

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, July 25, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Election of Commission Officers
 - a. Chair
 - b. Vice Chair
 - c. Second Vice Chair
3. Committee Appointments – **Exhibit A**
4. Approval of HPC Meeting Minutes
 - a. July 11, 2018 Regular Meeting
 - b. July 17, 2018 Budget Meeting
5. Voucher Approval
6. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Applications – **Exhibit B**
 - i. Brett Baumann – 35 Jackson Street – Siding Program
 - ii. Jeffery Lawler – 25 Jackson Street – Foundation Program
 - iii. Jeffery Lawler – 25 Jackson Street – Siding Program
 - iv. Jeffery Lawler – 25 Jackson Street – Wood Windows & Doors Program
 - v. Chad Larsen – 51 Lincoln Avenue – Wood Windows & Doors Program
 - vi. Renee Burr – 25 McKinley Street – Foundation Program
 - vii. Renee Burr – 25 McKinley Street – Wood Windows & Doors Program
 - viii. Adrian Hoines – 65 Forest Avenue – Elderly Resident Program
 - ix. Martin Gaspers – 374 Williams Street – Wood Windows & Doors Program
 - c. HP Grant Extension Request – **Exhibit C**
 - i. Kurt & Dawn Bialas – 24 Raymond – Wood Windows and Doors Program
 - ii. Kurt & Dawn Bialas – 24 Raymond – Foundation Program
 - iii. Kurt & Dawn Bialas – 24 Raymond – Siding Program
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan – Loan Requests – **Exhibit D**
 - i. Sandra McCallum/Gold Nugget – 675 Main – Refinance
 - ii. Shana Knox – 83 Charles – Life Safety Request
 - iii. Dennis Bammer – 10 Van Buren – Extension Request
 - iv. Blake Haverberg – 1, 3, 5 Burnham – Extension Request
 - v. George Mitchell – 25 & 29 Terrace – Extension Request
7. Old or General Business
 - a. Main Street Initiative update
 - b. 2019 Proposed Budget – **Exhibit E**
 - c. Outside Deadwood Grants – Maximum Applicant Can Request for 2019
 - d. Black Hills Mining Museum Emergency Loan – Discussion with possible action
 - e. Stockyard Ag Experience – Outside of Deadwood Grant Extension – **Exhibit F**
 - f. Black Hills National Forest Service – Outside of Deadwood Grant Extension – **Exhibit G**
8. New Matters before the Deadwood Historic District Commission
 - a. COA 180098 – Todd Webber – 629 Main Street - Temporary Structure – **Exhibit H**
 - b. COA 180102 – Bob & Kim Fehr – 649 Main Street – Repair Windows – **Exhibit I**

9. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180099 – Michael Larsen – 51 Lincoln Avenue – Replace Windows – **Exhibit J**
 - b. PA 180100–Renee Burr–25 McKinley–Repair Foundation & Replace Windows & Doors – **Exhibit K**
 - c. PA 180101 – Adrian & Annette Hoines – 65 Forest Avenue – Replace Roof – **Exhibit L**
 - d. PA 180103–Jeffrey Lawler–25 Jackson–Replace Siding/Windows/Fence, Swap Front Window & Door–**Exhibit M**
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 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, July 25, 2018

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse and Robin Carmody.

Absent Dale Berg and Thomas Blair

Present City Commission: Dave Ruth Jr. and Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer and Bonny Anfinson, Program Coordinator 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, July 25, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Election of Officers:

Chairman – ***It was moved by Mr. Toews and seconded by Ms. Ochse to nominate Michael Johnson as Chairman. Aye – All. Motion carried.***

Vice Chairman -- ***It was moved by Mr. Toews and seconded by Ms. Posey to nominate Tom Blair as Vice Chairman. Aye – All. Motion carried.***

2nd Vice Chairman -- ***It was moved by Mr. Toews and seconded by Ms. Posey to nominate Ann Ochse as 2nd Vice Chairman. Aye – All. Motion carried.***

Committee Appointments – Exhibit A

Historic Preservation Commissioners were assigned to Projects Committee, Chamber of Commerce, Deadwood Alive, Economic Restructuring, Design Committee and Promotion Committee.

Approval of HPC Minutes:

July 11, 2018 Regular Meeting

It was moved by Ms. Ochse and seconded by Ms. Posey to approve the HPC minutes of Wednesday, July 11, 2018. Aye – All. Motion carried.

July 17, 2018 Budget Meeting

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HPC budget meeting minutes of Tuesday, July 17, 2018. 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 \$99,370.76. 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. Ochse to approve HP Grant Fund disbursements in the amount of \$47,645.38, based on information as presented. Aye - All. Motion carried.

HP Grant Applications – Exhibit B

Mr. Kuchenbecker stated the following applicants have applied for HP Grant Programs. Brett Baumann, 35 Jackson, siding program; Jeffery Lawler, 25 Jackson, foundation, siding and wood windows and doors programs; Chad Larsen, 51 Lincoln, wood windows and doors; Renee Burr, 25 McKinley, foundation and wood windows and doors program; Martin Gaspers, 374 Williams, wood windows and doors; omit Adrian Hoines, 65 Forest from the request because the house is non-owner occupied. ***It was moved by Mr. Toews and seconded by Ms. Posey to approve the grant applications for Brett Baumann, 35 Jackson, siding program; Jeffery Lawler, 25 Jackson, foundation, siding and wood windows and doors programs; Chad Larsen, 51 Lincoln, wood windows and doors; Renee Burr, 25 McKinley, foundation and wood windows and doors program; Martin Gaspers, 374 Williams, wood windows and doors; omit Adrian Hoines, 65 Forest from the request. Aye - All. Motion carried.***

HP Grant Extension – Exhibit C

Mr. Kuchenbecker stated Kurt and Dawn Bialas are requesting a second extension on their windows, foundation and siding program grants. The applicant is about 85% done with the project. Staff recommends extending the grant for an additional three months. ***It was moved by Ms. Ochse and seconded by Ms. Posey to extend the***

grant for Kurt and Dawn Bialas for the windows, foundation and siding grant programs for an additional three months which will expire on 10/20/18. Aye - All. Motion carried.

Revolving Loan Program Voucher Approval

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$23,187.18, based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit D

- i. Sandra McCallum/Gold Nugget – 675 Main – Refinance
- ii. Shana Knox – 83 Charles – Life Safety Request
- iii. Dennis Bammer – 10 Van Buren – Extension Request
- iv. Blake Haverberg – 1, 3, 5 Burnham – Extension Request
- v. George Mitchell – 25 & 29 Terrace – Extension Request

It was moved by Ms. Ochse and seconded by Ms. Posey to refinance Sandra McCallum/Gold Nugget, 675 Main; grant a life safety loan to Shana Knox, 83 Charles; grant a three month extension to Dennis Bammer, 10 Van Buren; grant a six month extension to Blake Haverberg, 1,3,5 Burnham; and grant a three month extension to George Mitchell, 25 and 29 Terrace. Aye -- All. Motion Carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker stated the Governor will be here August 2, 2018 to view the area of the proposed square.

2019 Proposed Budget – Exhibit E

Mr. Kuchenbecker reviewed the proposed 2019 budget with the HP Commission and how the commission determined their budget numbers. Carolyn Weber, Director of Deadwood History, Inc. (DHI), presented information on the Adams Museum Funding, Adams House Funding and Days of 76 Museum Funding for 2019. Ms. Weber explained the importance of each entity to Deadwood and requested funds for 2019 not be decreased by 30%. Mr. Ruth Jr. stated if a City retaining wall was to fail there would not be enough funds in the line item to do the repairs. The City would have to bond to cover the costs of City retaining walls. Why not use the \$100,000 in the City Retaining Wall line item to fund DHI. Ms. Ochse stated next year we will have less money in our budget plus a bigger bond payment. All requesting entities should be notified there will be definite cuts to the 2020 budget. Mr. Kuchenbecker revised the proposed budget and deleted the City Retaining Wall line item of \$100,000 and was able to fully fund the DHI line items. ***It was moved by Mr. Toews and seconded by Ms. Posey to approve the amended 2019 budget. Aye -- All. Motion Carried.***

Outside of Deadwood Grants – Maximum Applicant Can Request for 2019 – Kevin Kuchenbecker

Mr. Kuchenbecker stated the Outside of Deadwood Grant budgeted amount for 2019 has been reduced from \$150,000 to \$100,000 with \$50,000 being dispersed each funding cycle. Staff is requesting the reduction in the maximum amount an applicant can apply for each funding cycle and suggests reducing the maximum amount to \$10,000. ***It was moved by Mr. Toews and seconded by Ms. Ochse to set the maximum an applicant can apply for at \$10,000 for the Outside of Deadwood Grants. Aye -- All. Motion Carried.***

Black Hills Mining Museum – Discussion with possible action

Mr. Kuchenbecker stated the Black Hills Mining Museum is requesting an emergency loan for repairs to the roof of the museum. The museum proposes the loan would be paid back within one year. In the past, the Deadwood Historic Preservation Commission has provided loans to projects outside of Deadwood including one to the old Central Elementary School project in Lead. Loan documentation from the Mining Museum has been presented to Neighborworks. The roof is leaking which is putting artifacts at risk. Staff would recommend to the loan committee providing a one year emergency loan, zero percent interest, balloons in one year. Any action should be contingent upon loan committee review. Mr. Toews stated there are a lot of artifacts located on the first floor and the back is where the archives are located. With all of this rain there is damage already on geology maps. To stop damage tarps and plastic has been put down to protect what they can. Access to museum has been discontinued because everything is covered up. The museum is trying to secure funding from the City of Lead and WARF to repair the roof. They are on funding cycles so funds would not be available now but repairs need to be done. Mr. Kuchenbecker stated this would come out of the Revolving Loan Funds not operating budget. ***It was moved by Ms. Ochse and seconded by Ms. Posey to move ahead with the loan contingent upon the Loan Committees recommendation. Aye-All. Mr. Toews abstained. Motion Carried.***

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

Mr. Kuchenbecker stated Stockyards Ag Experience is requesting a ten month extension of their Outside of Deadwood Grant. ***It was moved by Mr. Toews and seconded by Ms. Posey to grant a 10 month extension to the Stockyards Ag Experience until May 12, 2019. Aye-All. Motion Carried.***

Black Hills National Forest Service – Outside of Deadwood Grant Extension – Exhibit G

Mr. Kuchenbecker stated the Black Hills National Forest Service is requesting an extension until May 24, 2019 for the Outside of Deadwood Grant for interpretative signs on the Mount Roosevelt site of the Friendship Tower. ***It was moved by Ms. Posey and seconded by Mr. Toews to grant an extension until May 24, 2019 for the Outside of Deadwood Grant for interpretative signs on the Mount Roosevelt site of the Friendship Tower. Aye -- All. Motion Carried.***

New Matters before the Deadwood Historic District Commission

COA 180098 – Todd Weber – 629 Main Street – Temporary Structure – Exhibit H

Mr. Kuchenbecker stated the applicant is requesting permission to construct a temporary vending structure to be used during the rally. 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 parking lot and as a temporary structure it does not have a long-term adverse effect on 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 Mr. Toews based upon the guidance found in DCO 17.68.050, I find the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye -- All. Motion Carried.***

COA 180102 – Bob & Kim Fehr – 649 Main Street – Repair Windows – Exhibit I

Mr. Kuchenbecker stated the applicant is requesting permission to repair windows that were damaged in the hail storm. Three upper windows have cracked and broken glass and wood frames were damaged. Staff will coordinate with the applicant. 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 the guidance found in DCO 17.68.050, I find the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye -- All. Motion Carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 180099 – Michael Larsen – 51 Lincoln Avenue – Replace Windows – Exhibit J

Mr. Kuchenbecker stated the applicant is requesting permission to replace twelve windows. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the resource or the historic character of the local historic district, the State and National Register of Historic District or the Deadwood National Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Toews 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 180100 – Renee Burr – 25 McKinley – Repair Foundation & Replace Windows & Doors – Exhibit K

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 25 McKinley Street, a non-contributing structure located in the Large's Flat Planning Unit in the City of Deadwood. The applicant is requesting permission to do repairs to the foundation and replace windows and doors to the structure. The applicant is also applying for our grant programs. This resource is a non-contributing do to the inappropriate windows and siding. It does fall within the period of significance. This project begins to reverse the inappropriate alterations. Furthermore, staff has met with the applicant and is looking at possible siding options available. Behind the metal siding is stucco, however, the condition is unknown. 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. 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 180101 – Adrian & Annette Hoines – 65 Forest Avenue – Replace Roof – Exhibit L

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hills Planning Unit. The applicant is requesting permission to re-roof the entire house due to hail damage. The house currently has historic wooden shingles but the applicant is requesting to replace them with asphalt shingles. It is staff opinion the wood shingles are an architecturally identifying characteristic to the few houses that remain with the wood shingles. The insurance company should cover the replacement cost of wood shingles. It is staff's opinion, the proposed work and changes do not encroach upon, damage or destroy a historic resource but does have an adverse effect on the character of the building. It is also staff's opinion it does not have an overall adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Kuchenbecker stated there are a few roofs left with wood shingles that are significant yet he understands firewise measures and the importance of fire safety along with the cost of insurance so this has become a dilemma. This is also an issue the

Trouton's at 33 Jackson are having. Ms. Trouton stated the biggest concern is the insurance costs and the cost of \$5,000 deductible. There is composite shingles that resembles the shakes that could be used which is a lot more durable. Mr. Toews stated we need to address these issues case by case. If other owners do not have insurance issues I would like to keep the wood shingles. If an owner doesn't have the same insurance issue then I am for replacing the wood shingles. Mr. Johnson stated since we do not know the situation of the Hoines I would recommend continuing this item until the next meeting. ***It was moved by Mr. Toews and seconded by Ms. Ochse to continue this item until the next meeting. Aye - All. Motion Carried.***

PA 180103 – Jeffrey Lawler – 25 Jackson – Replace Siding/Windows/Fence, Swap Front Window/Door – Exhibit M
Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to replace the siding, install new windows, swap front door and front window location to install a handicap bathroom for handicapped sister, rework the front porch, remove chain link fence and replace with wood, repair the roof and construct a pergola on the side of the resource. While not an original configuration it will mirror the door and window as currently set up. It is staff's opinion that 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, 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 waiving the shutters. 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.*)

Committee Reports:

Ms. Ochse stated she attended the Society of Black Hills Pioneers luncheon in Rapid City. There were about sixty people there.

Mr. Johnson read a thank you note from Iver and Monica Gibbs who are in the grant programs.

The Historic Preservation Commission Meeting adjourned at 6:36 p.m.

ATTEST:

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