

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, June 22, 2016 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

---

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – June 8, 2016
3. Voucher Approval
4. Old or General Business
  - a. 2016 Outside of Deadwood Grant Requests Round 2 – Exhibit A
  - b. Charles Street Bridge Report – Exhibit B
  - c. HP Commission Committee Assignments – Exhibit C
  - d. Days of 76 Realignment Project Payment for Electrical Work – Exhibit D
  - e. South Dakota State Historical Society Board of Trustees Meeting in Deadwood July 7 & 8, 2016 – Exhibit E
5. New Matters before the Deadwood Historic District Commission
  - a. COA – H16028 – Build Shed – 560 Main – Deadwood Gulch Saloon – Exhibit F
  - b. COA – H16029 – Exterior Fencing/Lighting, Door, & Fire Pits – 592 Main – Belle Joli – Exhibit G
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – H16025 – Replace Windows and Doors – 416 Williams – Robert Sjomeling – Exhibit H
  - b. PA – H16026 – Replace Doors – 23 Burnham – Terry Hansen – Exhibit I
  - c. PA – H16027 – Replace Siding and Windows – 21 Burnham – Jodi Campbell – Exhibit J
  - d. PA – H16030 – New Construction – 372 Main – Optima, LLC – Exhibit K
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit L  
Jodi Campbell – 21 Burnham – Siding Program  
Jodi Campbell – 21 Burnham – Wood Windows and Doors Program  
Terry & Barb Hansen – 23 Burnham – Wood Windows and Doors Program  
Terry & Barb Hansen – 23 Burnham – Elderly Resident Program  
Robert & Mary Sjomeling – 416 Williams – Elderly Resident program  
Robert & Mary Sjomeling – 416 Williams – Wood Windows and Doors Program
  - b. Revolving Loan Program – Exhibit M  
Lotus LLC Michael & Diane Perceovich – 21 Charles – Extension Requests  
Shirlene Joseph (Tucker inn) – 771 Main St – Extension Request  
David Swaney – 37 Lee St – Extension Requests  
Travis Floyd – 81 Stewart – Extension Requests  
Joan Berner – 74 Van Buren – Refinance Request  
Dustin & Laura Floyd – 21 Lincoln – Refinance Request  
Erin Little & David Folger – 15 Denver – Extension Request  
Bruce & Mary Ann Oberlander – 102 Charles – Request to Forgive Windows Loan  
Christopher and Margaret Bloom – 46 Denver – RLF-LS Extension Request  
Veronica White – 3 Shine St – Extension Requests  
Bernie Reausaw – 299 Williams – Request for Windows Loan
  - 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

*\*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, June 22, 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, Mike Walker of NeighborWorks-Dakota Home Services and Jerity Krambeck, Recording Secretary, were all present.

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

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 8, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of June 8 2016 HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Williams to approve the minutes of Wednesday, June 8, 2016 as presented. Aye – All. Motion carried.***

**Voucher Approval:**

***It was moved by Mr. Johnson and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$300,435.18. Aye – All. Motion carried.***

**Old or General Business:**

2016 Outside of Deadwood Grant Requests Round 2 – Exhibit A

Mr. Kuchenbecker presented the 2016 Outside of Deadwood Grant Requests Round 2. The G.R.A.P.E. Committee did meet and recommended the following approvals.

Newell Museum.....	Church Museum Window .....	Newell .....	\$418.20
Newell Museum.....	Flaigg Cabin Chinking .....	Newell .....	\$1,157.70
City of Mobridge Library .....	Repair Water Damage .....	Mobridge .....	\$22,582.80
City of Whitewood.....	Install SD Historic Marker .....	Whitewood .....	\$655.00
1881 Courthouse Museum .....	UV Film Installation .....	Custer... ..	\$2,377.90
Society of Black Hills Pioneers .....	Nolin Monument Restoration .....	Sturgis.....	\$25,000.00
Alkali Community Club.....	Club Hall Updates.....	Sturgis.....	\$8,790.00
Fall River County Pioneer Museum .....	Replaster and Paint .....	Hot Springs.....	\$6,606.00
Verendrye Museum .....	Log Cabin, School Museum .....	Pierre .....	\$18,886.50
Lead Historic Preservation.....	Coca-Cola Murals Restoration....	Lead.....	\$3,600.00
.....			Total \$90,074.10

***It was moved by Mr. Blair and seconded by Mr. Berg to approve the 2016 Outside of Deadwood Grants Round 2 funding request in the amount of \$90,074.10. Aye – All. Motion carried.***

Mr. Kuchenbecker discussed allocating the remaining 2016 grant funds in a one-time project restoring advertising murals within the City of Deadwood. Mr. Blair discussed opening up the grant funds to projects that do not have a tie to Deadwood. Mr. Kuchenbecker stated the South Dakota State Historical Society has the Deadwood Grant Fund as well. Mr. Toews stated he prefers funds to stay outside of Deadwood. Chair Floyd suggested using the remaining funds for restoring murals within the state, not just Deadwood. Mr. Blair asked what is the estimated cost of restoring murals. Mr. Kuchenbecker stated it is not very reasonable. Mr. Kuchenbecker reiterated this would be just a one-time project. Mr. Kuchenbecker also discussed possibly adjusting the ranking system of the Outside of Deadwood grants.

Charles Street Bridge Report – Exhibit B

Mr. Kuchenbecker discussed the Interstate Engineering bridge inspection conducted on the Charles Street Bridge. The recommendations were 1) the trees need to be removed from around the bridge and removed from growing into the lower chord and 2) due to the condition of the bearing points, the verticals of the truss, and the rusted through ends of the top chord "C" channel, the truss needs to be removed and not used in any form as a bridge. Mr. Kuchenbecker stated HPC was directed by City Commission to further investigate and gather a more detailed estimate of the costs regarding the future of the bridge. Mr. Kuchenbecker stated the next engineering step would be to inspect the bridge for restoration, which would cost \$50,000 to come up with a full restoration plan, even for a pedestrian bridge. Chair Floyd asked if this item required action. Mr. Kuchenbecker stated the next step is at the City Commission on July 5, 2016. Mr. Blair stated he does not want the City Commission to have HPC pay \$50,000. Chair Floyd stated it is still the recommendation of HPC to disassemble the bridge for future use and the City Commission cannot spend HPC funds without HPC approval. Mr. Namminga asked if there was an estimate for the full restoration. Mr. Kuchenbecker estimated \$250,000.

#### HP Commission Committee Assignments – Exhibit C

Chair Floyd asked the Commission to indicate which committees they desire to serve on for the upcoming year and requested the HP Commissioners to fill out which assignments they would like to work on and turn it into HP Staff.

#### Days of 76 Realignment Project Payment for Electrical Work – Exhibit D

Mr. Kuchenbecker stated the 76 Realignment Project, which is part of the Capital Improvement Plan, required electrical work. The project, which Black Hills Energy participated in saving the City thousands of dollars, included removing eight utility poles from the complex. The cost was budgeted for 2016 for the Capital Assets line item of the Historic Preservation budget.

***It was moved by Mr. Toews and seconded by Mr. Johnson to pay the invoices for material and work done on the 76 Realignment Project in the amount of \$5,312.78. Aye – All. Motion carried.***

#### South Dakota State Historical Society Board of Trustees Meeting in Deadwood July 7 & 8, 2016 – Exhibit E

Mr. Kuchenbecker informed the Commission the South Dakota State Historical Society Board of Trustees is being held in Deadwood July 7 & 8, 2016. Mr. Kuchenbecker invited the HPC to the dinner and requested if they are attending to RSVP with HP Staff by Friday June 24, 2016.

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

##### COA – H16028 – Build Shed – 560 Main – Deadwood Gulch Saloon – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the China Town Planning Unit. The applicant is requesting permission add a shed to the property, which would be located to the left of the Deadwood Gulch Saloon. The shed would be 10'x12' on skid/wood floor with 4' covered porch. The stain will be dark to look old and the shed will have a metal roof and Dutch doors. Mr. Kuchenbecker stated it is not a traditional garden shed and it is going to be reminiscent of this early era of Deadwood.

***Based upon all evidence presented, it was moved by Mr. Berg 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 560 Main Street. Aye- All. Motion carried.***

##### COA – H16029 – Exterior Fencing/Lighting, Door, & Fire Pits – 592 Main – Belle Joli – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning Unit. The applicant is requesting permission to add seasonal exterior fencing and lighting, replace front door, and install propane fire pits. Mr. Kuchenbecker stated he has researched photographic documentation regarding the proper door as the proposed door is more of a craftsman style rather than the style of the service station. Mr. Kuchenbecker stated he would work with the applicant to determine a possible alternate for the front door.

***Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Toews, contingent on the door being the accurate style of the service station, 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 592 Main Street. Aye- All. Motion carried.***

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

##### PA – H16025 – Replace Windows and Doors – 416 Williams – Robert Sjomeling – Exhibit H

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit, circa 1880. The applicant is requesting to install new storm windows and storm doors on the front, sides, and rear of the structure,. The applicant has also received quotes to lift the front porch, which has dropped and is beginning to pull away from 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

of Historic Districts or the Deadwood National Historic Landmark. Mr. Kuchenbecker stated the applicant is in the windows and elderly program.

***It was moved by Mr. Berg and seconded by Mr. Blair 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 to replace and repair windows and doors at 416 Williams Street. Aye- All. Motion carried.***

PA – H16026 – Replace Doors – 23 Burnham – Terry Hansen – Exhibit I

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Addition Planning Unit. The applicant is requesting permission to replace doors on the structure. 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. Mr. Kuchenbecker stated the applicant is in the windows and doors and 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 to replace and repair doors at 23 Burnham Street. Aye- All. Motion carried.***

PA – H16027 – Replace Siding and Windows – 21 Burnham – Jodi Campbell – Exhibit J

Mr. Kuchenbecker stated this structure is located in the Highland Park Addition Planning Unit, circa 1900. Because of residing with wide-exposure hard board and installation of modern fenestration, including two pictures windows, this structure has lost integrity and is non-contributing. The applicant is requesting permission to replace siding and windows on the structure to bring it back to a contributing resource. 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.

***It was moved by Mr. Berg and seconded by Mr. Blair 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 to replace and repair windows at 21 Burnham Street. Aye- All. Motion carried.***

PA – H16030 – New Construction – 372 Main – Optima, LLC – Exhibit K

Mr. Kuchenbecker stated the applicant and architect are present and they are requesting permission to build a new construction of an 18,730 square foot 4-story hotel with brick and an EIFS façade of colors copied from Cadillac Jack's and Springhill Suites, with aluminum storefront window frames, below grade parking structure, and the top of the addition not to exceed existing hotel building. Mr. Kuchenbecker stated Staff has met several times with the ownership and architect to develop a building, which would be as compatible as possible to the historic district while attempting to meet the needs of the ownership group and national chain. It has been the intention of all parties to minimize an adverse effect to the historic districts and surrounding properties. Mr. Kuchenbecker stated at this time there is not a full staff report and the architect will do a presentation and be available for questions. The staff report will be presented on July 13, 2016. Mr. Brad Burns presented the proposed project. Mr. Burns and Mr. Caleb Arceneaux, LIV Hospitality, answered Commission questions regarding the new construction.

***It was moved by Mr. Blair and seconded by Mr. Williams to continue the Project Approval for H16030 - New Construction - 372 Main until July 13, 2016 Historic Preservation Commission Meeting. Aye - All. Motion Carried.***

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

Historic Preservation Program Applications - Exhibit L

Jodi Campbell – 21 Burnham – Siding Program

Jodi Campbell – 21 Burnham – Wood Windows and Doors Program

Terry & Barb Hansen – 23 Burnham – Wood Windows and Doors Program

Terry & Barb Hansen – 23 Burnham – Elderly Resident Program

Robert & Mary Sjomeling – 416 Williams – Elderly Resident Program

Robert & Mary Sjomeling – 416 Williams – Wood Windows and Doors Program

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

Revolving Loan Program/Disbursements

***It was moved by Mr. Berg and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of \$26,498.26, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$7,398.06, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

The delinquency report was presented by Mike Walker.

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

Revolving Loan Program - Exhibit M

***It was moved by Mr. Berg and seconded by Mr. Blair to separate Dustin & Laura Floyd – 21 Lincoln – Refinance Request and Erin Little & David Folger – 15 Denver – Extension Request from the consent agenda to be reviewed separately. Aye - All. Motion carried.***

Lotus LLC Michael & Diane Percevich – 21 Charles – Extension Requests

Shirlene Joseph (Tucker inn) – 771 Main St – Extension Request

David Swaney – 37 Lee St – Extension Requests

Travis Floyd – 81 Stewart – Extension Requests

Joan Berner – 74 Van Buren – Refinance Request

Bruce & Mary Ann Oberlander – 102 Charles – Request to Forgive Windows Loan

Christopher and Margaret Bloom – 46 Denver – RLF-LS Extension Request

Veronica White – 3 Shine St – Extension Requests

Bernie Reausaw – 299 Williams – Request for Windows Loan

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the Revolving Loan Program Applications as submitted, as submitted. Aye - All. Motion carried.***

Erin Little & David Folger – 15 Denver – Extension Request

Mr. Walker discussed the borrower is requesting to extend the maturity dates of the RLF Life Safety loan and stated there has been 2 years of extensions on this loan and no work has been conducted on the property. Mr. Kuchenbecker stated they have not brought the work up to City code and have not made any action on it in well over a year.

***It was moved by Mr. Toews and seconded by Mr. Johnson to not extend this loan and to call the loan due at this time. Aye - All. Motion carried.***

Chair Floyd recused herself.

Dustin & Laura Floyd – 21 Lincoln – Refinance Request

***It was moved by Mr. Johnson and seconded by Mr. Toews to approve the refinance request as submitted. Aye - All. Motion carried.***

Chair Floyd returned.

Retaining Wall Applications

No applications were addressed at this meeting.

**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:

- Highway Project is moving along; the last of the asphalt will be going down next week; an estimate of the DOT lights is coming in \$120,000 over the original estimate;
- The 2017 budget is being finalized;
- 227 Williams retaining wall is getting ready to start;
- 3 Shine foundation will go out for bid;
- Rogers Construction has been hired to have the Mt. Moriah Cemetery fully raked and cleaned up;
- Deadwood Trust for Historic Preservation and Forest Service for interpretive panels at Mt. Roosevelt;
- The punch list on the Wayfinding so Phase I is nearing completion and the first sign of Phase II is up;
- Powerhouse Park is coming along and is shaping up and we are looking into planning a ribbon cutting and a Chamber Mixer upon completion of the project;
- A private investigator was hired to find the owners of 824 Williams for minimal maintenance;
- A thank you letter was received and read to the Commission from Mary and Dave Larson of Deadwood Dick's;

- An update of the 360 Williams restoration project was given;
- The chuck wagon has been well received.

**Committee Reports:**

- Mr. Berg discussed the chuck wagon being a great asset to downtown Deadwood;
- Chair Floyd read an invitation to the Verendrye Museum for the ribbon cutting for the Ft. Pierre Depot.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:07 p.m.

ATTEST:

---

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