



HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, May 27, 2020 – 5:00 p.m. – Public and Public Zoom Meeting

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

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 at city hall and 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 27, 2020 at 5:00 p.m.

PRESENTATION OF PLAQUES/OUTGOING COMMISSIONERS

Historic Preservation Officer, Kevin Kuchenbecker, thanked the outgoing commissioners for their dedication, service and friendship during their tenure on the commission. Plaques were shown and will be presented to the following Historic Preservation Commissioners; Lyman Toews and Tom Blair for six years of service. A moment of silence was given for the loss of HP Commissioner Willie Stienlicht. His term also expired on May 31, 2020. The plaque will be presented to his family at a future date.

APPROVAL OF HPC MINUTES:

It was moved by Ms. Posey and seconded by Mr. Toews to approve the HPC minutes of Wednesday, May 13, 2020. Aye – All. Motion Carried.

VOUCHER APPROVALS:

HP Operating Vouchers: *It was moved by Mr. Toews and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$55,080.14. Aye – All. Motion carried.*

HP Grant Vouchers: *It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Grant Vouchers in the amount of \$21,983.80. Aye – All. Motion carried.*

Revolving Loan Vouchers: ***It was moved by Ms. Posey and seconded by Mr. Williams to approve the Revolving Loan Account in the amount of \$120.00. Aye – All. Motion carried.***

REVOLVING LOAN FUND AND HISTORIC PRESERVATION PROGRAMS:

Loan Extension Requests -- Exhibit A

- i. Jody Ritz – 18 Pleasant – RLF Life Safety Loan Request
- ii. Bernie Reausaw – 336 Williams – Retaining Wall Loan Extension
- iii. Dustin Floyd – 21 Lincoln – Extension Request

It was moved by Ms. Posey and seconded by Mr. Toews to approve the loan extension requests as presented. Aye – All. Motion carried.

Grant Extension Requests -- Exhibit B

- i. Jo Roebuck-Pearson – 36 Lincoln – Windows & Doors Program
- ii. Kris & Melony Fenton – 27 Lincoln – Wood Windows & Doors Program
- iii. Chuck Ferris – 312 Main – Elderly/Wood Windows & Doors Program
- iv. Jim & Susan Trucano – 124 Charles – Elderly/Siding/Wood Windows & Doors Program
- v. Mary Baudhuin – 26 Water – Siding/Wood Windows & Doors Program
- vi. John Rodiack – 63 Taylor – Siding/Elderly/Wood Windows & Doors Program
- vii. Charlie Struble – 61 Taylor – Wood Windows & Doors Program
- viii. Tim Coomes – 55 Taylor St. – Wood Windows & Doors Program
- ix. Gene Hunter – 38 Van Buren – Foundation Program
- x. Paul Casey – 370 Williams – Windows & Doors Program

It was moved by Ms. Posey and seconded by Mr. Toews to grant extensions as presented to Joe Roebuck-Pearson, 36 Lincoln, Kris & Melony Fenton, 27 Lincoln, Chuck Ferris, 312 Main, Jim & Susan Trucano, 124 Charles, Mary Baudhuin, 26 Water, John Rodiack, 63 Taylor, Charlie Struble, 61 Taylor, Tim Coomes, 55 Taylor, Gene Hunter, 38 Van Buren, Paul Casey, 370 Williams. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS:

Loan Agreement 2020.02 Hot Springs Public Library – Wild Bill Traveling Exhibit – Exhibit C

Mr. Kuchenbecker stated the Hot Springs Public Library would like to display the Wild Bill Hickok Traveling Exhibit from June 1, 2020 to September 1, 2020. ***It was moved by Ms. Posey and seconded by Ms. Carmody to recommend to the City Commission to approve the agreement with the Hot Springs Public Library for the use of the Wild Bill Hickok Traveling Exhibit from June 1, 2020 to September 1, 2020. Aye – All. Motion carried.***

Engage professional artist to reproduce ghost mural “Grain Belt Beer” – Exhibit D

Mr. Kuchenbecker stated staff requested quotes to reproduce the ghost mural at 65 to 70% of the “Grain Belt Beer” mural located on the top right side of the building. Two quotes have been submitted for this project. Sunset Regall, who just completed the Hattenbach mural, submitted a quote for \$5,105.00 but unfortunately has withdrawn her submittal. Erica Merchant submitted a quote for \$7,934.58. Copies are attached for your review. Staff is recommending hiring Erica Merchant to reproduce the ghost mural for a cost not to exceed \$7,934.58. ***It was moved by Ms. Posey and seconded by Mr. Toews to recommend to the City Commission to hire Erica Merchant to reproduce the ghost mural of the “Grain Belt Beer” mural located at 638 Main for a cost not to exceed \$7,934.58. Aye – All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

COA 200100 – Harlan Kirwan – 669 Main – Replace Facade – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 669 Main Street, a contributing structure located in the Original Townsite in the City of Deadwood. The Applicant is requesting permission replace historic façade with pine wood on the front of the building with the exact style that was there before. The applicant made alterations to the storefront without COA approval and was required to remove the modifications. He is now applying for the COA. The applicant was issued a stop work order and gave him a week to remove it or be cited into court with a Class 2 Misdemeanor. The applicant chose to remove the alterations. This structure features a recessed entry with recessed painted panels at the base of the store front. While very simple detailing exists on the store front it is of traditional design and should remain. It is important to maintain the traditional site layout and material of this historic resource. Altering these traditional elements by introducing non-painted materials and stylistic elements as proposed damages and destroys the character defining elements which define this early Deadwood resource. The proposed work and changes does encroach upon, damage or destroy a historic resource and has 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. Berg stated he spoke with the applicant and he said he does not plan on putting the alteration back even if approved. ***It was moved by Ms. Posey and seconded by Mr. Williams upon all the evidence presented, based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and move to deny a certificate of appropriateness for 669 Main Street and require the removal of the inappropriate material remaining from the doors and balance of the storefront. Aye - All. Motion carried.***

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

PA 200101 – Mike Olsen – 52 Taylor Avenue – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 52 Taylor Avenue, a noncontributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant requests permission to replace the existing garage door with a steel door. Existing door is inoperable with the rails being twisted, some of the rollers bent and the door warped. This steel door will match existing door in style and is paintable. ***It was moved by Ms. Posey and seconded by Mr. Toews 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 Mike Olsen, 52 Taylor Avenue. Aye – All. Motion carried.***

PA 200102 – Tom & Deanna Smith/Shane & Courtney Vettel – 29 Van Buren – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 29 Van Buren, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. Applicant requests permission to side over the front window of the bump out. On the side add a Marvin wood window to existing window on the side to match the other paired windows on the side of the house and make window in proportion to the size of the wall

on the bump out. Plans are to use Marvin double hung windows. On rear of house, close up broken window and door to nowhere. Paint wooden fence. When the grants are offered again plans are to apply and will work on siding at that time. Staff conducted a site visit to review the proposed 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. ***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 Tom & Deanna Smith/Shane & Courtney Vettel located at 29 Van Buren. 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 had a meeting with representation of the ownership group for Four Points Hotel by Sheridan and the Archeological Firm QSI. The ownership group stated they are over their budget from the Tax Increment Financing line item and wanted to know if they could stop monitoring and funds would not be available for the final archaeological report. Staff told them a response would be given within 24 hours regarding the request. They asked if HP staff could monitor for them. In reviewing the federally initiated Programmatic Agreement (PA) the monitoring is required for all earth disturbances and requires a qualified archeologist. It was determined HP staff does not meet the qualifications of a professional archaeologist under the Secretary of Interior standards. Furthermore, the PA requires the completion and delivery of a final report. The ownership group could ask for an amendment to the PA but likely would take 30 to 60 days.

Bids were received for retaining walls for 11 Van Buren on Lincoln Avenue and 56 Taylor behind the recreation center. These are city retaining walls and will be presented at the next City Commission agenda. The contractor for 562 Williams also discovered sufficient bed rock and as a result will have a change order due to the engineer altering the design based on the geological conditions discovered.

There was a Main Street Initiative (MSI) meeting today and the Promotion Committee has been the most active subcommittee. They are planning a Crazy Days on July 4. The Design Committee is working on the Deadwood Trail signage with the posts being ordered. The intent is to complete marking of one or two trails this summer. Progress has been made regarding the ghost mural projects.

Staff has been busy. Kevin is the current acting chair on Deadwood Alive Board. Elections will be held in June. The development of a new City website is progressing nicely. Mike Runge also submitted his monthly report for your review.

COMMITTEE REPORTS

Mr. Toews stated it has been an honor working with all fellow commissioners. It has been a real education working with Kevin. He also thanked Bonny, Cindy and Mike as it has been an honor working with staff. He looks forward to hearing good things from the new commissioners coming on board.

Mr. Williams said “Lyman carry on fair winds and farrowing seas as you go down the road.” Please be sure to hang out and just harass everyone else.

Ms. Posey stated there is plans for a July 4 Parade with concert in Outlaw Square. Other events are being scheduled for the square starting June 22, 2020.

Ms. Struble stated the museums managed and operated by Deadwood History will be opening June 1, 2020.

Mr. Berg stated he is happy to be open and business is picking up. He doesn't think our budget will be hurt as devastating as we first thought.

OTHER BUSINESS

The Historic Preservation Commission Meeting adjourned at 5:38 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary