

**DEADWOOD HISTORIC PRESERVATION COMMISSION**  
**Wednesday, April 26, 2017 ~ 5:00 p.m. Amended 4-14-17**  
City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Regular Meeting Minutes – April 12, 2017
3. Voucher Approval
4. Old or General Business
  - a. 2017 Scholarship Awards – Presentation
  - b. Grace Lutheran Church – Not-For-Profit Grant Request – **Exhibit A**
5. New Matters before the Deadwood Historic District Commission
  - a. COA 17017 1 Burnham – Haverberg Family Ltd Partnership – Exterior Repairs – **Exhibit B**
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA H17016 850 Main St – Iver & Monica Gibbs – Siding/Window & Doors – **Exhibit C**
  - b. PA H17018 10 Denver – Raul Ponce de Leon – Windows/Siding/Roof Repairs – **Exhibit D**
  - c. PA H17019 15 Seventy-Six Drive – City of Deadwood – Grand Stand Repairs – **Exhibit E**
  - d. PA H17020 825 Main – Grace Lutheran Church – Door/Handicap Access – **Exhibit F**
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – **Exhibit G**
    - i. Raul Ponce de Leon -- 10 Denver Ave -- Elderly Resident Program
    - ii. Raul Ponce de Leon -- 10 Denver Ave -- Wood Windows and Doors Program
    - iii. James & Christine Mikla -- 119 Charles St.-- Foundation Program
    - iv. James & Christine Mikla -- 119 Charles St -- Siding Program
    - v. James & Christine Mikla -- 119 Charles St -- Wood Windows and Doors Program
    - vi. Roger & Ann Ochse -- 35 Madison -- Elderly Resident Program
    - vii. Blake Haverberg – 1 Burnham -- Foundation Program
    - viii. Blake Haverberg – 1 Burnham -- Wood Windows and Doors Program
    - ix. Iver & Monica Gibbs -- 850 Main St. -- Siding Program
    - x. Iver & Monica Gibbs -- 850 Main St -- Wood Windows and Doors Program
  - b. HP Program Grant Extensions – **Exhibit H**
    - i. Lynn & George Milos – 872 Main – Wood Windows and Doors Program
    - ii. Ken & Nancy Motzko – 51 Pleasant – Wood Windows and Doors Program
    - iii. Robert & Mary Sjomeling – 416 Williams – Elderly Resident Program
  - c. Revolving Loan Program
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

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

*\*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.*

## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

Wednesday, April 26, 2017

**Present Historic Preservation Commission:** Laura Floyd, Thomas Blair, Lyman Toews, Chuck Williams, Lynn Namminga and Michael Johnson.

**Absent:** Dale Berg

**Present City Commission:** Dave Ruth was present.

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, Quentin Riggins, City Attorney and Jerity Krambeck, Recording Secretary, were present.

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

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, April 26, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

#### **Approval of April 12, 2017 HPC Minutes:**

*It was moved by Mr. Blair and seconded by Mr. Williams to approve the HPC minutes of Wednesday, April 12, 2017 as presented. Aye – All. Motion carried.*

#### **Voucher Approval:**

*It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$84,827.26. Aye – All. Motion carried.*

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

##### 2017 Scholarship Awards – Presentation

Mr. Kuchenbecker stated the Projects Committee met on April 3, 2017 and reviewed eight 2017 Scholarship Award applications. After serious review and consideration, the committee selected two recipients for the \$1,000 Scholarships. Chair Floyd presented the 2017 Scholarship Awards to Brett Mattson and Max Nelson.

##### Grace Lutheran Church – Not-For-Profit Grant Request – Exhibit A

Mr. Kuchenbecker stated the Program Committee met and reviewed the application from Grace Lutheran Church, in the amount of \$10,000 for exterior repairs to decks, doors, and windows.

*It was moved by Mr. Toews and seconded by Mr. Johnson to approve the Not-For-Profit Grant Request for Grace Lutheran Church in the amount of \$10,000. Aye – All. Motion carried.*

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

##### COA 17017 1 Burnham – Haverberg Family Ltd Partnership – Exterior Repairs – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application Certificate of Appropriateness for work at 1 Burnham Street, a contributing structure located in the Elizabeth Town Planning Unit in the City of Deadwood, circa 1925. The applicant is requesting permission to repair windows and attach storm windows, repair two doors and replace one door. Repair foundation, electrical, water, plumbing, and heating system. Add insulation and refinish existing floors. 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. Johnson based upon the guidance found in DCO 17.68.050, 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.*

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

##### PA H17016 850 Main St – Iver & Monica Gibbs – Siding/Window & Doors – Exhibit C

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 850 Main Street, a contributing structure located in the Upper Main Planning Unit, circa 1895. The applicant is requesting permission to replace the siding and windows and doors of the structure. They have applied for the Siding and Wood Windows and Doors Grants. 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. Johnson 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 H17018 10 Denver – Raul Ponce de Leon – Windows/Siding/Roof Repairs – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 10 Denver Avenue, a contributing structure located in City Creek Planning Unit, circa 1895. The applicant is requesting permission to replace windows and repair siding. The attached sheds roof will be repaired with rolled roofing. For safety reasons, the attic exterior entrance needs the ladder removed and replaced with steps. 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. Johnson 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 H17019 15 Seventy-Six Drive – City of Deadwood – Grand Stand Repairs – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 15 Seventy Six Drive, a contributing structure located in the First Ward Planning Unit, circa 1937. The applicant is requesting permission to repair the main grandstands box sections with new structural trex material flooring, replace rotten railing and vertical posts with log posts, install stadium style seats in box seating area, realign box section entrances. Rebuild the Main Grandstands ramp access and layout with trex material and real logs. It is staff's opinion, the change of decking materials will not have an adverse effect on the character of the resource; however, the ramp was designed to meet code will encroach upon the historic resource. It is staff's opinion, additional design alternatives and locations should be explored for the design of the ramp. The proposed work and changes do not damage or destroy a historic resource; however, the ramp as designed may have an adverse effect on the character of the building but not the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

***It was moved by Mr. Blair and seconded by Mr. Johnson, based upon all the evidence presented, this project does 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.***

***It was moved by Mr. Toews and seconded by Mr. Blair, based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, the project is not adverse to Deadwood and is approved as presented. Aye – All. Motion carried.***

PA H17020 825 Main – Grace Lutheran Church – Door/Handicap Access – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work done at 825 Main Street, a contributing structure located in the Upper Main Planning Unit, circa 1930. The applicant is requesting funds to replace doors due to rotted framework and they do not provide good security. Plans are to also replace the screen doors. The two rear bathroom upper floor windows are rotted and the seals are broken and need replaced. The upper deck rail, deck floor, back steps, and lower deck need replaced. Handicap access also needs to be added onto the rear deck along with the sidewalk. Staff has confirmed the wood window replacement and doors to match the existing configuration. 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.***

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

#### HP Program Applications – Exhibit G

Raul Ponce de Leon -- 10 Denver Ave -- Elderly Resident Program  
Raul Ponce de Leon -- 10 Denver Ave -- Wood Windows and Doors Program  
James & Christine Mikla -- 119 Charles St.-- Foundation Program  
James & Christine Mikla -- 119 Charles St -- Siding Program  
James & Christine Mikla -- 119 Charles St -- Wood Windows and Doors Program  
Roger & Ann Ochse -- 35 Madison -- Elderly Resident Program  
Blake Haverberg -- 1 Burnham -- Foundation Program  
Blake Haverberg -- 1 Burnham -- Wood Windows and Doors Program  
Iver & Monica Gibbs -- 850 Main St. -- Siding Program  
Iver & Monica Gibbs -- 850 Main St -- Wood Windows and Doors Program

***It was moved by Mr. Blair and seconded by Mr. Johnson to approve the HP Program Applications, as presented. Aye – All. Motion carried.***

#### HP Program Extensions – Exhibit H

Lynn & George Milos – 872 Main – Wood Windows and Doors Program  
Ken & Nancy Motzko – 51 Pleasant – Wood Windows and Doors Program  
Robert & Mary Sjomeling – 416 Williams – Elderly Resident Program

***It was moved by Mr. Toews and seconded by Mr. Blair to approve the program extensions as presented. Aye – All. Motion carried.***

#### Revolving Loan Program/Disbursements

***It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$6,248.50, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.***

***It was moved by Mr. Blair and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursements in the amount of \$5,775.00, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.***

The delinquency report was presented by Mr. Walker.

#### Revolving Loan Fund/Retaining Wall Program Update:

##### Retaining Wall Applications

No applications were addressed at this meeting.

#### Items from Citizens not on Agenda

#### Staff Report: (items will be considered but no action will be taken at this time.)

Mr. Kuchenbecker reported on the following items:

- The Art B. Thomas carousel project (Outside of Deadwood Grant) provided a photo of their check presentation;
- The South Dakota state-wide CLG Conference is approaching on June 7-9 in Fort Pierre;
- Deadwood is hosting the Association of South Dakota Museums on May 5-6;
- The 48<sup>th</sup> Annual Butte County Historical Society is doing a tour of Standing Rock and South Dakota's Last Frontier on June 9-10;
- Last week Mr. Kuchenbecker presented to the Rotary Club and we received a nice thank you letter;
- Last week Mr. Kuchenbecker also presented to the South Dakota National Guard spouses;
- Main Street Initiative Update: last week the Promotions Committee had their first annual Craft Beer Festival and sold 240 tickets;
- The Promotion Committee, in collaboration with the Deadwood Neighborhood Council, are holding a plant swap and garden party at the Welcome Center on June 1 from 3:00-6:00 p.m.;
- The Deadwood Chamber and Deadwood Mountain Grand are hosting a free community concert on June 1;
- The Design Committee is working with the City on getting the trash cans and benches out and are planting flowers in the flower baskets and will be wrapping eight of the transformer boxes with historic photos of Deadwood;
- Economic Restructuring: Mr. Toews has surveyed 40 properties for upper development on Main Street and it has been narrowed down to 11 facilities that are underutilized;

- The South Dakota American Institute of Architects has declined the charrette, but we have had outreach with the Department of Architecture at South Dakota State and they are interested in working with it;
- May 16 7:00-9:00 p.m. is the world premiere of Deadwood Pioneer: A Face from the Past;
- The Deadwood Welcome Center graphics are being finalized and Split Rock Studios is in full production with a soft opening on Memorial Day weekend and a Grand Opening on June 15.

**Committee Reports:**

- Mr. Blair thanked Ms. Struble and Mr. and Mrs. Ochse for attending the meeting.
- Chair Floyd stated at the Revitalization meeting this afternoon there was reports on all of the encouraging things going on, many of which are thanks to partnership with Historic Preservation.
- Chair Floyd also stated if the cost of doing the larger ramp at the grandstands turns out to be beyond the budgeted amounts, she believes it would be excellent to pursue other options.

**Adjournment:**

The Historic Preservation Commission Meeting adjourned at 6:33 p.m.

ATTEST:

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Chairman, Historic Preservation Commission  
*Jerity Krambeck, Historic Preservation Office/Recording Secretary*