

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 8, 2018 ~ 4:00 p.m.**

Site Visit – Deadwood Mountain Grand  
1906 Deadwood Mountain Drive, Deadwood, SD

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## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 8, 2019 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Swear in Willie Steinlicht as Mayoral appointment for Ann Oches vacancy (Term 05/08/2019 – 05/31/2020)
3. Approval of HPC Meeting Minutes - April 24, 2019 Regular Meeting
4. Operating Voucher Approval
5. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Requests – **Exhibit A**
    - i. James & Susan Trucano–124 Charles St.–Elderly Resident/Foundation/Siding/Windows Programs
    - ii. Kris Fenton – 27 Lincoln Ave. – Wood Windows & Doors Program
    - iii. Randy Westendorf – 23 ½ McKinley St. – Siding/Elderly Resident Grant Programs
  - c. Grant Extensions – **Exhibit B**
    - i. Martin Gaspers – 374 Williams – Elderly Resident Program
    - ii. Lawrence Kracht – 4 Lincoln – Elderly Resident and Windows & Doors Programs
  - d. Revolving Loan Program Voucher Approval
6. Old or General Business
  - a. Main Street Initiative Update
  - b. 2019 Historic Publication Fund Requests – **Exhibit C**
  - c. Loan Agreement #2019.02 – **Exhibit D**
  - d. COA 190051 – Tim Conrad – 1906 Deadwood Mountain – Install New Awning – **Exhibit E**
7. New Matters before the Deadwood Historic District Commission
8. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 190065 – James & Susan Trucano – 124 Charles – Exterior Repairs – **Exhibit F**
  - b. PA 190066 – Kris Fenton – 27 Lincoln – Repair/Replace Windows – **Exhibit G**
  - c. PA 190067 – Randy Westendorf – 23 ½ McKinley – Re-Roof & Replace Stucco – **Exhibit H**
  - d. PA 190068 – Anita Knipper–422 Williams–Replace/Remove Windows & Doors & Repair Siding – **Exhibit I**
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. Other Business

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>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 8, 2018 ~ 4:00 p.m.**

Site Visit – Deadwood Mountain Grand  
1906 Deadwood Mountain Drive, Deadwood, SD

Present: Michael Johnson, Lyman Toews, Beverly Posey and Kevin Kuchenbecker

Michael Johnson called the meeting to order at 4:00 p.m. A site visit was conducted at 1906 Deadwood Mountain Drive. No action was taken. The meeting adjourned at 4:25 p.m.

**City of Deadwood  
HISTORIC PRESERVATION COMMISSION  
Wednesday, May 8, 2019**

**Present Historic Preservation Commission:** Michael Johnson, Lyman Toews, Beverly Posey, Dale Berg and Tom Blair

**Absent:** Robin Carmody and Willis Steinlicht

**Present City Commission:**

**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, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 8, 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:**

April 24, 2019 Regular Meeting

*It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, April 24, 2019. Aye – All. Motion Carried.*

**Voucher Approval:**

*It was moved by Mr. Toews and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$30,691.78. 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. Berg to approve HP Grant Fund disbursements in the amount of \$8,582.10 based on information as presented. Aye - All. Motion carried.*

**Grant Requests – Exhibit A**

- i. James & Susan Trucano–124 Charles St.–Elderly Resident/Foundation/Siding/Windows Programs
- ii. Kris Fenton – 27 Lincoln Ave. – Wood Windows & Doors Program
- iii. Randy Westendorf – 23 ½ McKinley St. – Siding/Elderly Resident Grant Programs

*It was moved by Mr. Toews and seconded by Ms. Posey to enter James and Susan Trucano, 124 Charles Street into the Elderly Resident, Foundation, Siding and Windows and Doors Grant Program; Kris Fenton, 27 Lincoln, into the Wood Windows and Doors Grant Program; Randy Westendorf, 23 ½ McKinley Street, Siding and Elderly Resident Grant Programs. Aye - All. Motion carried.*

**Grant Extensions – Exhibit B**

- i. Martin Gaspers – 374 Williams – Elderly Resident Program
- ii. Lawrence Kracht – 4 Lincoln – Elderly Resident and Windows & Doors Programs

*It was moved by Mr. Berg and seconded by Ms. Posey to extend the grants for Martin Gaspers, 374 Williams, Elderly Resident and Lawrence Kracht, 4 Lincoln, Elderly Resident and Windows and Doors Programs. Aye - All. Motion carried.*

**Revolving Loan Program Voucher Approval**

*It was moved by Mr. Blair and seconded by Ms. Posey to approve the Revolving Loan Program Vouchers in the amount of \$40,834.68 based on information as presented. Aye – All. Motion carried.*

### Old or General Business:

#### Main Street Initiative Update

Mr. Kuchenbecker stated the promotion committee will be doing the Butt Bregade on May 23. The Plant Swap is May 30, 4:00-6:00. This year there will also be pet registrations available which is required in Deadwood.

#### 2019 Historic Publication Fund Requests – Exhibit C

Mr. Kuchenbecker stated in March of this year the Historic Publication Fund was created to help with printing cost of books that relate to the history of Deadwood and/or the Black Hills. The deadline for this program was April 15, 2019. Our office received two applications, both for children's books on Deadwood History. The committee met on May 2, 2019 and recommend approval of the two requests: Randy Christensen for up to \$5,000 of the printing cost for one book "Charlie Klinker, the Lil' Stinker: A tale of a Deadwood Mouse"; Robin Carmody and Betty Jo Huff for up to \$5,000 of the printing costs for three books "But Nana...Who is Wild Bill", "But Nana...Who was Seth Bullock?" and "But Nana...What is Friendship Tower?". Payment will be made directly to the printing companies with any cost over the \$5,000 to be paid by the applicant. ***It was moved by Ms. Posey and seconded by Mr. Toews to enter Randy Christenson for up to \$5,000 of the printing cost for one book "Charlie Klinger, the Lil' Stinker: A tale of a Deadwood Mouse"; Robin Carmody and Betty Jo Huff for up to \$5,000 of the printing costs for three books "But Nana... Who is Wild Bill", "But Nana... Who was Seth Bullock?" and "But Nana... What is Friendship Tower?". Payment will be made directly to the printing companies with any cost over the \$5,000 to be paid by the applicant. Aye – All. Motion carried.***

#### Loan Agreement #2019.02 – Exhibit D

Mr. Kuchenbecker stated the City Archives is requesting permission to enter into a loan agreement with the Journey Museum for the use of the Deadwood HP Termesphere "Deadwood" from May 17, 2019 to October 7, 2019. ***It was moved by Mr. Toews and seconded by Ms. Posey to allow the City Archives to loan the Deadwood HP Termesphere "Deadwood" from May 17, 2019 to October 7, 2019 to the Journey Museum of Rapid City, SD. Aye – All. Motion carried.***

#### COA 190051 – Tim Conrad – 1906 Deadwood Mountain – Install New Awing – Exhibit E

Mr. Kuchenbecker stated the HP Commission conducted a site visit at 4:00 today. The applicant is requesting permission to install a new metal canopy/awning under the deck to help prevent snow sliding off the roof from landing on the walkway and icing over. The proposed project will be galvanized metal like the roof of the slime plant. Staff has met with the applicant and worked to minimize the impact of the proposed changes to the resource. There was discussion on the safety of the public and coming up with other alternatives to keep the historic integrity of the façade. This is a design challenge and is not congruous as presented. ***It was moved by Ms. Posey and seconded by Mr. Toews to deny the Certificate of Appropriateness as presented. Aye – All. Motion carried.*** Mr. Kuchenbecker stated the applicant can go back to the drawing board and present a new design alternative more congruent with the resource.

### New Matters before the Deadwood Historic District Commission

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

##### PA 190065 – James & Susan Trucano – 124 Charles – Exterior Repairs – Exhibit F

Mr. Kuchenbecker stated this is a non-contributing structure located in the Cleveland Planning Unit constructed in 1895. The applicant is requesting permission to replace the front and side facing windows; repair the rear deck; replace siding; remove existing flat-work and replace with four inch slab to direct water away from foundation; add a small four foot front addition to shield entry from weather; repaint exterior brick and siding. 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. The proposed project reverses several inappropriate alterations and will improve the overall proportion and scale of the fenestration of the resource. While the original design would have had a side porch the resource was converted to duplexes. The proposed front porch appears appropriate considering the previous alteration is not being restored. ***It was moved by Mr. Toews and seconded by Mr. Berg 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 exterior work at 124 Charles Street. Aye – All. Motion carried.***

##### PA190066 – Kris Fenton – 27 Lincoln – Repair/Replace Windows – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit constructed circa 1898. The applicant is requesting permission to repair windows that can be repaired and replace non-reparable windows and inappropriate windows. 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 District or the Deadwood National Historic Landmark District.

Staff will work with the applicant throughout the process since they have applied for the Wood Windows and Doors Program. ***It was moved by Mr. Berg 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 window replacement and repair work at 27 Lincoln Avenue. Aye – All. Motion carried.***

PA190067 – Randy Westendorf – 23 ½ McKinley – Re-Roof & Replace Stucco – Exhibit H

Mr. Kuchenbecker stated this is a contributing structure located in the Large Planning Unit constructed in 1925. The applicant is requesting permission to re-roof and replace the stucco with smart siding. 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 District or the Deadwood National Historic Landmark District. Staff will work with the applicant throughout the process since they have applied for the Elderly Resident and Siding Programs. ***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 re-roof and replace the stucco with smart siding at 23 ½ McKinley Street. Aye – All. Motion carried.***

PA190068 – Anita Knipper – 422 Williams – Replace/Remove Windows and Doors and Repair Siding – Exhibit I

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit constructed circa 1898. The applicant is requesting permission to repair the roof, replace windows and doors, remove some windows and replace one door with a window. Applicant also plans to repair and paint siding. Staff conducted a site visit prior to applicant's purchase of the resource. Applicant has provided detailed plans of the proposed work. 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 District or the Deadwood National Historic Landmark District. Staff will work with the applicant throughout the process. ***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 repair the roof, replace windows and doors, remove some windows and replace one door with a window. Applicant also plans to repair and paint siding at 422 Williams. 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 stated today is Mayor Ruth's birthday. Michael Johnson has accepted the appointment to become a City Commission to finish out Dave Ruth's term. His term will be up in two weeks on the HP Commission. Charlie Struble is our City Liaison. There was a construction meeting today on the Outlaw Square followed up with coordination on the Deadwood Street project in coordination with the DOT project. In thirty days we should be done with the east side. The intersection will be concrete and Deadwood Street will be brick. The plaza will have colored concrete. New traffic lights will not go up until December because of the lead time. At their last meeting the City Commission acknowledged the 3,026,000 of bid package three which puts the entire project right at budget. This includes the realignment of Deadwood Street and the Retaining Wall along City Creek. We should have the GMP in the next week or so. The retaining wall for 336 Williams has been awarded to CAI 2 Construction. There will be a check presentation in Hermosa to the Hermosa Arts and History Association for an Outside of Deadwood Grant. The Main Street Master Plan Contract has been approved. Finance and HP are working on all of the documentation for bonding and final payment. Budget letters went in the mail today. There will be a budget meeting in late June or early July. Hopefully bonding will be done by then. It is on the City Commission May 20 meeting agenda. This may allow us caught up on retaining walls.

**Committee Reports:**

**Other Business:**

The Historic Preservation Commission Meeting adjourned at 5:36 p.m.

ATTEST:

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