

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, November 8, 2017, 2017 ~ 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 25, 2017 Regular Meeting
  - b. October 23, 2017 Special Meeting
3. Voucher Approval
4. Old or General Business
  - a. Main Street Initiative update
  - b. PA H17075 – Margaret Sulentic- 23 Van Buren – Rehab or Replace Carriage House – **Exhibit A**
  - c. COA H17071 – Midwest Motels of Deadwood – 633 Main – Install Catch Fence – **Exhibit B**
5. New Matters before the Deadwood Historic District Commission
  - a. COA H17084 – Gene Hunter – 1 Charles – Demolition of Garage – **Exhibit C**
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17085 – Joette Johnson – 78 Williams – Replace Siding & Install Storm Windows – **Exhibit D**
  - b. PA H17086 – Mike Gustafson – 270 Main – Additions and New Parking Garage – **Exhibit E**
  - c. PA H17087 – Ron Almanza–33 Taylor–Repair Foundation/Porch/Roof/Windows/Fence & Siding–**Exhibit F**
7. HP Programs and Revolving Loan Program
  - a. HP Program Applications – **Exhibit G**
    - i. Joette Johnson – 78 Williams – Siding Program
    - ii. Joette Johnson – 78 Williams – Wood Windows & Doors Program
  - b. HP Program Grant Extensions – **Exhibit H**
    - i. Iver & Monica Gibbs – 850 Main – Wood Windows & Doors Program
    - ii. Iver & Monica Gibbs – 850 Main – Siding Program
    - iii. Roger & Ann Ochse – 35 Madison – Elderly Resident Program
    - iv. Margaret Sulentic – 23 Van Buren – Elderly Resident Program
    - v. Margaret Sulentic – 23 Van Buren – Foundation Program
    - vi. Lori Keehn – 107 Forest – Wood Windows & Doors Program
    - vii. Lori Keehn – 107 Forest – Siding Program
  - c. HP Program Subordination – **Exhibit I**
    - i. Greg Vecchi – 19 Centennial
  - d. Revolving Loan Program – **Exhibit J**
    - i. Bonnie Fosso – 170 Pleasant St – Extension Request
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>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 8, 2017**

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

**Absent:** None

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

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, and Bonny Anfinson, Recording Secretary were present.

**All motions passed unanimously unless otherwise stated.**

A quorum present, Chair Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, November 8, 2017 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 25, 2017 Regular Meeting

*It was moved by Mr. Blair and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, October 25, 2017. Aye – All. Motion carried.*

October 23, 2017 Special Meeting

*It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Monday, October 23, 2017 Special Meeting. 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 \$79,799.24. Aye – All. Motion carried.*

**Old or General Business:**

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

Mr. Kuchenbecker updated the commission Main Street Initiative Committees:

- The Promotion Committee held the Little Black Dress event on November 3 and raised \$8,000 for M.S. and \$8,000 for the Revitalization Committee; The Holiday Mixer is scheduled for December 1<sup>st</sup> at Mustang Sally's and the Celebrity Hotel parking lot from 5:00 p.m. to 7:00 p.m. There will be caroling, a tree lighting, Santa Clause with gifts for kids, hot beverages, and s'mores; Craft Beer Fest is November 10<sup>th</sup>.
- The Design Committee in conjunction with Public Works will have the banners up along Pluma this week; The Trestle Sign is up and lighted.
- Economic Restructuring had the SDSU architectural students here November 3<sup>rd</sup> – 5<sup>th</sup>. They will be presenting a report in December. The committee is working on an indicators dashboard.

**PA H17075 – Margaret Sulentic – 23 Van Buren – Rehab or Replace Carriage House – Exhibit A**

Mr. Kuchenbecker stated after our previous meeting with the engineers, revised plans were drawn up for shoring up the carriage house. Rangel Construction has presented a new quote based on the new plans which were handed out at this meeting. Royce Rents with Rangel Construction stated Albertson Engineering came up with some revisions and different details on how to approach the project. If so needed Albertson Engineering will write a letter and stamp it certifying the building will be safe to work in with up to three inches of snow on the roof. The approach is to salvage as much of the building as possible. The building would be temporarily shored which would take three to four weeks. They would then go in and remove the bead board on the underside of the subfloor and shore it up with 2x6s. Once complete, shore up roof without removing any sheeting. Use 2x6's and bottle jacks to force the roof back into original position. Use 2x6's sandwiched against the existing 2x6's and between each one. Once the interior is secure start outside and remove the siding. Keep the original windows and doors as they are and the back and front will remain all original. The building will then be pushed back to plum and then install additional 2x4 16 on center. Resheet it, reside it with like siding to match the front and back. Then we will go back inside and install the remaining 2 x 4 16 on center and remove the temporary shoring. Once this is complete a foundation company will fill comfortable going into the building and drilling into the retaining wall and placing angled peers into the hillside behind the structure instead of removing and replacing the foundation. The foundation repairs are not included in the quote. Kevin Kuchenbecker stated with the foundation grant program we have found in some cases the seal plates are gone and the floor joists are deteriorated and these are covered in the Foundation Program. You have to have that stability for the structure. *It was moved by Mr. Toews and seconded by Mr. Berg based upon all the evidence presented, the HP Commission finds 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.*

COA H17071 – Midwest Motels of Deadwood – 633 Main – Install Catch Fence – Exhibit B

Mr. Kuchenbecker stated he would like a motion to continue. He has not met with the owners yet regarding the catch fence. ***It was moved by Mr. Toews and seconded by Ms. Ochse to continue the item until the next meeting. Aye – All. Motion carried.***

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

COA H17084 – Gene Hunter – 1 Charles – Demolition of Garage – Exhibit C

Mr. Kuchenbecker stated the applicant is requesting permission to demolish the garage. This is a non-contributing structure located in the Deadwood City Planning Unit. This resource is located within the local historic district which according to the ordinance requires plans for new construction. The applicant must submit plans for the property. Such plans must include or contemplate new construction, and the applicant shall provide the historic district commission with plans for this purpose.

Since this is a non-contributing residential resource within the local historic district, it is staff's opinion, this requirement could possibly be waived for this particular case as it is also 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. This is based on the fact the resource is listed as a non-contributing structure. Furthermore, the resource appears in poor deteriorated condition. ***It was moved by Mr. Blair and seconded by Toews based upon the guidance found in DOC 17.68.050, I find the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness contingent upon submitting plans for the new garage. Aye – All. Motion carried.***

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

PA H17085 – Joette Johnson – 78 Williams – Replace Siding & Install Storm Windows – Exhibit D

Kevin Kuchenbecker stated the applicant is requesting permission to replace siding and install a storm door on the front and one storm window upstairs. The proposed work and changes will improve the resource and take it closer to a contributing structure, therefore the 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, the HP Commission finds 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 H17086 – Mike Gustafson – 270 Main – Additions and New Parking Garage – Exhibit E

Kevin Kuchenbecker stated the applicant is requesting permission to make two small additions to the front of the casino and hotel, one for an elevator and lobby landings and the other for a lobby lounge. Applicant also would like to add a parking structure to accommodate 84 vehicles; this will require grading of the hillside. Applicant will be removing the parking in front of the building along the road and putting in all new landscaping per attached plans. Staff would like the commission to consider this application as too early for any project approval action. These are really preliminary plans based on the grading plan options presented in the narratives along with the 35% completion of the architectural plans and conceptual plans for the landscaping enhancements. These terms are used throughout the supporting documentation. Therefore, it is staff's opinion no formal approval should be given at this time other than the Historic Preservation Commission providing a preliminary directive to the applicant and their representatives as to whether this project would be considered adverse to the historic districts as preliminarily presented. Kevin stated it should be further noted, under new ordinances, once final plans are submitted and approved and prior to a building permit issued, a performance bond must be in place with the City of Deadwood to ensure proposed work is completed to the approved plans. Since no final plans are available, it does not make sense to take formal action on a project approval at this time.

Gene Fennel with Fennel Designs stated the plans are to add two small additions to the front of the casino and one for an elevator and lobby landing connecting the current structure to the proposed parking garage. To construct the parking garage the plans are to dig into the hill 135'. Per DOT requirements parking will be eliminated along

the front of the building and accesses from the highway. A left turn lane will be added which will affect the front of the building. Landscaping will be added along the front of the structures. ***It was moved by Mr. Toews and seconded by Mr. Blair to continue the project approval for Case H17086 Mike Gustafson 270 Main Street to a later date. Aye – All. Motion carried.***

PA H17087 – Ron Almanza–33 Taylor–Repair Foundation/Porch/Roof/Windows/Fence & Siding–Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 33 Taylor Avenue, a contributing structure located in Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the foundation, new construction of front porch, repair/replace roof, replace the cyanide lids on new roof, rehabilitation of garage, replace windows and storms, fence for south side of back yard, and paint and siding for house and garage.

In September 2013, under a different owner, the Deadwood Historic Preservation Commission had approved paying the difference for maintaining the cyanide lid roof. Attached is the architectural recommendations, previous quotes, and agreement. Previous owner did not proceed with project and roof still needs redone. Current owner has stated they are amiable to same arrangements. All other work to be coordinated with this office to ensure proper guidelines are met. 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. Ochse based upon all the evidence presented, the HP Commission finds 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.***

**Revolving Loan Fund and Historic Preservation Programs:**

HP Program Applications – Exhibit G

- i. Joette Johnson – 78 Williams – Siding Program
- ii. Joette Johnson – 78 Williams – Wood Windows & Doors Program

***It was moved by Ms. Ochse and seconded by Ms. Posey to accept Joette Johnson, 78 Williams into the Siding and Wood Windows and Doors Program. Aye – All. Motion carried.***

HP Program Grant Extension Request – Exhibit H

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

***It was moved by Mr. Namminga and seconded by Mr. Berg to approve the HP Program Grant Extension Request as presented. Aye – All. Motion carried.***

HP Program Subordination – Exhibit I

- i. Greg Vecchi – 19 Centennial

***It was moved by Mr. Blair and seconded by Ms. Posey to subordinate the Wood Windows and Doors and Siding Program Grants for Greg Vecchi, 19 Centennial. Aye – All. Motion carried.***

**Revolving Loan Program/Disbursements**

- i. Bonnie Fosso – 170 Pleasant St – Extension Request

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

Revolving Loan Program Disbursements

***It was moved by Ms. Posey and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$28,188.37, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Berg and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursements in the amount of \$32,215.21, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. 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.)*

Kevin Kuchenbecker stated the Historic Residential Rehabilitation project for 26 Burnham is complete. The project at 48 Taylor is progressing. Mike Runge has been working on the Experiential Tour Program with a photo shoot on Friday. Mike has also been conducting interviews for the Syndecate Fire documentary.

#### **Committee Reports:**

Mr. Blair stated there is discussion out there about reducing the price of machines which will hurt Deadwood. Our budget is extremely dependant on the license fees.

Chair Johnson stated when you come off the interstate there is only one sign stating Deadwood as a National Historic site. Staff will work with the DOT on adding signs.

#### **Adjournment:**

The Historic Preservation Commission Meeting adjourned at 6:26 p.m.

ATTEST:

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