 Terrace & 25 Terrace; grant a Life Safety loan request to Margaret Sulentic, 23 Van Buren; grant Windows, Siding and Foundation loans to Bradley Peterson/Dragon Belly LLC, 770 Main; grant Windows, Siding and Foundation loans to Bradley Peterson/Dragon Belly LLC, 772 Main; grant a three month extension to Naomi Gathman, 91 Forest; and a six month extension request to Joette Johnson, 78 Williams. Aye All. Motion Carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker stated the Economic Restructuring Committee is forming a committee in conjunction with the Deadwood-Lead-Central City Economic Development Corporation to work with Lead and Deadwood on housing developments. They are looking at putting together a Community Development Corporation, offering shares to the community to raise money to tackle these projects. They will also continue to focus on the Upper Floor projects. Monday night the City Commission did approve unanimously to hire a certified professional appraiser to appraise the former Pavilion lot and the Franklin-Silverado to appraise the Franklin Motor Lodge Property. Mr. Toews stated the Design Committee has approved a design for the Wild Bill Days bunting and has a clever idea for Oktoberfest design. There will be three buntings for each event. The flowers for Main Street are on track. The design committee is also in the thinking phase on Wayfinding for pedestrians.

2018 Summer Tour Guide – Hire Part-time Staff – Raul Ponce de Leon – Exhibit D

Mr. Kuchenbecker stated having a limited staff we are asking permission to hire Raul Ponce de Leon as a part time tour guide for the HPC experience tours. Mr. Ponce de Leon will guide the walking tour, "History and Archaeology of Deadwood's Badlands District", from lower Main Street to Deadwood City Hall for the second part of the tour. Mr. Ponce de Leon will begin on May 31, 2018, working two hours a week at \$25 per hour. Mr. Toews asked if Mr. Ponce de Leon's salary would come out of HP funds. Mr. Kuchenbecker stated yes, his pay will come out of Public Education funds. ***It was moved by Ms. Ochse and seconded by Mr. Blair to recommend to the City Commission to hire Raul Ponce de Leon as the summer tour guide for the Deadwood Experience Tour at the rate of \$25.00 per hour pending per drug test screening. Aye All. Motion Carried.***

Non-for-Profit Grant Request – Deadwood BOPE #8 – Exhibit E

Mr. Kuchenbecker stated the Elks are requesting \$10,134.72 for interior work on the connecting wall into Gold Dust, installing a fire door. They are within their \$50,000.00. They received a \$30,000 grant in 2006, in 2010 12,227.50 and 6,000.00 in 2014. ***It was moved by Mr. Toews and seconded by Ms. Posey to approve the Not-for-Profit Grant in the amount of \$10,134.72. Aye All. Motion Carried.***

New Matters before the Deadwood Historic District Commission

COA 180044 Ron & Lisa Jorgenson – 639 Main Street – Replace Awning – Exhibit F

Mr. Kuchenbecker stated he apologizes but he has not had time to meet with the applicant. They are requesting permission to recover the awning framework with a mesh fabric and not a canvas fabric. They also are proposing wide strips. In Staff opinion the wide stripes are inappropriate to the traditional design of awnings. Staff has not had the opportunity to discuss with the applicant. The proposed work and changes do not encroach upon, damage or destroy a historic resource but does 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 Landmark District. Mr. Toews stated he does not mind the fabric, but they need maybe a solid color. Mr. Toews also brought up this business should consider the façade program because the building is in need of exterior work. Mr. Kuchenbecker stated they are in the façade program. The owners own both this building and Woody's; they are currently working on Woody's and then will move over to this building. ***It was moved by Mr. Toews and seconded by Ms. Ochse to continue until the May 23, 2018 HPC meeting. Aye All. Motion Carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 180042 Wayne Morris – 388 Main Street – Replace Siding – Exhibit G

Mr. Kuchenbecker stated this is on the north side of the build, the applicant is requesting to replace siding. Staff will work with the applicant and their contractor throughout this project. 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, 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 10043 Ben & Sheri Greenlee – 52 Van Buren Avenue – Extend Deck – Exhibit H

Mr. Kuchenbecker stated the applicant is requesting permission to extend the front deck and wrap the deck around the north side of the house. This is a 1935 resource and it currently has a deck on the front, they want to change the railing as well as drop the deck two steps down and come around the side of the house. In 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. Mr. Blair asked if the deck would come all the way out to the retaining wall. Mr. Kuchenbecker stated no, the front deck will be the same size, it won't come out any, just around the side of the house. ***It was moved by Mr. Blair and seconded by Mr. Namminga, 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 Meghan and Bonny have met and now all the grants are entered. Their next goal now is to generate reports. Hopefully they will give a report in two weeks at the next meeting. With it being spring there are lots of site visits happening. There were eleven inspections completed this week. Last Friday, Mr. Kuchenbecker showed the owners of the Big Dipper the old soda fountain in cold storage. They are interested in possibly bringing it back to life. Mr. Kuchenbecker met with Jack Anfinson, and active member of the Northern Hills Model Railroad Society, he has taken a post card of Deadwood and recreated it to scale in a large model. He would like to have the commission come out to see it. He is looking to give it a home now that it's complete. Ms. Posey brought up the house at 20 Washington Street, she asked the status. Mr. Kuchenbecker stated the City Commission directed Trent Mohr to conduct an inspection and report back in two weeks. After the inspection Mr. Mohr, Mr. Nelson Jr., Mr. Green and Mr. Kuchenbecker will determine whether it is demolition by neglect or minimum maintenance. The Engine House was given 30 days to repair the electrical and nothing has been done, the attorney will be following up with the next steps. Ms. Ochse asked about the Gibbens house, he's 180 days out now. Ms. Posey stated with the weather being nice it is time for Mr. Gibbens to get a reminder. Mr. Namminga stated Mr. Gibbens health is very poor. Mr. Kuchenbecker stated the HP intern started this week. Next Wednesday they have an appointment with a judge in Rapid City who will be helping with the Freedom of Information Act, the FIB has hundreds of photos of the brothels houses in Deadwood.

Committee Reports:

Mr. Namminga stated Aunt Sofia's Bed and Breakfast behind him has had numerous complaints. Mr. Nelson Jr. contacted the owner who lives in Arizona letting the owner know the B&B is running illegally and thought he had it shut down, but there were people staying there again this week. There will be papers served to the owner.

Mr. Blair asked who paid for the Syndicate Fire video. Mr. Kuchenbecker stated it was paid for by HP and the Fire Department. Mr. Blair believes next there should be a video made on Deadwood You Bet. Mr. Blair stated Mike Runge did a wonderful job on the Syndicate Fire video. Ms. Ochse stated she agreed, it has been forgotten how much gaming has helped this community. Without Historic Preservation there wouldn't be gaming and without gaming there wouldn't be Historic Preservation.

Mr. Johnson told a little about his recent trip and the towns he visited.

The Historic Preservation Commission Meeting adjourned at 5:43 p.m.

ATTEST:

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