

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 12, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Swearing in of Tony Williams as Mayoral appointment to replace Michael Johnson's expired term (Term 06/12/2019 – 06/12/2022)
3. Election of Officers
 - a. Chairman
 - b. Vice Chairman
 - c. 2nd Vice Chairman
4. Approval of HPC Meeting Minutes – May 29, 2019 Regular Meeting
5. Operating Voucher Approval
6. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests – **Exhibit A**
 - i. Mark Spears – 34 Van Buren – Windows & Doors Programs
 - c. Grant Extension Requests **Exhibit B**
 - i. James Pontius – 118 Charles – Wood Windows and Doors
 - ii. Dustin & Laura Floyd – 21 Lincoln – Wood Windows and Doors
 - iii. Mike Besso – 405 Williams – Elderly Resident
 - iv. Brett Bauman – 35 Jackson – Wood Windows and Doors
 - v. Joe & Julie Opheim -- 26 Fremont – Siding/Foundation/Wood Windows and Doors
 - vi. David Boucher – 44 Taylor – Wood Windows and Doors
 - vii. Mark & Rose Speirs – 34 Van Buren – Elderly Resident
 - viii. Todd & Jill Weber – 562 Williams – Foundation/Siding/Wood Windows and Doors
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan Program
 - i. Bernie Reausaw – 336 Williams – Retaining Wall Loan (Forgivable)
 - ii. Richard Morgan – 2 Dudley – Retaining Wall Loans (Forgivable)
 - iii. Brian Kinkler – 288 Williams – Loan Extension Request
 - iv. Bryan Arsaga – 128 Williams – Loan Extension Request
7. Old or General Business
 - a. Main Street Initiative Update
 - b. Committee Assignments – **Exhibit C**
 - c. PA 190096 – Toni Gerlach & Alex Dickman – 322 Williams – Build New Deck/Patio – **Exhibit D**
 - d. Outside of Deadwood Grant – Stockyards Ag Experience Grant Extension – **Exhibit E**
8. New Matters before the Deadwood Historic District Commission
 - a. COA 190118 – Trinity Conrad – 819 Main – Construct Deck – **Exhibit F**
 - b. COA 190120 – Darin Derosier – 804 Main – Replace Siding/Replace-Repair Deck – **Exhibit G**
9. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190115 – Mark & Rose Speirs – 34 Van Buren – Replace Storm Windows – **Exhibit H**
 - b. PA 190116 – Justin & Alexandra Lux – 16 Pleasant – Extend Existing Fence -- **Exhibit I**
 - c. PA 190117 – Bonita & Bob Goode – 3 Pearl Street – Replace Retaining Wall – **Exhibit J**
10. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
11. Staff Report (*Items considered but no action will be taken at this time.*)
12. Committee Reports (*Items will be considered but no action will be taken at this time.*)
13. 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, June 12, 2019

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

Absent:

Present City Commission: Charlie Struble

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

All motions passed unanimously unless otherwise stated.

A quorum present, Vice-Chairman Tom Blair called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 12, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Swear in Tony Williams as Mayoral appointment to replace Michael Johnson's expired term (Term 06/12/2019 – 06/12/2022)

City Commission Charlie Struble Sworn in Tony Williams as Historic Preservation Commissioner to replace the expired term of Michael Johnson.

Election of Officers:

Chairman: Ms. Posey nominated Dale Berg for Chairman and Ms. Carmody seconded. Mr. Toews nominated Tom Blair for Chairman and Mr. Steinlicht seconded. Mr. Toews moved to cease nominations and Ms. Posey seconded. A paper tally vote was taken. Dale Berg receiving the most votes is Chairman.

Vice Chairman: Mr. Toews nominated Bev Posey as Vice Chairman and Mr. Berg seconded. Mr. Blair moved to cease nominations. Mr. Toews seconded.

2nd Vice Chairman: Mr. Toews nominated Robin Carmody as 2nd Vice Chairman and Mr. Williams seconded. Mr. Blair moved to cease nominations. Mr. Steinlicht seconded.

Approval of HPC Minutes:

May 29, 2019 Regular Meeting

It was moved by Ms. Posey and seconded by Mr. Blair to approve the HPC minutes of Wednesday, May 29, 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 \$125,904.75. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$37,048.73 based on information as presented. Aye - All. Motion carried.

Grant Requests – Exhibit A

- i. Mark Speirs –Windows & Doors Programs

It was moved by Mr. Toews and seconded by Ms. Posey to enter Mark Speirs into the Wood Windows and Doors Program. Aye - All. Motion carried.

Revolving Loan Program Voucher Approval

It was moved by Mr. Toews and seconded by Ms. Posey to approve the Revolving Loan Program Vouchers in the amount of \$29,754.33 based on information as presented. Aye – All. Motion carried.

Revolving Loan Program

- i. Bernie Reausaw – 336 Williams – Retaining Wall Loan (Forgivable)
- ii. Richard Morgan – 2 Dudley – Retaining Wall Loans (Forgivable)
- iii. Brian Kinkler – 288 Williams – Loan Extension Request
- iv. Bryan Arsaga – 128 Williams – Loan Extension Request

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

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker stated the Executive Committee is working on Business Plan. There has been weather delays on Outlaw Square. They are down to subgrade on the ice arena and there is an issue with the concrete. Design Committee is working on the wraps, window graphics, and trail signage, billboard on Main Street and statues or artwork/public art. The Promotion Committee is working on Crazy Days July 4, 5, 6 and a Christmas event. The Economic Restructuring Committee meets next week.

Committee Assignments – Exhibit C

The Commission selected committee assignments for the 2019-2020 Historic Preservation Commission and Revitalization Committee Assignments

PA 190096 – Toni Gerlach & Alex Dickman – 322 Williams – Build New Deck/Patio – Exhibit D – continued from last meeting – Exhibit D

Mr. Kuchenbecker stated this is a non-contributing structure located in the Forest Hill Planning Unit circa 1885/1950. The applicant is requesting permission to add a deck/patio to the front of the house. This was continued from the last meeting due to the size of the deck. Staff met with the applicant and discussed decreasing the deck to 12 feet and placing Carlton Fieldstone Panels to the front of the structure. While the proposed work and changes does not damage or destroy a historic resource, it 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. ***It was moved by Mr. Toews 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 construction of a deck at 322 Williams. Aye – All. Motion carried.***

Outside of Deadwood Grant – Stockyards Ag Experience Grant Extension – Exhibit E

Mr. Kuchenbecker stated the Historic Preservation Commission issued an Outside of Deadwood Grant to the Stockyards Ag Experience in June of 2017 in the amount of \$10,000 for interpretive planning of their Stockyards Ag Experience Plaza. In July of 2018 the grant was extended until May of 2019. The Historic Preservation Office has received another extension request for six months to November 2, 2019. Staff recommends granting this request extending the grant to November 2, 2019 with it being the last granted extension for this grant. ***It was moved by Mr. Blair and seconded by Ms. Posey to grant the extension to Stockyards Ag Experience until November 2, 2019 for the Outside of Deadwood Grant with this being the last extension allowed for this grant. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA 190118 – Trinity Conrad – 819 Main – Construct Deck – Exhibit F

Mr. Kuchenbecker stated this is an application for Certificate of Appropriateness for work at 819 Main, located in the Deadwood City Planning Unit. The applicant is requesting permission to construct a 25' x 6' deck on the front of the structure. The applicant provided two options: Option A has the deck going out over the front sidewalk. Option B has the deck straight across the front of the resource. If Option B is approved, the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood national Historic Landmark District. It is staff's opinion Option A is inappropriate and would encroach upon and damage the historic resource as well as have an adverse effect on the historic character of the resource and the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Blair based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness authorizing the use of Option B for the deck project.. Aye – All. Motion carried.***

COA 190120 – Darin Derosier – 804 Main – Replace Siding/Replace-Repair Deck – Exhibit G

Mr. Kuchenbecker stated this application for Certificate of Appropriateness for work at 804 Main, located in the Deadwood City Planning Unit. The applicant is requesting permission to repair/replace the existing deck as the bricks/boards are rotting. The brick will be replaced and the deck built with timbers using trex decking. This will not change the appearance of the house. The structure will also be re-sided with smart siding. ***It was moved by Mr. Toews and seconded by Mr. Steinlicht based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 190115 – Mark & Rose Speirs – 34 Van Buren – Replace Storm Windows – Exhibit H

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1885. The applicant is requesting permission to replace the aluminum storm windows and replace the front door. The applicant is also applying for the wood windows and doors grant program. 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 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 to replace storm windows and front door. At 34 Van Buren. Aye – All. Motion carried.***

PA 190116 – Justin & Alexandra Lux – 16 Pleasant – Extend Existing Fence – Exhibit I

Mr. Kuchenbecker stated this is a non-contributing structure located in the Highland Park Planning Unit circa 2008. The applicant is requesting permission add wood lattice to the top of the existing privacy fence in the rear of the residence. The lattice will extend to the north and south side of the fence only so far as to allow a gradual “Step down” appearance to the remaining fence. The fence extension will be stained to match the existing fence with the addition of a complimentary accent color. 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. 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 add wood lattice to the top of the existing privacy fence at 16 Pleasant Street. Aye – All. Motion carried.***

PA 190117 – Bonita & Bob Goode – 3 Pearl Street – Replace Retaining Wall – Exhibit J

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Planning Unit circa 1890. The applicant is requesting permission to rebuild the existing fallen retaining wall in the front of the structure with new stone and historic looking wrought iron fence along the top. The stone portion of the wall will be four feet tall with the fencing attached to the top wall for a decorative look. Because this is not a historic wall it does not qualify for the retaining wall program. 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 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 reconstruction of the retaining wall at 3 Pearl Street. Aye – All. Motion carried.***

Items from Citizens not on Agenda

Lee Thompson, who lives on 47 Forest, stated he would like to replace his roof with a metal roof. There was discussion on what type of seam could be used on the roof that would be appropriate. A standing seam if it’s the right material. Mr. Thompson was directed to fill out a project approval and submit for HP review.

Staff Report: *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker stated we have received a letter from Wyatt and Marci Morse, 20 Washington, to request an extension. They will be on the next agenda. We will be interview for the Administrative Assistant position next week. Ron Green has resigned. Mr. Kuchenbecker has taken on the role of sexton of cemeteries. He is working on a contract with Darnowski to maintain Mt. Moriah. Staff has been working with Split Rock. The dirt work at First Gold is being conducted within the scope of work. Staff is watching what they are doing and the city does have a bond. As they do the ledges above they will be spraying hill before they come back down.

Committee Reports:

Ms. Posey stated Bobbi Rock is working on the projecting system for Outlaw Square. They want a projector that can be used in daylight. She also participated in the Butt Brigade.

Other Business:

The Historic Preservation Commission Meeting adjourned at 6:00 p.m.

ATTEST:

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