

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 10, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. September 26, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Application Approval – **Exhibit A**
 - i. Brad & Sheila Beukens – 31 Centennial – Foundation Program
 - ii. Mary K. Baudhuin – 26 Water – Siding and Wood Windows & Doors Programs
 - iii. David Boucher – 44 Taylor – Wood Windows & Doors Program
 - iv. William Zwingelberg – 11 Jackson – Elderly Resident Program
 - c. Grant Extension Request – **Exhibit B**
 - i. Joe and Julie Opheim – 26 Freemont – Foundation/Siding Program
 - ii. Roger and Ann Ochse – 35 Madison – Foundation Program
 - iii. Todd and Jill Weber – 562 Williams – Foundation/Wood Windows and Doors
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan – Loan Requests – **Exhibit C**
 - i. Joette Johnson – 78 Williams – Extension Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Deadwood History Inc. – Tootsie Sign T-Shirt – **Exhibit D**
 - c. Façade Program Policy Guideline Update – **Exhibit E**
 - d. Deadwood Mountain Grant Chalets - Chamberlin Architects – **Exhibit F**
 - e. FY 2018 City of Deadwood Oral History Project – **Exhibit G**
 - f. Meiji Stereomicroscope Purchase – **Exhibit H**
 - g. Mid-America Business Systems – Spacesaver Storage Units – **Exhibit I**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 180413 – VFW Post 5969 – 10 Pine – Replace Awning – **Exhibit J**
 - b. COA 180427 – Union Palace – 424 Main – Repair Windows and Paint – **Exhibit K**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180409 – Brian Kinkler – 288 Williams – Replace Windows & Install Back Porch – **Exhibit L**
 - b. PA 180411 – Mary K Baudhuin – 26 Water – Replace Windows/Doors/Siding – **Exhibit M**
 - c. PA 180424 – Brad & Sheila Beuckens – 31 Centennial – Foundation Repairs – **Exhibit N**
 - d. PA 180426 – Mark & Danette Wheeler – 42 Denver – Roof Repair – **Exhibit O**
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, October 10, 2018

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse and Dale Berg

Absent: Robin Carmody and Thomas Blair

Present City Commission: Dave Ruth Jr., Charlie Struble and Sharon Martinisko

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer and Meghan Wittmis, Administrative Assistant were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, October 10, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

September 26, 2018 Regular Meeting

It was moved by Ms. Posey and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, September 26, 2018. 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 \$33,364.23. 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 \$52,507.16, based on information as presented. Aye - All. Motion carried.

Grant Application Approval – Exhibit A

Mr. Kuchenbecker stated the following applicants have applied for HP Grant Programs.

- i. Brad & Sheila Beukens – 31 Centennial – Foundation Program
- ii. Mary K. Baudhuin – 26 Water – Siding and Wood Windows & Doors Programs
- iii. David Boucher – 44 Taylor – Wood Windows & Doors Program
- iv. William Zwingelberg – 11 Jackson – Elderly Resident Program

It was moved by Mr. Berg and seconded by Ms. Ochse to approve the grant applications for Brad and Sheila Beukens, 31 Centennial, Foundation program, contingent on proof of occupancy; Mary K. Baudhuin, 26 Water Street, Siding and Wood Windows & Doors Programs; David Boucher, 44 Taylor, Wood Windows & Doors Program, contingent upon applicant repairing current windows; William Zwingelberg, 11 Jackson, Elderly Residents Program. Aye – All. Motion carried.

Grant Extension Request – Exhibit B

- i. Joe and Julie Opheim – 26 Freemont – Foundation/Siding Program
- ii. Roger and Ann Ochse – 35 Madison – Foundation Program
- iii. Todd and Jill Weber – 562 Williams – Foundation/Wood Windows and Doors

It was moved by Mr. Toews and seconded by Ms. Posey to grant a nine month extension to Joe and Julie Opheim, 26 Freemont, Foundation and Siding Programs; a three month extension to Roger and Ann Ochse, 35 Madison, Foundation Program, and a nine month extension to Todd and Jill Weber, 562 Williams, Foundation and Wood Windows & Doors Programs. Ms. Ochse Abstained. Aye – All. Motion Carried.

Revolving Loan Program Voucher Approval

Mr. Toews asked that the payment for Allied Construction be held until the project is complete.

It was moved by Ms. Ochse and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$4,164.85, based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit A

- i. Joette Johnson – 78 Williams – Extension Request

It was moved by Mr. Toews and seconded by Ms. Posey to approve the loan extension requests for Joette Johnson, 78 Williams. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Toews stated the Design Committee has accomplished the majority of their assigned tasks and is looking for more work to do. Mr. Johnson stated the Promotion Committee has a few upcoming events, Harvest Jubilee on October 20th, the Little Black Dress fundraiser on November 3rd, Big Whisky on November 17th, and the Holiday Tree Lighting on November 30th. Mr. Kuchenbecker stated the Main Street Initiative meeting will be on October 17th at 12:30 p.m. and encouraged the HP Commissioners to attend as it is the "kick off" meeting with the CMAR team on the public gathering space.

Deadwood History Inc. – Tootsie Sign T-Shirt – Exhibit D

Ms. Weber stated Deadwood History Inc. is proposing to create two different "Tootsie" T-shirts that honor Tootsie, showcase Historic Preservation projects and promote Deadwood History. One T-shirt design will be taken from a matchbook cover which is part of the Adams Museum collection. The other design will be taken from the neon Tootsie sign that was restored by Historic Preservation. The shirts will have both Deadwood Historic Preservation and Deadwood History Inc. incorporated into the design. A mini exhibit documenting the history of Tootsie will be installed at both the Adams Museum and the Days of '76 Museum where the T-shirts will be sold.

It was moved by Mr. Toews and seconded by Mr. Berg to allow Deadwood History Inc. to use the image of the Tootsie sign owned by the City of Deadwood. Aye – All. Motion carried.

Facade Program Policy Guideline Update – Exhibit E

Mr. Kuchenbecker asked for a continuation. Mr. Kuchenbecker did have a conference call with the City's legal counsel and the legal counsel of one of our easement program applicants. We are very close to finalizing the guidelines and will have final copy for you at the next meeting. ***It was moved by Mr. Toews and seconded by Ms. Ochse to continue the Facade Program Policy Guideline update at the next meeting. Aye – All. Motion carried.***

Deadwood Mountain Grand Chalets – Chamberlin Architects - Exhibit F

Mr. Kuchenbecker reminded the Commission there is no action to be taken tonight, this is just an update. Mr. Brad Burns with Chamberlin Architects presented a proposed new design for the chalets. He stated this is just for the Commission to get a feeling for what the new design will be. Several residents voiced their concerns about the project. Some of these concerns include the use of McGovern Hill Road, water supply to the new structures and the existing residences, emergency vehicle access, parking, loss of trees and hillside and the look of the new structures. The owners of the Deadwood Mountain Grand stated they would consider all the residents' concerns.

Mr. Ruth Jr. stated the City Commission's job will be to address the concerns of the community and make sure the impacts are minimum. The majority of the concerns voiced by the residents do not fall under the Historic Preservation Commission.

Ms. Ochse asked if there were houses on the hillside in the past. Mr. Kuchenbecker stated yes there were a few small houses on that hill. Mr. Ruth Jr. stated the panoramic picture at the Welcome Center shows the houses. Mr. Berg asked how the State feels about this project. Mr. Kuchenbecker stated the State feels this is moving in a much better direction but they still need much more information. Mr. Toews stated Mr. Burns is doing a nice job trying to minimize the impact but there is still work to be done on the access issue and he'd like to see more information. Ms. Ochse stated she'd hate to see the hill destroyed. Mr. Kuchenbecker reminded the Commission to keep in mind the State's standards for new construction as this project moves forward.

FY 2018 City of Deadwood Oral History Project – Exhibit G

Mr. Kuchenbecker stated this is a memo from Mike Runge. This request is for permission to hire Jaci Conrad Pearson, as an independent contractor to collect and transcribe (10) oral histories as part of our 2018 oral history project. This contract will not exceed a cost of \$6,750.00, a budgeted item. We are at approximately 120 oral histories now. This will be a recommendation for City Commission. ***It was moved by Mr. Toews and seconded by Mr. Berg to recommend City Commission to approve entering into a contract with Jaci Conrad Pearson, an independent contractor, to collect and transcribe (10) oral histories as part of the 2018 oral history project at a cost not to exceed \$6,750.00 to come out of the 2018 City Archive budget. Aye - All. Motion carried.***

Meiji Stereomicroscope Purchase – Exhibit H

Mr. Kuchenbecker stated this is a request to purchase a stereomicroscope, stand and camera. It is a budgeted item approved in the 2018 budget. This cost is not to exceed \$6,000.00. This will be a recommendation to City Commission. ***It was moved by Ms. Ochse and seconded by Mr. Toews to recommend the City Commission approve the purchase of a stereomicroscope, boom stand and color camera at a cost not to exceed \$6,000 to be taken out of the 2018 Archive budget. Aye – All. Motion Carried.***

Mid-America Business Systems – Spacesaver Storage Units – Exhibit I

Mr. Kuchenbecker stated these are framed glass doors from Mid-America Business Systems. These would be used to continue to enhance our archaeological lab in preparation for the Experiential Tours. These will provide additional secure display cases. The cost of the storage units is not to exceed \$4,300 to be taken out of the remaining 2018 archaeology budget. This will be a recommendation to City Commission. ***It was move by Mr. Toews and seconded by Ms. Posey to recommend the City Commission approve the purchase of the Mid-America Business Systems – Spacesaver Storage Units at a cost not to exceed \$4,300 to be taken out of the 2018 Archaeology budget. Aye - All. Motion Carried.***

New Matters before the Deadwood Historic District Commission

COA 180413 – VFW Post – 5969 – 10 Pine – Replace Awning – Exhibit J

Mr. Kuchenbecker stated this is replacement of an awning damaged by hail. The new awning is the same color and style. Due to this being a Certificate of Appropriateness it does require your approval. ***It was moved by Berg and seconded by Ms. Ochse based upon the guidelines found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant the Certificate of Appropriateness. Aye – All. Motion carried.***

COA 180427 – Union Palace – 424 Main – Repair Windows and Paint– Exhibit K

Mr. Kuchenbecker stated this is a contributing structure located on lower Main constructed in 1890. The applicant is requesting permission take down all the glass windows, remove the 4” square decorative glass windows, glue the glass and tin to plywood and reinstall windows. Applicant will also move the bottom seal plate up to match the new window size and paint to match historical colors of purple, green and brown. It is staff’s opinion, the proposed repairs are an inappropriate alteration to the transom windows. The proper method would be to remove the windows and restore. Replacement prism glass is available on the secondary market. This information has been provided to the applicant. Altering the size of the transoms does not encroach upon, but does damage and destroy the configuration of the resource. Therefore it does have an adverse effect on the character of the building but does not have an adverse effect on the historic character of the local Historic District, the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Ms. Ochse 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 Certificate of Appropriateness.*** Ms. Posey would like to know what they are going to do to correctly make the needed repairs. Mr. Ochse stated we may need to look at demolition by neglect. Mr. Toews asked if we do go by demolition by neglect what is the next step. Mr. Kuchenbecker stated we will send out a denial notification encouraging the applicant to look at proper restoration, and the Commission would like to see a timeline. If we get a response great, if not we can look at the next steps. ***Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 180409 – Brian Kinkler – 288 Williams – Replace Windows & Install Back Porch – Exhibit L

Mr. Kuchenbecker stated this is a non-contributing structure located in the Forest Hill Planning Unit circa 1885. The applicant is requesting permission to replace windows on the left side of house and add a porch onto the back to protect the 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. Ms. Posey asked if the applicant was interested in bringing the resource back to contributing. Mr. Kuchenbecker stated at this point the applicant is not interested. ***It was moved by Ms. Posey and seconded by Ms. Ochse based upon all the evidence presented, 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. Aye - All. Motion Carried.***

PA 180411 – Mary K Baudhuin – 26 Water – Replace Windows/Doors/Siding – Exhibit M

Mr. Kuchenbecker stated the applicant is requesting permission to replace and repair windows on two levels of the house, garage and garden shed; replace wood and screen doors on the front and side of house and replace siding. Staff has met with the applicant and will coordinate with contractor and supplier. Most windows are restorable and can add appropriate storm windows. The siding replacement is on the bottom two feet of the resource. 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. Ochse and seconded by Ms. Posey based upon all the evidence presented, 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. Aye - All. Motion Carried.***

PA 180424 – Brad and Sheila Beuckens – 31 Centennial – Foundation Repairs – Exhibit N

Mr. Kuchenbecker stated these are new owners of 31 Centennial, a contributing structure circa 1877. This is one of the earliest homes in Deadwood. The applicants are requesting permission to repair the foundation and crawl space of the structure. ***It was moved by Ms. Ochse and seconded by Ms. Posey based upon all the evidence***

presented, 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. Aye - All. Motion Carried.

PA 180426 – Mark and Danette Wheeler – 42 Denver – Roof Repair – Exhibit O

Mr. Kuchenbecker stated this is a contributing structure located in the City Creek Planning Unit circa 1895. The applicant is requesting permission to replace the rubber roof with a standing seam roof on the garages. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon all the evidence presented, 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. Aye – All. Motion Carried.***

Items from Citizens not on Agenda

Mr. Ochse stated there all kinds of issues with the Chalet Project. Mr. Berg stated many of this issues Historic Preservation cannot answer.

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

Mr. Kuchenbecker stated our contract cost with NeighborWorks is down considerably.

Mr. Kuchenbecker stated the Carriage House at 23 Van Burn has been straightened up six inches. There is still some additional paint, siding and foundation work to be done. The Carriage House precedes Margaret's house.

Mr. Kuchenbecker stated staff has met with Mr. Gibbens a couple of time and are helping him switch contractors. We are hoping to get some of the work done yet this year depending on weather.

Mr. Kuchenbecker stated this morning there was a two hour meeting with City Staff, the design team and the construction manager at risk for the public gathering space.

Mr. Kuchenbecker stated last Thursday, Friday and Saturday the design team for the Main Street Master Plan was in town. They started gathering information, visited with business owners and City department heads.

Mr. Kuchenbecker stated there were two Comprehensive Plan public meetings, the first had 25 to 27 attendees the second had 3. Tomorrow at 3:00 p.m. there will Comp Plan meeting to move forward with the adoption. The community really wants the City to address minimum maintenance and demolition by neglect.

Mr. Kuchenbecker has the report on 20 Washington Street. We will be sending out a letter requesting the individual to appear for a hearing due to the Planning and Zoning Administrator, the Historic Preservation Officer and the Public Works Director concluding that this is demolition by neglect based on the Building Inspector's report.

Mr. Kuchenbecker stated we have a couple of articles on the Carrousel and the West River History Book here to look at regarding HPC's support of the projects.

Committee Reports:

Ms. Ochse stated the Lawrence County Historic Society Biannual meeting is October 21 at noon at the HARCC.

Other Business:

The Historic Preservation Commission Meeting adjourned at 6:29 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Meghan Wittmis, Historic Preservation Office/Recording Secretary