



HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, May 13, 2020 – 5:00 p.m. – Public Zoom Meeting

Present Historic Preservation Commission: Dale Berg, Lyman Toews, Beverly Posey, Robin Carmody, Tony Williams and Willie Steinlicht

Absent: Tom Blair

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, and Bonny Anfinson, Program Coordinator

All motions passed unanimously unless otherwise stated.

Due to the COVID-19 pandemic this public meeting was held on-line through Zoom and Teleconference methods. There was one request from the general public to participate prior to the meeting as posted.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 13, 2020 at 5:00 p.m.

APPROVAL OF HPC MINUTES:

It was moved by Mr. Steinlicht and seconded by Ms. Posey to approve the HPC minutes of Wednesday, April 22, 2020. Aye – All. Motion Carried.

VOUCHER APPROVALS:

HP Operating Vouchers: ***It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$176,215.46. Aye – All. Motion carried.***

HP Grant Vouchers: ***It was moved by Mr. Toews and seconded by Mr. Steinlicht to approve the HP Grant Vouchers in the amount of \$24,072.70. Aye – All. Motion carried.***

Revolving Loan Vouchers: ***It was moved by Ms. Posey and seconded by Ms. Carmody to approve the Revolving Loan Account in the amount of \$57,601.20. Aye – All. Motion carried.***

REVOLVING LOAN FUND AND HISTORIC PRESERVATION PROGRAMS:

Loan Requests – These items were received prior to the moratorium deadline of April 30, 2020– Exhibit A

- i. Michael & Brett Runge – 37 Jackson – RLF Life Safety Loan Request
- ii. Bruce & Mary Ann Oberlander – 106 Charles – Windows & Siding Loan Request

- iii. Deadwood History Inc.—608/610 Main – Extension Request
- iv. Nugget Saloon LLC – 608/610 Main – Extension Request
- v. Marsha Morse – 20 Washington – Deferment Request

It was moved by Mr. Toews and seconded by Mr. Steinlicht to approve the loan extensions and deferment requests as presented. Aye – All. Motion carried.

Grant Requests -- These items were received prior to the moratorium deadline of April 30, 2020– Exhibit B

Chairman Berg turned the meeting over to Vice Chair Posey as he abstained from the meeting discussions and voting.

- i. Jacqueline West – 79 Forest – Elderly Resident Program
- ii. Dale & Susan Berg – 874 Main – Wood Windows & Doors Program
- iii. Mary Larson – 3 Burlington – Elderly Resident Program
- iv. Bob & Bonita Goode – 3 Pearl – Wood Windows & Doors Program
- v. Keith & Carol Umenthum – 65 Lincoln – Elderly Resident Program
- vi. Doug & Beth Norton – 185 Cliff St. – Wood Windows & Doors Program
- vii. Dave Akrop – 98 Charles – Siding Program
- viii. Louis Van Roekel – 4 Washington – Wood Windows & Doors Program
- ix. Mike Trucano, NMD Venture, LLC – 685 Main – Historic Façade Easement Program

It was moved by Mr. Toews and seconded by Mr. Williams to accept Jacqueline West, 79 Forest, Elderly Resident; Dale & Susan Berg, 874 Main, Wood Windows and Doors; Mary Larson, 3 Burlington, Elderly Resident Program; Bob & Bonita Goode, 3 Pearl, Wood Windows and Doors; Keith & Carol Umenthum, 65 Lincoln, Elderly Resident; Doug & Beth Norton, 185 Cliff, Wood Windows and Doors; Dave Akrop, 98 Charles, Siding Program; Louis Van Roekel, 4 Washington, Wood Windows and Doors; Mike Trucano, 685 Main, Historic Façade Easement as presented. Mr. Berg Abstained. Aye – All. Motion carried.

Vice Chair Posey turned the meeting back over to Chairman Berg.

OLD OR GENERAL BUSINESS:

Adopt Loan Application Process – Exhibit C

Mike Walker stated in an effort to clear up the loan applications this new form is intended to better inform the applicant on how the programs work. We have received comments “there is not enough information disclosed”. This document is a list of steps during the loan process. This was reviewed at Loan Committee which gave favorable comments. This requires them to actually look at the form and read the procedures so there should not be an issue of the applicant stating they did not know the procedures. ***It was moved by Mr. Steinlicht and seconded by Mr. Toews to adopt the Loan Application Process. Aye – All. Motion carried.***

Adopt Forgivable Loan Compliance Agreement – Exhibit D

Mike Walker stated this is intended to help inform the applicant as to the inspection process during the life of the loan. This was reviewed at Loan Committee which gave favorable comments. ***It was moved by Ms. Posey and seconded by Ms. Carmody to adopt the Forgivable Loan Compliance Agreement. Aye – All. Motion carried.***

Satisfaction of Grant – Ralph Hoggatt – 866 Main – Exhibit E

Ms. Anfinson stated Ralph Hoggatt received an elderly resident grant in 2015. The property has sold and the Title Company is asking for a satisfaction for grant stating there is no money owed on the grant. ***It was moved by Ms. Posey and seconded by Mr. Steinlicht to grant the Satisfaction of Grant for Ralph Hoggatt property located at 866 Main Street. Aye – All. Motion***

Hire Sunset Regal to reproduce ghost mural “J. Hattenbach The Grocer” – Exhibit F

Mr. Kuchenbecker stated the 79 Sherman Street owners were entered into the Ghost Mural Program. We have had some challenges finding artists who could create the mural. Scott Jacobs reached out to some of his colleagues and Sunset Regal was highly recommended. The plan is to take it back to 60-70 percent. In exchange HPC will have an easement on the wall. Staff recommends approval. ***It was moved by Ms. Posey and seconded by Ms. Carmody to recommend to the City Commission to hire Sunset Regal to reproduce the ghost mural “J. Hattenbach The Grocer” in the amount not to exceed \$5,350.00. Aye – All. Motion***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

COA 200070 – Michael Trucano – 685 Main – Install Windows/Entry/Brick Work – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 685 Main Street, a contributing structure located in the Original Townsite in the City of Deadwood. The Applicant is requesting permission to remove portion of brick wall for installation of two new windows where the existing recessed brick, stone lintel and sill are located. Remove portion of brick for installation of new entry. Strip paint from brick on Deadwood Street side of building. Strip paint, prime and re-paint all windows and storefront on exterior side of building. The applicant has also applied for the Historic Façade Easement Program. ***It was moved by Ms. Posey and seconded by Ms. Carmody upon all the evidence presented, I find 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 certificate of appropriateness for 685 Main Street. Aye - All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

PA 200067 -- Chad & Chrissy Blair – 866 Main – Windows/Doors/Siding/Roof – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 866 Main St, a noncontributing structure located in the Upper Main Street Planning Unit in the City of Deadwood. The applicant requests permission to replace asphalt shingles with 30 year black shingles, replace Masonite siding with white cement board siding with 7 inch reveal, replace wood windows with new black fiberglass windows, replace exterior front door with fiberglass door, replace slider with swinging door (window on west side replaced with slider), replace exterior railings with cedar post/wire railings, replace garage facade with white cement board siding to match house, remove two bedroom windows and add one transom window 5'x1' and narrow kitchen window to 48" wide window. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that 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 for Chad & Chrissy Blair, 866 Main. Aye – All. Motion carried.

PA 200069 -- Dustin & Laura Floyd – 21 Lincoln – Reconstruct Retaining Wall – Exhibit I

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 21 Lincoln Ave, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. Applicant requests permission for repair and reconstruction of poured concrete retaining wall on downhill (southwest) edge of the property. Wall extends from sidewalk to property corner. Once wall is complete, driveway area will be repaved and extended to create a patio area. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that 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 for Dustin & Laura Floyd, 21 Lincoln Ave. Aye – All. Motion carried.***

PA 200073 -- David Akrop – 98 Charles – Replace Siding – Exhibit J

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 98 Charles St, a noncontributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to replace old weathered siding with new siding. Product to be used is LP Smart Side in 10 1/2" exposure if available. The 8" exposure is acceptable and all new siding applied horizontally as some of old siding is T-111 vertical planking. ***It was moved by Mr. Steinlicht and seconded by Ms. Posey based upon all the evidence presented, I find that 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 for Dave Akrop, 98 Charles Street. Aye – All. Motion carried.***

PA 200077 -- Doug & Beth North – 185 Cliff – Replace Window Trim – Exhibit K

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 85 Cliff St, a contributing structure located in the Peck Garden Planning Unit in the City of Deadwood. The Applicant requests permission to remove existing window trim and replace with cement board trim. Remove trim and replace, paint new trim black and caulk after installed. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon all the evidence presented, I find that 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 for Doug & Beth Norton, 185 Cliff Street. Aye – All. Motion carried.***

Chairman Berg turned the meeting over to Vice Chair Posey as he abstained from the meeting discussions and voting.

PA 200079 -- Dale & Susan Berg – 874 Main -- Windows – Exhibit L

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 874 Main St, a contributing structure located in the Upper Main Street Planning Unit in the City of Deadwood. The applicants are requesting permission to repair 14 historic windows and installing new wooden combination storm windows. ***It was moved by Mr. Steinlicht and seconded by Ms. Carmody based upon all the evidence presented, I find that 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 for Dale & Susan Berg, 874 Main. Mr. Berg Abstained. Aye – All. Motion carried.

Vice Chair Posey turned the meeting back over to Chairman Berg.

PA 200081 -- Anita Knipper – 422 Williams – Garage Roof/Siding – Exhibit M

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 422 Williams St, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to remove existing garage roof and joists and install new roof joints to allow for deck load to be built on top. Install soffit and fascia to match house. Run electrical to garage and install subpanel, switches and outlets. Remove rock from front of garage and add siding to front and sides of garage to match house. Install floating redwood deck on top of garage and install Trex synthetic decking including 6' set of steps at back. Install standard metal, powder coated railing around deck and steps. Install gate from garage to house on south side. Install grab rail from bottom of steps to front door. Skim coat steps. Install garage door with opener. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon all the evidence presented, I find that 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 for Anita Knipper, 422 Williams. Aye – All. Motion carried.***

PA 200082 -- Bob & Bonita Goode – 3 Pearl – Siding/Storm Doors/Gutters – Exhibit N

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 3 Pearl St, a contributing structure located in the Highland Park Planning Unit in the City of Deadwood. The applicants are requesting permission to replace the siding, three storm doors and gutters. ***It was moved by Ms. Posey and seconded by Mr. Williams based upon all the evidence presented, I find that 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 for Bob & Bonita Goode, 3 Pearl. Aye – All. Motion carried.***

PA 200083 -- Louis & Desirae Van Roekel – 4 Washington – Storm Windows/Storm Doors – Exhibit O

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 4 Washington St, a noncontributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicants are requesting permission to replace storm windows and storm doors. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that 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 for Louis & Desirae Van Roekel, 4 Washington. Aye – All. Motion carried.***

PA 200084 -- David & Teri Bruce – 35 Madison – Alteration of Existing Car Port – Exhibit P

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 35 Madison St., a contributing structure located in the Ingleside Planning Unit in the

City of Deadwood. The applicant is requesting permission to make changes with the existing carport. The proposal is to keep the existing wall on the east side of the carport, keep the existing attached shed, keep the existing width of opening at the front of the carport, and keep the existing height clearance of 7 feet. The only change is to add four feet to the west side of the carport by tying in an additional four foot concrete pad. Plans are to tear down the existing materials and replace the four inch support posts with six inch posts, reducing the number on each side by one post. The same roofing materials as the house will be used on the car port. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that 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 for David & Teri Bruce, 35 Madison. Aye – All. Motion carried.***

PA 200077 – Mary Larson – 3 Burlington – Window/Fix Sidewalk – Exhibit Q

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 3 Burlington St., a noncontributing structure located in the Peck Gardens Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the furnace, repair window and fix the sidewalk in front of the house. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon all the evidence presented, I find that 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 for Mary Larson, 3 Burlington. 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 the City of Deadwood passed ordinances allowing businesses to reopen following CDC Guidelines. Staff has been doing inspections. One of the ghost murals is finally moving forward and staff is getting quotes for the Grain Belt Beer sign Ghost Mural on the Madame Peacocks building. At this time, there is nothing new to report on the status of the 2020 budget impacts from Covid-19. Letters will be going out to our preservation partners for the 2021 budget within the next week or so. In July we will have a better idea regarding projected gaming revenues. Staff is watching budget closely and being fiscally responsible. HPC's action was proper in the creation of a moratorium on our programs at this time. Tonight's agenda indicated there were a lot of people paying attention and got in before the deadline. We do have the specifications now for 824 Main which is in our demolition by neglect. The court granted us access so we will be getting separate quotes for roofing, exterior painting and general carpentry. Staff is dealing with the landslide at 30 Adams which has been declared an emergency by the City Commission. MSI's Design Committee is working on sign posts for the Urban Trails Program. A request will be going before the City Commission to purchase 8" posts. Three of the Historic Preservation Commissions terms are up at the end of this month, Lyman Toews, Willy Steinlicht and Tom Blair. The Mayor has received four applications to fill the positions. Staff continues to check in with the archaeological monitoring at Four Points Hotel project. Mt. Moriah Cemetery ticket booth opens next week. It will be staffed with trolley drivers so we are not bringing in our regular seasonal employees at this time. These employees may be more susceptible to Covid-19.

COMMITTEE REPORTS

Mr. Toews stated MSI's Design Committee has made no progress on the Dairy Queen windows. They will remove the pictures at Midnight Star and reuse in another building. The committee is still working on "best window display award" and the traveling trophy along with a sign to keep at the business. The Urban Trails map is close to completion. Mr. Kuchenbecker showed a draft of the map. It will be a trifold brochure and will be out mid-June. It will be at the Lead and Deadwood Welcome Centers. Bid 8 is paying for the printing. The Urban Trails have also been uploaded to the All Trails App by volunteer Jesse Allen.

Ms. Posey stated the rendering of the Century Link Façade, which was viewed at the Main Street Initiative meeting, looks great. Mr. Kuchenbecker showed a draft on the façade design and stated they will send to CenturyLink once an opinion of probable costs is generated by the architect. This should provide CenturyLink a better understanding for their budget process. Mr. Toews stated it may get denied the first year but to reapply for the 2nd year. Mr. Kuchenbecker stated he will get with the architect on the probable costs.

Ms. Posey stated she went up to the hill collapse at 30 Adams and it is an incredible slough of the hillside.

Mr. Steinlicht stated he has been observing the heavy equipment being moved to the 30 Adams hill project. He also thanked the commission and stated it has been a pleasure working with everyone involved with historic preservation.

Ms. Carmody stated they are still feed people in Deadwood. Monday – Friday 12:00-1:00. They average 15 vehicles a day.

Mr. Berg stated his business is open and they are doing some business.

OTHER BUSINESS

The Historic Preservation Commission Meeting adjourned at 5:57 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary