

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 11, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. August 28, 2019, 2019 Regular Meeting
3. Operating Voucher Approval⁸.
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests – **Exhibit A**
 - i. Erica Bussiere – 45 Burnham – Foundation and Residential Revolving Loan Programs
 - ii. Renee Burr – 25 McKinley Street – Siding Program
 - iii. Gene Hunter – 38 Van Buren – Foundation Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan Program – **Exhibit B**
 - i. Jeff & Tracy Munce – 36 Jackson – Foundation, Windows, RLF Life Safety, RLF Preservation Loan Request
 - ii. James Pontius – 118 Charles – RLF Life Safety Loan Extension Request
 - iii. David Herdt – 97 Forest – RLF Life Safety Loan Extension Request
 - iv. Anita Knipper – 422 Williams – Foundation Loan Extension Request
 - v. Brian Kinkler – 288 Williams – Windows Loan Extension Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. DHI Quarterly Report – Carolyn Weber
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190291 – Jane Verba – 15 Stewart – Construct Carport – **Exhibit C**
 - b. PA 190292 – Josh Keehn – 38 Madison – Replace Windows – **Exhibit D**
 - c. PA 190293 – Erica Bussiere – 45 Burnham – Exterior/Electrical Repairs – **Exhibit E**
 - d. PA 190294 – Rick & Jaye Conrad – 62 Williams – Pre-purchased Roofing Consideration – **Exhibit F**
 - e. PA 190297 – Gene Hunter – 38 Van Buren – Foundation Repair - **Exhibit G**
 - f. PA 190298 – Grace Lutheran Church – 825 Main Street – Siding Repairs – **Exhibit H**
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

Adjournment -- **All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, September 11, 2019

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

Absent:

Present City Commission: Charlie Struble

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, September 11, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

August 28, 2019 Regular Meeting

It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, August 28, 2019. Aye – All. Motion Carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$162,932.79. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$60,377.95 based on information as presented. Aye - All. Motion carried.

Grant Requests – Exhibit A

- i. Erica Bussiere – 45 Burnham – Foundation and Residential Revolving Loan Programs
- ii. Renee Burr – 25 McKinley Street – Siding Program
- iii. Gene Hunter – 38 Van Buren – Foundation Program

It was moved by Mr. Blair and seconded by Mr. Posey to enter Erica Bussiere, 45 Burnham, Foundation and Residential Revolving Loan Programs; Renee Burr, 25 McKinley Street, Siding Program, Gene Hunter, 38 Van Buren, Foundation Program, into the grant programs. Aye - All. Motion carried.

Revolving Loan Voucher Approval

It was moved by Mr. Toews and seconded by Ms. Posey to approve the Revolving Loan disbursements in the amount of \$31,243.55 based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit B

- i. Jeff & Tracy Munce – 36 Jackson – Foundation, Windows, RLF Life Safety, RLF Preservation Loan Request
- ii. James Pontius – 118 Charles – RLF Life Safety Loan Extension Request
- iii. David Herdt – 97 Forest – RLF Life Safety Loan Extension Request
- iv. Anita Knipper – 422 Williams – Foundation Loan Extension Request
- v. Brian Kinkler – 288 Williams – Windows Loan Extension Request

It was moved by Mr. Toews and seconded by Mr. Blair to approve the revolving loan requests as submitted. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker handed out the event calendar from the Promotion Committee. The Economic Restructuring Committee will be meeting September 17 and the Design Committee will be in attendance. Main Street Initiative meets September 18. Work on the Outlaw Plaza continues with underground irrigation, brick work, roof decking on stage, installing tile and fixtures in the office and restrooms. Outlaw Square is scheduled to have a soft opening in early November with grand opening on December 6. Highway 14A will be closed at the intersection of Maitland Road the week of September 25.

DHI Semi-Annual Report – Carolyn Weber

Carolyn Weber with DHI presented a report on how Historic Preservation Funds have been utilized through children's programs, Preservation Thursdays, History on the Lawn, various programs and events and attendance numbers at the museums. Mr. Toews asked how the Brothel Museum Project is doing. Mr. Kuchenbecker stated the quote for the project has come in much higher than expected. Carolyn Weber and Wayne Morris met and reviewed the quote and plan to get additional estimates from other subcontractors.

New Matters before the Deadwood Historic Preservation Commission

PA 190291 – Jane Verba – 15 Stewart – Construct Carport – Exhibit C

Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit circa 1950. The applicant is requesting permission to construct a car port constructed of wood and the shingles will match 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 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 to construct a wood carport at 15 Stewart. Aye – All. Motion carried.***

PA 190292 – Josh Keehn – 38 Madison – Replace Windows – Exhibit D

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit circa 1900. The applicant is requesting permission to replace the front picture window with new window that looks the same and replace side window with two double hung windows, removing the middle picture window. The proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the local historic district, the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***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 to replace the front picture window and replace side window with two double hung windows. Aye – All. Motion carried.***

PA 190293 – Erica Bussiere – 45 Burnham – Exterior/Electrical Repairs – Exhibit E

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Planning Unit circa 1895. The applicant is requesting permission to cover delaminated concrete steps and replace with cedar porch steps, add gutters, demo part of side deck to repair foundation by adding buttresses to reinforce and stop movement of foundation wall and replace electrical box with updated box and appropriate amperage for modern use. If porch roof is replaced with new it must match existing wood. Columns should be turned rather than square. It is staff's opinion 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. 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 with the stipulation if the roof is replaced it must match existing roof line and the columns should be turned rather than square at 7 Emery Street. Aye – All. Motion carried.***

PA 190294 – Rick & Jaye Conrad – 62 Williams – Pre-purchased Roofing Consideration – Exhibit F

Mr. Kuchenbecker stated this is a non-contributing structure located in the Fountain City Planning Unit circa 1950. The applicant is requesting permission to consider allowing them to use the Classic Rib style roofing already purchased on sale before receiving their approval letter requiring vertical seam profile or the mini-batten profile back in May 2019. Ms. Posey stated if this is approved we will set a dangerous precedent for other metal roof projects we have denied. It is staff's opinion 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 but begins to add to a cumulative adverse effect to 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. Williams to deny the request to use the Classic Rib style roofing material already purchased for 62 Williams Street. Aye – All. Motion carried.***

PA 190297 – Gene Hunter – 38 Van Buren – Foundation Repair – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1897. The applicant is requesting permission to repair deteriorating brick exterior and interior foundation. It is staff's opinion 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 because it is not readily visible within the historic district. ***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 to repair deteriorating brick exterior and interior foundation at 38 Van Buren Street. Aye – All. Motion carried.***

PA 190298 – Grace Lutheran Church – 825 Main Street – Siding Program – Exhibit H

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning Unit circa 1930. The applicant is requesting permission to replace the hail damaged siding on all sides of the church, parsonage and garage. They will be replacing the siding through insurance and church funds. They will be changing the siding to a narrower 5 inch reveal white composite siding on all buildings to better comply with the historic image of the property. It is staff's opinion 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 because it is not readily visible within the historic district. ***It was moved by Mr. Toews 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 to replace siding at 825 Main Street. 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 Mike Runge's report is included in the packet. Mr. Toews requested staff to have a report on Firewise at an upcoming HP meeting. Dr. Wolf will be doing Preservation Thursday next week. First Interstate Bank had their Volunteer Day today with them working in Mt. Moriah Cemetery. Darnowski Landscaping Services has been working at Mt. Moriah as well. Visitation is strong at the cemetery. Mr. Berg requested staff to send a thank you to the bank. The Stagecoach and Chuckwagon are in need of repairs and services. They will have to be transported to Letcher, SD. Bill Haus is working on a book of Mayors and Sheriffs of Deadwood and Lawrence.

Committee Reports

Mr. Blair stated this is the 30th year of gaming. There will be a celebration on November 1.

Mr. Toews stated the Design Committee has a new member, Jeramy Russell. Pictures have been placed in the Midnight Star and working on putting them in Dairy Queen. Staff and committee are looking for painter/artists for the Ghost Mural Program. The Jacobs plan to put their own mural on the ABC building. Working on pedestrian signs and an arch over whitewood creek and butt receptacles. The committee will be attending the Economic Development Committee meeting next week regarding the Main Street Master Plan.

Ms. Posey stated she has True West Magazines for the last 15 years that she needs to find a home for. It was suggested she contact DHI.

Other Business

The Historic Preservation Commission Meeting adjourned at 5:40 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Bonny Anfinson, Historic Preservation Office/Recording Secretary