

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 25, 2016 ~ 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 – May 11, 2016
3. Voucher Approval
4. Old or General Business
  - a. G.R.A.P.E. Committee recommendations on Not-for-Profit Grant requests for Broken Boot Gold Mine; St. Ambrose Parish; and St. John's Episcopal Church-- Exhibit A
  - b. Façade Program Procedure Change -- Exhibit B
  - c. Approve shared expenditure for documentary project with SD Public Broadcasting -- Exhibit C
5. New Matters before the Deadwood Historic District Commission
  - a. COA - H16021 - Façade Project - 138 & 140 Sherman Street - Tim Conrad – Exhibit D
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – H16017 – Replace Decks – 875 Main Street – Marlin & Sarah Maynard - Exhibit E
  - b. PA - H16018 - Restore Front Porch & Repair Existing Porch - 462 Williams Street - Shirley Bergen – Exhibit F
  - c. PA - H16019 - Replace Decking & Framework on Existing Porch - 16 Park Street - Lanny & Linda Shepherd -- Exhibit G
  - d. PA - H16020 - Build New Home - 9 Spring Street - Mike & April Gustafson – Exhibit H
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications -- Exhibit I  
Ralph Hoggatt – 866 Main – Elderly Resident  
Marlin & Sarah Maynard – 875 Main – Elderly Resident  
Shirley & Patrick Bergen – 462 Williams – Elderly Resident  
Ronald Russo – 31 Charles -- Elderly Resident
  - b. Revolving Loan Program
  - c. Retaining Wall Program Disbursements
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, May 11, 2016**

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

**Absent:** Ms. Terri Williams, City Attorney, was absent.

**Present City Commission:**

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Crystal Murray of NeighborWorks-Dakota Home Services and Jerity Krambeck, Recording Secretary, were all 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, May 25, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of May 11, 2016 HPC Minutes:**

***It was moved by Mr. Berg and seconded by Mr. Williams to approve the minutes of Wednesday, May 11, 2016 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 \$115,257.48. Aye – All. Motion carried.***

**Old or General Business:**

G.R.A.P.E. Committee recommendations on Not-for-Profit Grant requests for Broken Boot Gold Mine; St. Ambrose Parish; and St. John's Episcopal Church – Exhibit A

Mr. Kuchenbecker stated the G.R.A.P.E. Committee met and discussed the following requests. Broken Boot Gold Mine is requesting \$9,953 to purchase interpretive panels (\$4,953) and replace a storage shed (\$5,000). The panels would be placed throughout the mine and enhance the visitor's experience. The St. Ambrose Parish is requesting \$15,804 for water proofing the basement and installing sump pumps. The Parish received a Not-for-Profit grant in January 2016 for repairs to the Southwest Entrance totaling \$36,490. As per the guidelines, an entity can only receive \$50,000, which allows \$13,510 for this project. The St. John's Episcopal Church received a 2014 Not-for-Profit grant to restore the pipe organ, but due to difficulty securing a contractor, they wish to transfer the funds to other important projects needed done to the structure. They are requesting \$26,000 to replace the boilers and \$2,500 to install a security/fire alarm system for a total of \$28,500.

Mr. Johnson recused himself.

Mr. Blair stated he thought that the people that apply for these grants need to follow other city ordinances, such as the Broken Boot Gold Mine signs. Mr. Kuchenbecker stated the signs were granted variances through Planning and Zoning Commission. Mrs. Kerry Ruth concurred, and reiterated that all the signs were replaced and variances were granted through Planning and Zoning Commission and the signs are in compliance. Mr. Blair stated those who are awarded grants need to follow other rules. Mr. Williams asked how many employees does the Broken Boot Gold Mine employ. Mrs. Ruth stated 10 seasonal employees. Mr. Williams asked if the gold was local. Mrs. Ruth stated it was not. Mrs. Ruth stated the Broken Boot Gold Mine is free for all locals.

***It was moved by Mr. Toews and seconded by Mr. Williams to recommend to the City Commission the Non-for-Profit request, Broken Boot Gold Mine for \$9,953; St. Ambrose Parish for \$13,510; and St. John's Episcopal Church for \$28,500. Aye – All. Motion carried.***

Mr. Johnson returned.

Façade Program Procedure Change – Exhibit B

Mr. Berg recused himself.

Mr. Kuchenbecker stated the Program Committee met and reviewed the proposed changes to the current Façade Program. Mr. Kuchenbecker stated the proposed changes are to keep the maximum award per building at 80 percent of qualified expenditures, with the standard award not to exceed \$3,000 per linear foot of prominent façade frontage and award cap may be increased up to \$1,000 per linear foot of secondary façade frontage for buildings on corner lots with more than one prominent façade. Another change is the project may be allowed to be phased over subsequent years. There are also some language changes regarding the loans to match new federal

regulations. Mrs. Floyd stated the recommendation for the change was based on the fact there are some buildings in Deadwood significantly larger than others, and the old program everyone qualified for the same amount of money, which went a long way for the smaller buildings, but did not help the larger buildings. The proposed program allows access to help business in proportion to their need.

***It was moved by Mr. Blair and seconded by Mr. Williams to adapt the presented Façade Program Procedure Changes. Aye – All. Motion carried.***

Mr. Berg returned.

Approve shared expenditure for documentary project with SD Public Broadcasting – Exhibit C

Mr. Kuchenbecker stated he reported earlier in the year of the documentary project with SD Public Broadcasting. The project is moving forward and interviews are to take place in Texas, Colorado, Georgia, and California, with experts who have been involved in the forensic investigation and potential identification of the individual. Those interviews are not to exceed \$1,000 per interview. The projected narration of the documentary is \$2,000. Mr. Kuchenbecker discussed local filming and area interviews taking place June 16 and 17, 2016, with additional filming taking place the week of July 18, 2016, to include a period accurate interment, band, horse drawn hearse, and teamsters. Mr. Kuchenbecker stated there will be additional costs, but that is unknown at this point.

***It was moved by Mr. Blair and seconded by Mr. Berg to recommend to the City Commission and approve the current production costs, not to exceed \$10,000.***

***Aye – All. Motion carried.***

Mr. Williams stated the Historic Residence Rehabilitation project needs to be documented thoroughly. Mr. Kuchenbecker stated the Project Manager, Mr. Keith Umenthum, is documenting the changes and a camera has been purchased to assist with documentation.

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

COA - H16021 - Façade Project - 138 & 140 Sherman Street - Tim Conrad – Exhibit D

Mr. Kuchenbecker stated the applicant was entered into the Façade Program at the last meeting and is requesting permission to restore the store frontages of these two structures. Mr. Kuchenbecker stated these are contributing structures located in the South Deadwood Planning Unit. Mr. Kuchenbecker stated the proposed work and changes will reverse the inappropriate changes which have occurred over time primarily siding, windows and cornice. The proposed work does 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. Kuchenbecker stated this office will be working closely with the owner and the contractor to ensure as close of façade restoration as possible is completed based on historic photos versus the current photos. Mr. Kuchenbecker stated the existing storefront on the right will not be reconstructed to the original configuration due to access and associated costs for rehabilitation.

***Based upon all evidence presented, it was moved by Mr. Johnson and seconded by Mr. Namminga 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 project approval for 138 and 140 Sherman Street. Aye- All. Motion carried.***

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

PA – H16017 – Replace Decks – 875 Main Street – Marlin & Sarah Maynard - Exhibit E

Mr. Kuchenbecker stated this is a non-contributing structure constructed in 1976. The applicant is replacing the upper and lower decks running along the southeast side of the house. 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. Blair and seconded by Mr. Berg 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 project approval for 875 Main Street. Aye- All. Motion carried.***

PA - H16018 - Restore Front Porch & Repair Existing Porch - 462 Williams Street - Shirley Bergen – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure in the City Creek Planning Unit constructed circa 1909. The applicant is requesting to restore the front porch roof and repair the existing back deck. 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 will involve porch restoration and she has also applied for our Special Needs/Elderly Program.

***It was moved by Mr. Toews and seconded by Mr. Johnson 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 project approval for 462 Williams Street. Aye- All. Motion carried.***

PA - H16019 - Replace Decking & Framework on Existing Porch - 16 Park Street - Lanny & Linda Shepherd - Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Addition Planning Unit which was constructed circa 1895. The applicant is requesting permission to replace the decking and frame on the existing porch. The applicant is also requesting to replace railing and steps. The proposed deck color will be natural with white railing. Mr. Kuchenbecker stated this structure was in our Siding Program last year and has gone through dramatic changes. 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. Blair and seconded by Mr. Toews 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 project approval for 16 Park Street. Aye- All. Motion carried.***

PA - H16020 - Build New Home - 9 Spring Street - Mike & April Gustafson – Exhibit H

Mr. Kuchenbecker stated this is a proposed new construction in the Spruce Gulch Planning Unit. The applicant is requesting to build a new home, 74'x40' on the main floor with a tuck under garage of the same size. Asphalt or steel shingles, smart siding, mix of metal and wood soffit, Eagle windows (cranberry or brown), Doug fir kiln dried 10"x10" beams. Deck is green treated wood frame with burnt ash decking. All colors to be earth tones. Asphalt driveway, metal powder coat railing (black) wood-grained metal garage doors - fake stone (earth tones). Mr. Kuchenbecker stated the applicant has engaged the archaeological firm of Quality Services for the completion of a Phase 1 Archaeology study including a complete pedestrian survey of the site. Upon staff's consultation with the lead archaeologist following the initial ground survey, it was reported little cultural deposits were revealed; however, he recommended monitoring during excavation of foundation. A final archaeological report will be forthcoming following the monitoring of the ground disturbance. The ground disturbance and excavation will have no adverse effect to the National Landmark District. The application submitted includes the floor plans, primary elevations, and site plan which were attached to the staff report and have been reviewed under the Deadwood design guidelines and the South Dakota Codified Law and Administrative Rules for new construction and additions in historic districts. 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 it was to be home-owner occupied. Mr. Kuchenbecker concurred. Mrs. Floyd stated in the staff report, it is described as the overall visual appearance of the proposed new construction will be a large residential structure, which begins to dominate the surrounding historic landscape and asked if there was a general concern about the statement. Mr. Kuchenbecker stated it will be one of the larger homes in Deadwood, but it will not be readily visible. Mr. Shane Orth, the builder for the home, stated with the tuck under garage, so the footprint of the house is not abnormally large. Mrs. Floyd asked from where the home is accessed. Mr. Kuchenbecker explained it is located on Spring Street.

***It was moved by Mr. Blair and seconded by Mr. Toews 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 project approval for 9 Spring Street. Aye- All. Motion carried.***

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

Historic Preservation Program Applications - Exhibit I

Ralph Hoggatt – 866 Main – Elderly Resident

Marlin & Sarah Maynard – 875 Main – Elderly Resident

Shirley & Patrick Bergen – 462 Williams – Elderly Resident

Ronald Russo – 31 Charles – Elderly Resident

***It was moved by Mr. Blair and seconded by Mr. Berg to approve all Historic Preservation Program Applications, as submitted. Aye - All. Motion carried.***

### Revolving Loan Program

The delinquency report was presented by Crystal Murray.

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

#### Retaining Wall Applications

No applications were addressed at this meeting.

#### Revolving Loan Program/Disbursements

***It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$4,052.16, based on information as presented by Crystal Murray, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$11,481.65, based on information as presented by Crystal Murray, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

### **Retaining Wall Program Disbursements**

No retaining wall program disbursements 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 April 2016 Historic Preservation Archives Monthly Report is enclosed in the packets for review;
- The Wild Bill Bar sign has been moved and is being reinstalled and should be lit today;
- The Rehabilitation Project at 360 Williams Street has begun and is going well; the siding has been removed, and the architectural plans are being completed;
- There have been several meetings regarding 3 Shine Street and we should have pricing for the retaining wall soon, which will allow them to address the drainage issues;
- 824 Main Street has been boarded up by the City due to minimal maintenance; June 6 we should be able to get a judge's order to allow the Building Inspector to go in and inspect it;
- Powerhouse Park is coming along; the masons have just finished rebuilding a portion of the original smoke stack;
- The Deadwood Welcome Center project is moving along; the bridge was put in place last week; they hope to have part of the parking lot open soon;
- The Highway Project is waiting on final plans and costs on the lighting; paving is scheduled for next week;
- Retaining wall at 77 Stewart should be awarded on June 6 from City Commission; 84 and 50 Van Buren are awaiting contracts to come back from the contractor and final design alterations on 10 Harrison are being completed;
- This office has been meeting with Cadillac Jacks regarding their proposed expansion project;
- This office has been meeting with The Deadwood Mountain Grand on possible development on McGovern Hill;
- A grading permit on Denver Street is being held up; the property owner would like to put in a private drive, which requires a grading permit and under our current ordinance we require archeology;
- The chuck wagon is being picked up tomorrow;
- The design for the Trestle was presented.

### **Committee Reports:**

- Mr. Blair stated he had an email the other day regarding parking and going back 25 years the City had ordinances in the past discussing parking how many parking spaces the City needed and it is not currently being met; Mr. Blair discussed ideas regarding increasing parking within the City. Mr. Blair discussed considering a stagecoach in Deadwood during the summer months.

### **Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:57 p.m.

ATTEST:

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Chairman, Historic Preservation Commission  
Jevity Krambeck, Historic Preservation Office/Recording Secretary