

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 25, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order

Recess Meeting for Program

2017 Deadwood Century Award Program

Reconvene Meeting

2. Approval of HPC Meeting Minutes
 - a. October 11, 2017 Regular Meeting
 - b. October 16, 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**
5. New Matters before the Deadwood Historic District Commission
 - a. COA H17071 – Midwest Motels of Deadwood – 633 Main – Install Catch Fence – **Exhibit B**
 - b. COA H17076 – Lisa Jorgenson – 641 Main – Restore Front Façade-Rear Life Safety Issues – **Exhibit C**
 - c. COA H17077 – Tim Conrad – 36 Water Street – Replace Siding – **Exhibit D**
 - d. COA H17080 – NBD, LLC – 643 Main – Restore Front Façade – **Exhibit E**
 - e. COA H17081 – NBD, LLC – 645 Main – Restore Front Façade – **Exhibit F**
 - f. COA H17082 – NBD, LLC – 647 Main – Restore Front Façade – **Exhibit G**
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17078 – Amy Gorzalka – 50 Van Buren- Foundation and Storm Windows – **Exhibit H**
 - b. PA H17079 – Gordon Mack – 103 Charles – Remove Stucco and Replace Siding – **Exhibit I**
7. HP Programs and Revolving Loan Program
 - a. HP Program Applications – **Exhibit J**
 - i. Tim Conrad – 36 Water Street – Siding Program
 - ii. Lou & Linda Stojack – 64 Denver – Wood Windows and Doors Program Re-Submittal
 - iii. Lisa Jorgenson – 641 Main – Façade Program – **Exhibit K**
 - iv. NBD, LLC, 643, 645 and 647 Main – Façade Program – **Exhibit L**
 - b. HP Commission Liaison to Neighborworks Board Discussion – Commissioner Toews
 - c. Revolving Loan Program – **Exhibit M**
 - i. Dave Swaney – 37 Lee – Request to Forgive RW
 - ii. Mike & Esther Schmidt – 17 Lincoln – Loan Extension Request
 - iii. Kurt & Dawn Bialas – 24 Raymond – Loan Extension Request
 - iv. Bernie Reausaw – 336 Williams – Loan Extension Request
 - v. Dennis Bammer – 10 Van Buren – Loan Extension Request
 - vi. Randy Johnston – 95 Stewart – Loan Extension Request
 - vii. Tim Conrad – 52 Lincoln – Loan Extension Request
 - viii. Joette Johnson – 78 Williams – Loan Requests
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, October 11, 2017

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

Absent: Dale Berg and Lynn Namminga

Present City Commission: Dave Ruth Jr.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, and Meghan Wittmis, 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, October 25, 2017 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Meeting recessed for the 2017 Deadwood Century Award Program

Mr. Kuchenbecker presented the Century Award to the Pastor of the First Baptist Church. A large representation was present from the congregation.

Meeting reconvened for business

Approval of HPC Minutes:

October 11, 2017 Regular Meeting

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HPC minutes of Wednesday, October 11, 2017. Aye – All. Motion carried.

October 16, 2017 Special Meeting

It was moved by Ms. Posey and seconded by Ms. Ochse to approve the HPC minutes of Thursday October 16, 2017 Special Meeting. 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 \$185,296.75. 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 has a Community Mixer scheduled for December 1st 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. November 3rd is the Little Black Dress event which is a fundraiser for Revitalization and MS; Craft Beer Fest November 10th.
- The Design Committee has the banners back and is working on getting those up. Phase III of the vehicle wayfinding is complete.
- Economic Restructuring will have SDSU architectural students here November 3rd – 5th. They will be working on the upper floor development of nine buildings downtown for residential and rehabilitation efforts.
- Still ongoing discussion with Century Link, we are in a holding pattern as they acquire Level 3 Communications and determine the leadership as we look at potential squares on community gathering places on Main Street. The Organization Committee is also working on speaker's bureau.

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

Mr. Johnson stated the Commission met on Monday regarding this and they just needed a motion to continue. Mr. Kuchenbecker stated the engineers were working on revising their plans. *It was moved by Mr. Blair and seconded by Mr. Toews to continue the project approval for Case H17075 Margaret Sulentic 23 Van Buren Carriage House to the next meeting. Aye – All. Motion carried.*

New Matters before the Deadwood Historic District Commission

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

Mr. Kuchenbecker stated he would like a motion to continue. He would like to meet with the owners onsite with to look at the proposed catch fence. ***It was moved by Ms. Posey and seconded by Mr. Blair to continue. Aye – All. Motion carried.***

COA H17076 – Lisa Jorgenson – 641 Main – Restore Front Façade-Rear Life Safety Issues – Exhibit C

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 641 Main, a contributing structure on Main Street in the Deadwood City Planning Unit. The applicant is requesting permission to replace the windows on the front and back with similar style windows and repaint all wood work, repair back door and replace the wood work around it, repair brick and mortar below back door, replace deck and staircase in back, tuck-point masonry, replace gutter and downspout for water flow and replace/repair/paint cornice on front and top of building. The applicant and contractor has been working closely with staff in accessing work to be completed for the façade easement program. 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 of the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Ms. Posey 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. Aye – All. Motion carried.***

COA H17077 – Tim Conrad – 36 Water Street – Replace Siding – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 36 Water Street, a contributing structure located in the McGovern Hill Planning Unit circa 1902. The applicant is requesting permission to remove the 8" siding and install new siding with a 4" reveal. The project will bring the proportions of the siding more in scale with the resource. The proposed work and changes do not encroach upon 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. Toews asked if the applicant would be working on windows. Mr. Kuchenbecker stated they are considering windows and he is encouraging the owners to consider the window program as well. Ms. Ochse asked if the owner had responded to inspection of the repairs on the property on Lincoln. Mr. Walker stated he did not have that information in front of him so he would need to get back to her. Ms. Ochse asked if it was right to move forward and approve another loan when the owner hasn't responded to the minimum maintenance on his previous loan. Mr. Ruth Jr. pointed out that this item is not a loan, just the project approval. Ms. Ochse does not want to approve this request due to the lack of response on the Lincoln property. It was suggested to possibly put a contingency on the approval of item 7 A, the loan request, rather than this project approval. ***It was moved by Mr. Toews and seconded by Ms. Posey 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. Aye – Mr. Toews, Mr. Johnson, Ms. Posey and Mr. Blair. Nay – Ms. Ochse. Motion carried.***

COA H17080, H17081 & H17082 – NBD, LLC – 643, 645 & 647 Main – Restore Front Façade – Exhibits E, F & G

Mr. Kuchenbecker stated the applicant has submitted applications for 643, 645 and 647 Main Street for Certificate of Appropriateness requesting permission to restore the front façade. Applicant is requesting permission to remove the first floor storefront and replace the façade with a historically appropriate wood store front. The façade design was based upon the attached historic photos and conversation with the Deadwood Historic Preservation and Archivist. Paint shall be removed by chemical or other historic preservation appropriate means to expose the original brick in order to determine the condition of the brick and decide whether to paint or leave exposed. The existing window and filled in brick will be removed and replaced with historically appropriate windows. New historically appropriate cornice will be installed at the top of the façade. Also will be installing new pilaster capitals. The applicant has engaged Chamberlain Architects for the project who has worked closely with staff on 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. This is a fantastic project. Mr. Toews stated this is some of the best presentation work he's seen in a long time. Ms. Posey stated that this is beautiful and so well researched. ***It was moved by Mr. Blair and seconded by Mr. 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 for Exhibits E, F and G -- 643, 645 and 647 Main Street. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA H17078 – Amy Gorzalka – 50 Van Buren- Foundation and Storm Windows – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 50 Van Buren a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to replace windows and install storm windows. Applicant will also be repairing the foundation. Staff will coordinate with the owner through the window program. Some windows may not need to be replaced with the added protection and efficiency of storm windows. 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 District or the Deadwood National Historic Landmark District. Ms. Ochse stated that the owner has put off closing on her loan. Mr. Walker stated the owner is scheduled to sign papers Monday. Ms. Ochse proposed this approval be contingent on the owner signing the loan papers. ***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 contingent on signing loan documents with NeighborWorks. Aye – All. Motion carried.***

PA H17079 – Gordon Mack – 103 Charles – Remove Stucco and Replace Siding – Exhibit I

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 103 Charles a non-contributing structure located in the Cleveland Planning Unit c 1990. Because it is less than 50 years old, it cannot contribute to the Deadwood National Historic Landmark District at this time. The applicant is requesting permission to remove stucco on east side of building and replace with LP Smart Side 3/8x8"x16' and paint the original color. Applicant will also be removing the south side to continue the match. ***It was moved by Ms. Posey 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 J

- i. Tim Conrad – 36 Water Street – Siding Program
Staff has determined the project meets the criteria for the Siding Program. Staff will coordinate with the applicant during the proposed project. ***It was moved by Ms. Ochse and seconded by Mr. Toews to approve the application for the Siding Program contingent upon the completion of the minimum maintenance on the Lincoln property. Aye – All. Motion carried.***
- ii. Lou & Linda Stojack – 64 Denver – Wood Windows and Doors Program Re-Submittal
The applicant submitted an application on September 13, 2017 but was denied because the windows did not fall under the guidelines of the grant. The owner is resubmitting their grant request and will be installing double hung windows per the grant guidelines. Staff has determined the project meets the criteria for the Wood Windows and Doors Program. Staff will coordinate with the applicant during the proposed project. ***It was moved by Ms. Ochse and seconded by Ms. Posey to approve the application for the Wood Windows and Doors Program. Aye – All. Motion carried.***
- iii. Lisa Jorgenson – 641 Main – Façade Program – Exhibit K
The Historic Preservation Office has received a Historic Façade Easement Program Application for Woody's Old Time Photos located at 641 Main in Deadwood. The total cost of the façade restoration project is \$93,750.00 with the grant portion of the project capped at \$75,000. The applicant plans to replace the windows on the front and back with similar style windows. Repaint all woodwork and make necessary repairs to the cornice and paint. Replace deck and staircase in back, tuck-point masonry, repair back door, and replace gutter and downspout for better water drainage. The applicant is going to be doing the project in two phases with half of the project in 2017 and the other half in 2018. Staff has determined the applicant meets the criteria for the Historic Façade Easement Program and will coordinate with the applicant during the proposed project. ***It was moved by Mr. Blair and seconded by Ms. Posey to accept 641 Main Street into the Historic Façade Easement Program. Aye – All. Motion carried.***
- iv. NBD, LLC, 643, 645, & 647 Main – Façade Program – Exhibit L
The Historic Preservation Office has received three applications for the Historic Façade Easement Program for 643, 645 and 647 Main Street in Deadwood.
 - 643 Main -- The applicant plans to remove the first floor storefront and replace with historically appropriate wood. Paint shall be removed on brick to determine if it can be left exposed. Windows will be replaced with historically appropriate windows. New historically appropriate cornice will be installed and new pilaster capitals. The total cost of the façade restoration project is \$140,000.00 with the grant portion of the project capped at \$75,000.00.

- 645 Main -- The applicant will be removing the fake shutters, windows and brick infill from the original window opening. The windows will be replaced with historically appropriate windows. Existing wood work and moldings will be cleaned, repaired and painted. The total cost of the façade restoration project is \$95,000.00 with the grant portion of the project capped at \$75,000.00.
- 647 Main -- The applicant will be cleaning the wood trim, moldings and cornice. Refurbish and paint the second story. The brick will be repaired and tuck-pointed where needed. The first story stucco veneer and storefront will be removed and replaced by historical storefront to resemble existing photos and buildings. The total cost of the façade restoration project is \$110,000.00 with the grant portion of the project capped at \$75,000.00.

Staff has determined the applicant meets the criteria for the Historic Façade Easement Program and will coordinate with the applicant and architect during the proposed project. Mr. Kuchenbecker asked Mr. Burns with Chamberlain Architects what the timing of this project would be. Mr. Burns stated this will be a 2018 project by the time they get through the design stage. ***It was moved by Ms. Posey and seconded by Mr. Toews to accept NBD, LLC, 643, 645 & 647 Main Street into the Historic Façade Easement Program. Aye – All. Motion carried.***

HP Program Grant Extension Request – Exhibit K

- Greg Vecchi – 19 Centennial – Wood Windows and Doors Program

It was moved by Ms. Posey and seconded by Mr. Namminga to approve the HP Program Grant Extension Request for six months and this will be the last extension allowed for this grant. Aye – All. Motion carried.

HP Commission Liaison to NeighborWorks Board Discussion – Commissioner Toews

Mr. Toews stated he did not feel that he was able to contribute much value to the items that are discussed at these board meetings. Mr. Toews feels a Historic Preservation Commission liaison to the NeighborWorks Board is not necessary. ***It was moved by Ms. Ochse and seconded by Mr. Blair to eliminate the Liaison position to the NeighborWorks Board. Aye – All. Motion carried.***

Revolving Loan Program/Disbursements

Revolving Loan Program Disbursements

It was moved by Ms. Ochse and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$39,202.04, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$8,373.24, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Ms. Ochse and seconded by Mr. Blair to approve HP Retaining Wall Grant disbursement in the amount of \$13,000.00, 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.)*

Mr. Kuchenbecker reported he signed off on the building permit for Mike Schmidt as he finally found a contractor. The Comprehensive Plan surveys are due by October 31st. Mike Runge discovered a button from the Civil War in the collection from the Rec Center. Also the Experience Tours will begin test runs in November. The Sorenson's project at 26 Burnham is nearing completion and the Park's project at 48 Taylor is coming along. Mike Runge and Grant Welford have been conducting video interviews for the 30th Anniversary of the Syndicate Fire.

Committee Reports:

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:04 p.m.

ATTEST:

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

12/01/17

4:23 PM