

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, March 28, 2018 ~ 4:00 - 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
  2. Main Street Initiative's Design Workshop for Public Spaces with TSP
  3. Adjournment
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**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, March 28, 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. March 14, 2018 Regular Meeting
  3. Voucher Approval
  4. HP Programs and Revolving Loan Program
    - a. Grant Voucher Approval
    - b. HP Program Applications – **Exhibit A**
      - i. James Pontius – 118 Charles Street – Elderly Resident Program
      - ii. John Walsh – 476 Williams Street -- Foundation Program
      - iii. John Walsh – 476 Williams Street – Elderly Resident Program
      - iv. Destiny & Brady Maynard – 4 Harrison – Siding Program
      - v. Martin Gaspers – 374 Williams Street – Elderly Resident Program
    - c. HP Grant Extension Request – **Exhibit B**
      - i. Joe Roebuck-Pearson/Bill Walsh – 36 Lincoln Avenue – Siding Grant Extension
    - d. Revolving Loan Program Voucher Approval
    - e. Revolving Loan Program Loan Request – **Exhibit C**
      - i. Fairmont Hotel Corp – Ron Russo – 628 Main – Request for a Partial Lien Release
  5. Old or General Business
    - a. Main Street Initiative update
    - b. Permission to hire Paige Barthel as a summer intern for Historic Preservation Office – **Exhibit D**
    - c. Western Heritage Center (Crow Creek School Roof) - Outside of Deadwood Grant Extension -- **Exhibit E**
  6. New Matters before the Deadwood Historic District Commission
  7. New Matters before the Deadwood Historic Preservation Commission
    - a. PA H1807 James Pontius – 118 Charles Street – Roof Repairs – **Exhibit F**
    - b. PA H1808 John Walsh – 476 Williams – Repair Drainage/Steps – **Exhibit G**
    - c. PA H1809 Destiny & Brady Maynard – 4 Harrison – Replace Soffit/Fascia – **Exhibit H**
    - d. PA 1810 Martin Gaspers – 374 Williams – Repair Windows -- **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
  12. 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>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

05/02/18

3:39 PM

**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, March 28, 2018**

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

**Absent:** Dale Berg

**Present City Commission:** Mayor Chuck Turbiville and Dave Ruth Jr.

**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, March 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:**

March 14, 2018 Regular Meeting

***It was moved by Ms. Ochse and seconded by Ms. Posey to approve the HPC minutes of Wednesday, March 14, 2018. Aye – All. Motion carried.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$63,389.83. 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 \$25,255.74, based on information as presented. Aye - All. Motion carried.***

**HP Program Applications – Exhibit A**

- i. James Pontius – 118 Charles Street – Elderly Resident Program
- ii. John Walsh – 476 Williams Street -- Foundation Program
- iii. John Walsh – 476 Williams Street – Elderly Resident Program
- iv. Destiny & Brady Maynard – 4 Harrison – Siding Program
- v. Martin Gaspers – 374 Williams Street – Elderly Resident Program

***It was moved by Mr. Blair and seconded by Ms. Posey to accept James Pontius, 118 Charles Street, into the Elderly Resident Program, John Walsh, 476 Williams Street into the Foundation and Elderly Resident Program, Destiny and Brady Maynard, 4 Harrison, into the Siding Program and Martin Gaspers, 374 Williams Street, into the Elderly Resident Program. Aye – All. Motion carried.***

**HP Grant Extension Request – Exhibit B**

- i. Joe Roebuck-Pearson/Bill Walsh – 36 Lincoln Avenue – Siding Grant Extension Request

***It was moved by Mr. Blair and seconded by Ms. Ochse to approve the grant extension request. Aye – All. Motion carried.***

**Revolving Loan Program/Disbursements – Exhibit C**

- i. Fairmont Hotel Corp – Ron Russo – 628 Main – Request for a Partial Lien Release

Mr. Walker with Neighborworks stated Mr. Russo is requesting a partial lien release for the parking lot behind the Fairmont Hotel. The buildings are under the owner's business and the parking lot is under the owner's personal name. The owner is requesting the parking lot be released from the mortgage. This item was reviewed by the Loan Committee and supportive comments were not received. Mr. Russo stated he is trying to put together his will and is wishing to remove the parking lot from the mortgage. First Interstate has agreed to release the lot from the loan. He is waiting on a market analysis. There has been about a half a million dollars in improvements to the structures recently. There should be plenty of equity to carry the loan without the parking lot. Mr. Toews asked if First Interstate has a loan on these structures. Mr. Russo stated yes they are the first for about \$585,000. Mr. Blair asked if the bank had released the parking lot. Mr. Russo stated the bank was going to. Mr. Blair stated before we accept the lien request the HP Commission would like to see the release from the bank in writing before a decision will be made.

***It was moved by Mr. Blair and seconded by Ms. Ochse to continue the request from Ron Russo for the partial lien release to assure First Interstate Bank is also releasing the parking lot and present such approval to the HP Commission. Aye – All. Motion carried.***

***It was moved by Ms. Ochse and seconded by Ms. Posey to approve the NeighborWorks revolving loan disbursements of \$1,545.55. Aye – All. Motion carried.***

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

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

Mr. Kuchenbecker stated there was a design workshop on March 28, 2018. Mr. Blair stated Main Street Initiative reports to the HP Commission. We are the group who makes the ultimate decisions. Mr. Kuchenbecker stated he disagreed and the Main Street is a committee of the Chamber with City support from the beginning. The Historic Preservation Commission agreed to partner with them and be actively engaged which we are doing. As far as any public gathering spaces, once the conceptual design is completed it would go before HP Commission for a Certificate of Appropriateness.

##### **Permission to hire Paige Barthel as a summer intern for Historic Preservation Office – Exhibit D**

Mr. Kuchenbecker stated Ms. Barthel is a current student at SDSU studying for a history Major. Ms. Barthel has applied for an internship. The intern would be a temporary position for the summer with the focus on researching the history of one of Deadwood's vices – prostitution and the houses of ill fame. ***It was moved by Ms. Posey and seconded by Mr. Blair to approve hiring Paige Barthel as an intern beginning May 7, 2018 at a rate of \$9.20 per hour pending necessary pre-drug screening requirements per City of Deadwood policies. Aye – All. Motion carried.***

##### **Western Heritage Center – Exhibit E**

Mr. Kuchenbecker stated the Western Heritage Center is requesting an extension of their Outside of Deadwood Grant for the Crow Creek School Roof Project. ***It was moved by Mr. Blair and seconded by Ms. Ochse to grant an extension to the Western Heritage Center for work on the Crow Creek School Roof until June 1, 2018. Aye – All. Motion carried.***

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

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

##### **PA H1807 – James Pontius – 118 Charles Street — Roof Repairs – Exhibit F**

Mr. Kuchenbecker stated this is a contributing structure built in c1890. The Applicant is requesting permission to re-deck and shingle the house with asphalt shingles. The applicant is also putting in a new furnace. 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 of 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, I find 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 grant a project approval. Aye – All. Motion carried.***

##### **PA 1808 John Walsh – 476 Williams – Repair Drainage/Steps – Exhibit G**

Mr. Kuchenbecker stated the applicant is requesting project approval for work at 476 Williams, a contributing structure located in the City Creek Planning Unit, constructed circa 1895. The applicant wants to repair the steps that were damaged due to a drainage issue and repair the drainage issue. ***It was moved by Ms. Posey and seconded by Ms. Ochse based upon all the evidence presented, I find 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 grant a project approval. Aye – All. Motion carried.***

##### **PA 1809 Brady & Destiny Maynard – 4 Harrison – Replace Soffit and Fascia – Exhibit H**

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 4 Harrison, a non-contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to replace the soffit and fascia on the roof. The replacement material will be in-kind with wood soffit and fascia. ***It was moved by Ms. Ochse and seconded by Ms. Posey based upon all the evidence presented, I find 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 grant a project approval. Aye – All. Motion carried.***

##### **PA H1810 Martin Gaspers – 374 Williams – Repair Windows – Exhibit I**

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 374 Williams, a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to repair the windows. The project also includes the removal of a French door at the rear portion of the resource which is under the back porch. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon all the evidence presented, I find 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 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 Mike Runge has submitted a report on the activities under the archives. He is working on a variety of collections, CPAW, Interpretive Panels, Wild Bill Travel Exhibit and a kid's map. Bonny and Meghan have been busy entering grants into the Foundant program. They are currently working on the Outside of Deadwood Grants. The bid opening was yesterday for the Pavilion/parking lot project. There were seven bidders with quotes ranging from approximately \$420,000 to \$580,000. The City Commission will be voting on this matter at their Monday meeting. The Historic Preservation Officer has been developing with Deadwood Alive the possibilities of having a stagecoach operating on Historic Main Street this summer Monday through Saturday. It would travel up Main Street from the History & Information Center to the Welcome Center and back. Funding to help underwrite this project may come from the newly formed BID 8. Adams House opens April 3. Deadwood History is also hosting a Brewzium event featuring Con Stapleton and Calamity Jane. There will be samples from Crow Peak Brewing.

#### **Committee Reports:**

Ms. Ochse encourages everyone to attend the Visioning meetings.

Mr. Blair stated the building across from Pat Moleman's, if Mr. Sabo can't finish it we need to take it over. Mr. Kuchenbecker stated a letter was sent to Mr. Sabo and he stated he would be back this spring to work on the building. Mr. Namminga stated the one across from Taco Johns isn't any better. It has been empty for years. Mr. Toews stated this is what people see when they come to town. This street is the gateway into the city. There are a beautiful bunch of houses and there are a few eye soars in there. This distracts for the historic buildings we have. Mr. Blair stated if we are funding these projects we need to withhold 10%. Mr. Kuchenbecker stated we do.

Mr. Ruth Jr. stated Deadwood Alive lost one of their actors Mark Anderson who played Judge Kuykendall. His service was yesterday and it was well attended.

Chair Johnson read a thank you letter from Western Studies at Augie for funding.

The Historic Preservation Commission Meeting adjourned at 5:34 p.m.

ATTEST:

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