

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 23, 2018 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes
  - a. May 9, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. HP Grant Applications – **Exhibit A**
    - i. Tracie Johnson – 41 Taylor Avenue – Foundation Program
    - ii. Tracie Johnson – 41 Taylor Avenue – Siding Program
    - iii. Tracie Johnson – 41 Taylor Avenue – Wood Windows and Doors Program
    - iv. Meghan Clemens – 462 Williams Street – Siding Program
    - v. Meghan Clemens – 426 Williams Street – Foundation Program
    - vi. Meghan Clemens – 462 Williams Street – Wood Windows and Doors Program
    - vii. Melvin & Debbie Maynard – 10 Crescent Drive – Elderly Residents Program
  - c. Revolving Loan Program Voucher Approval
  - d. Revolving Loan – Loan Requests – **Exhibit B**
    - i. Larry Shama/Shama Properties – 151 Charles – Life Safety Loan Request
    - ii. Tim Conrad – 52 Lincoln – Loan Extension Request
  - e. Revolving Loan – 79 Stewart – Pauline West – Discussion
5. Old or General Business
  - a. Foundant Grant Program Presentation – Bonny Anfinson and Meghan Wittmis
  - b. Main Street Initiative update
  - c. Headstone Grant Application & Increase Cost of Headstones - **Exhibit C**
  - d. West River History Conference Funding Request – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
  - a. COA 180044 Ron & Lisa Jorgenson – 639 Main Street – Replace Awning – Continued from May 9, 2018 – **Exhibit E**
  - b. COA 180052 Harley Kirwan – 637 Main Street – Paint Building, Replace Windows and Install Awning – **Exhibit F**
  - c. COA 180057 Jordan Dahl – 560 Main Street – Temporary Tent Structure – **Exhibit F-2**
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 180050 Tracie Johnson – 41 Taylor Avenue – Replace Siding/Windows/Repair Fence & Back Steps – **Exhibit G**
  - b. PA 180051 Meghan Clemens – 462 Williams Street – Restore to Historical Accuracy – **Exhibit H**
  - c. PA 180055 Melvin & Debbie Maynard – 10 Crescent Drive – Work to Front Step and Rear Deck – **Exhibit I**
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
12. 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.*

**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday May 23, 2018**

**Present Historic Preservation Commission:** Michael Johnson, Lyman Toews, Ann Ochse, Thomas Blair, Dale Berg, Beverly Posey and Lynn Namminga.

**Absent:**

**Present City Commission:**

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Bonny Anfinson, Program Coordinator and Meghan Wittmis, Administrative Assistant was present.

**All motions passed unanimously unless otherwise stated.**

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 23, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

**Plaque Presentation:**

Chairman Johnson presented Lynn Namminga with a plaque for his dedicated service to the Historic Preservation Commission. Mr. Namminga completed two three year terms.

**Approval of HPC Minutes:**

May 9, 2018 Regular Meeting

***It was moved by Ms. Ochse and seconded by Mr. Blair to approve the HPC minutes of Wednesday, May 9, 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 \$81,304.06. 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 \$33,791.09, based on information as presented. Aye - All. Motion carried.***

**HP Grant Applications – Exhibit A**

- i. Tracie Johnson – 41 Taylor Avenue – Foundation Program
- ii. Tracie Johnson – 41 Taylor Avenue – Siding Program
- iii. Tracie Johnson – 41 Taylor Avenue – Wood Windows and Doors Program
- iv. Meghan Clemens – 462 Williams Street – Siding Program
- v. Meghan Clemens – 462 Williams Street – Foundation Program
- vi. Meghan Clemens – 462 Williams Street – Wood Windows and Doors Program
- vii. Melvin & Debbie Maynard – 10 Crescent Drive – Elderly Residents Program

***It was moved by Mr. Blair and seconded by Ms. Ochse to accept Tracie Johnson, 41 Taylor Avenue, into the Siding, Wood Windows and Doors and Foundation Programs; Meghan Clemens, 462 Williams, into the Siding, Wood Windows and Doors and Foundation Programs; Melvin and Debbie Maynard, 10 Crescent Drive, into the Elderly Resident Program. Aye All. Motion Carried.***

**Revolving Loan Program Voucher Approval**

***It was moved by Mr. Berg and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$2,268.75, based on information as presented. Aye - All. Motion carried.***

**Revolving Loan Program – Exhibit B**

- i. Larry Shama/Shama Properties – 151 Charles – Life Safety Loan Request
- ii. Tim Conrad – 52 Lincoln – Loan Extension Request

***It was moved by Mr. Blair and seconded by Mr. Toews to grant a Life Safety Loan to Larry Shama, 151 Charles and grant a Loan Extension to Tim Conrad, 52 Lincoln. Aye All. Motion Carried.***

**Revolving Loan – 79 Stewart – Pauline West – Discussion**

Mr. Kuchenbecker stated Pauline West at 79 Stewart is currently in the Elderly Resident and Foundation Grant Programs. These funds are being used to do repairs to the foundation. While doing the repair work Ms. West decided to extend the foundation repairs along the whole length of the structure adding additional costs not covered

by the grant. Ms. West has applied for revolving loan funds for the additional costs but it has not been approved as of yet. Meanwhile Ms. West told the contractor to stop construction until the additional funding was approved. There was a rain storm over the weekend which flooded Ms. West's basement. In an effort to secure the structure from further damage staff gave Ms. West the OK to have the contractor continue the work before the loan documentation was complete. Mr. Walker stated he has reviewed Ms. West's paperwork and does not see an issue. There was no decision needed on this matter. Discussion was for informational purposes.

### **Old or General Business:**

#### **Foundant Grant Program Presentation – Bonny Anfinson and Meghan Wittmis**

Ms. Fitch and Ms. Wittmis gave a presentation on the grant software being used for programs. An overview of the benefits of the software and reports being generated from the data was shared with the HP Commission. Mr. Toews would like staff to put together reports to present to the City Commission.

#### **Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit**

Mr. Kuchenbecker stated the Design and Promotion Committee planted 240 flowers into 38 flower baskets on Wednesday, May 23 and they will be hung up on Main Street Thursday. The City will water the flower pots. The Butt Brigade will be sweeping and cleaning up cigarette butts on Main Street on Thursday at 4:00 p.m. They will be meeting and starting at Tin Lizzies and going up Main Street. Monday night the City Commission did approve hiring Klein Appraisals, a certified professional appraiser, to appraise the former Pavilion lot. The pie and plant swap is scheduled for May 31, 4:00 – 6:00 p.m. at the Welcome Center.

#### **Headstone Grant Application & Increase Cost of Headstones – Exhibit C**

Mr. Kuchenbecker stated a Cemetery Headstone Grant Application was submitted for Olive Lillian Knowles who is located in the Mt. Moriah Cemetery. The applicant did submit all required paperwork. The Project Committee reviewed the application and recommend approval of the Headstone Grant. ***It was moved by Ms. Posey and seconded by Mr. Blair to approve the Headstone Grant request for Olive Lillian Knowles. Aye All. Motion Carried.***

Mr. Kuchenbecker stated currently the headstones for this grant program are purchased from Deadwood Granite and Marble Works at a cost of \$500. Due to an increase in cost of the stone and labor the headstone cost has increased to \$800. It is the recommendation of the Projects Committee to continue to use Deadwood Granite and Marble Works and increase the grant amount to \$800 per headstone. ***It was moved by Ms. Posey and seconded by Mr. Blair to continue purchasing the headstones from Deadwood Granite and Marble Works at a cost of \$800 each. Aye All. Motion Carried.***

#### **West River History Conference Funding Request – Exhibit D**

Mr. Kuchenbecker stated the West River History Conference is requesting \$1,500 to help pay for printing the book published each year. Historic Preservation funded this last year for \$500. Staff recommends funding again this year for \$500. ***It was moved by Mr. Blair and seconded by Ms. Ochse to approve the funding request for the West River History Conference in the amount of \$500 to publish last year's book. Aye All. Motion Carried.***

### **New Matters before the Deadwood Historic District Commission**

#### **COA 180044 Ron & Lisa Jorgenson – 639 Main Street – Replace Awning – Exhibit E**

Mr. Kuchenbecker stated this item was continued from the May 9, 2018 meeting. The Commission was ok with the fabric submitted but not the wide stripe in the design. The applicant submitted a new design with smaller stripes. The proposed work and changes do not encroach upon, damage or destroy a historic resource and does not 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 Landmark District. ***It was moved by Ms. Ochse and seconded by Ms. Posey to approve the awning replacement with resubmitted design. Aye All. Motion Carried.***

#### **COA 18052 Harley Kirwan – 637 Main Street – Paint Building/Replace Windows/and Install Awning – Exhibit F**

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 637 Main Street, a contributing structure located in the Deadwood Historic District. The applicant is requesting permission to re-paint the building beige and brown, replace the second story windows with wood windows and install an awning on the main level. ***It was moved by Ms. Ochse and seconded by Ms. Posey to approve the Certification of Appropriateness for Harley Kirwan, 637 Main , for painting, replace windows and install new awning. Aye All. Motion Carried.***

#### **COA 180057 Jordan Dahl – 560 Main Street – Temporary Tent Structure – Exhibit F-2**

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 560 Main Street, a contributing structure located in the China Town Planning Unit. The applicant is requesting permission to put up a temporary 20'x14' traders tent used for live carving demonstrations. The tent will have only

the canopy, no side walls. ***It was moved by Mr. Toews and seconded by Mr. Berg to approve the Certification of Appropriateness for Jordan Dahl, 637 Main, to set up a temporary traders tent for live demonstrations. Aye All. Motion Carried.***

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

PA 180050 – Tracie Johnson – 41 Taylor Avenue – Replace Siding/Windows/Repair Fence & Back Steps – Exhibit G  
Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 41 Taylor Avenue, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the siding, replace windows and repair the fence and back steps of the resource. 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. Blair 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 180051 – Meghan Clemens – 462 Williams – Restore Historic Accuracy – Exhibit H  
Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 462 Williams, a contributing structure located in the City Creek Planning Unit in the City of Deadwood. The applicant is requesting permission to restore the interior and exterior of the resource to historical accuracy. The applicant's goal is to preserve all the original elements and only replace what is necessary. In 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. Blair 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 180055 – Melvin & Debbie Maynard – 10 Crescent Drive – Work on Front and Rear Steps – Exhibit H  
Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 10 Crescent Drive, a non-contributing structure located in the Large's Flat Planning Unit in the City of Deadwood. The applicant is requesting permission to replace boards on the rear deck and add new rails made with lower maintenance materials. The front step will be repaired to meet code. In 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.***

#### **Items from Citizens not on Agenda**

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

Mr. Kuchenbecker stated the Archives monthly report was included in the agenda packet. Mr. Runge did a presentation at the SDSH Conference on China Town. He is working on the Wild Bill Travel Exhibit, Children's Map of Deadwood and working with Jachin Ruth on a school project and is preparing for the Mining History Conference. Mr. Kuchenbecker stated he attended the CLG Conference in Vermillion. There were 120 people in attendance. Paige Barthel the Summer Intern has started her project researching the brothels. Ron Green has not made a determination on 20 Washington. Staff will be meeting with Mr. Gibbens Thursday.

#### **Committee Reports:**

Mr. Berg and Ms. Ochse commended Kevin's staff: Mike Runge, Meghan Wittmis and Bonny Anfinson for the great job they do for the City.

Mr. Berg directed staff to touch base with Dena Flores, the Big Dipper, regarding the soda fountain.

Ms. Ochse stated the Community Picnic is July 15 from 4:00 – 6:00 p.m. There have been several complaints from the public regarding the exterior of Cadillac Jacks.

Mr. Toews thanked Mr. Namminga for his dedication to historic preservation in Deadwood and for his continued preservation projects.,

The Historic Preservation Commission Meeting adjourned at 6:15 p.m.

ATTEST:

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