

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 22, 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 Ochse vacancy (Term 05/08/2019 – 05/31/2020)
3. Approval of HPC Meeting Minutes – May 8, 2019 Regular Meeting
4. Operating Voucher Approval
5. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Requests – **Exhibit A**
    - i. Richard Morgan – 2 Dudley – Elderly Resident/Foundation/Siding/Windows & Doors Programs
    - ii. Morris Harris – 396 Williams – Foundation and Elderly Resident Programs
    - iii. James Haupt – 37 Washington – Elderly Resident and Wood Windows & Doors Programs
    - iv. Karin Knudsen Parham – 42 Lincoln – Elderly Resident Program
    - v. Anthony & Diana Williams – 906 Main – Siding Program
  - c. Revolving Loan Program Voucher Approval
  - d. Revolving Loan Program
    - i. Chuck Turbiville – 458 Williams – Request to Forgive Forgivable Loan  
Discussion with possible Action
6. Old or General Business
  - a. Main Street Initiative Update
  - b. Purchase of the Deadwood Diorama – **Exhibit B**
7. New Matters before the Deadwood Historic District Commission
  - a. COA 190098 – Jordan Dahl – 566 Main – Install Plexiglas on Front of Carving Building – **Exhibit C**
8. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 190085 – Morris H. Harris – 396 Williams – Foundation Work – **Exhibit D**
  - b. PA 190086 – Rick & Jaye Conrad – 62 Williams – Replace Roof Materials – **Exhibit E**
  - c. PA 190087 – Richard C. Morgan – 2 Dudley – Repair Windows/Foundation/Porch & Additional Exterior Work – **Exhibit F**
  - d. PA 190088 – James E. Haupt – 37 Lincoln – Replace Windows, Repair Back Wall – **Exhibit G**
  - e. PA 190096 – Toni Gerlach & Alex Dickman – 322 Williams – Build new Deck/Patio – **Exhibit H**
  - f. PA 190097 – Anthony & Diana Williams – 906 Main – Repair Upper Porch – **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>d</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, April 24, 2019**

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

**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, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 29, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

**Swear in Willie Steinlicht as Mayoral appointment for Ann Ochse vacancy (Term 05/08/2019 – 05/31/2020)**

City Commission Charlie Struble Sworn in Willie Steinlicht as Historic Preservation Commissioner to replace the vacancy left by Ann Ochse.

**Approval of HPC Minutes:**

May 8, 2019 Regular Meeting

***It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, May 8, 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 \$228,010.08. 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 \$25,202.21 based on information as presented. Aye - All. Motion carried.***

**Grant Requests – Exhibit A**

- i. Richard Morgan – 2 Dudley – Elderly Resident/Foundation/Siding/Windows & Doors Programs
- ii. Morris Harris – 396 Williams – Foundation and Elderly Resident Programs
- iii. James Haupt – 37 Washington – Elderly Resident and Wood Windows & Doors Programs
- iv. Karin Knudsen Parham – 42 Lincoln – Elderly Resident Program
- v. Anthony & Diana Williams – 906 Main – Siding Program

***It was moved by Mr. Blair and seconded by Ms. Posey to enter Richard Morgan, 2 Dudley, Elderly Resident, Foundation, Siding, Wood Windows and Doors Programs; Morris Harris, 396 Williams, Foundation and Elderly Resident Programs; James Haupt, 37 Washington, Elderly Resident and Wood Windows and Doors Programs; Karin Knudsen Parham, 42 Lincoln, Elderly Resident Program; Anthony and Diana Williams, 906 Main, Siding Program. Aye - All. Motion carried.***

**Revolving Loan Program Voucher Approval**

***It was moved by Mr. Berg and seconded by Ms. Posey to approve the Revolving Loan Program Vouchers in the amount of \$180.00 based on information as presented. Aye – All. Motion carried.***

**Revolving Loan Program**

- i. Chuck Turbiville – 458 Williams – Request to Forgive Forgivable Loan

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

**Old or General Business:**

**Main Street Initiative Update**

Mr. Kuchenbecker stated the Promotion Committee raised \$13,000-\$14,000 from the Hops and Hogs event. The Plant Swap is May 30. The Butt Brigade was canceled and moved to June 5. The Economic Restructuring Committee held their meeting at the Big Dipper. The Executive Committee is updating the Business Plan this next year and will be holding planning sessions.

#### Purchase of Deadwood Diorama – Exhibit B

Mr. Kuchenbecker stated in June of 2018 Jack Anfinson approached the Commission with a proposal to purchase a diorama he created based off the June 15, 1876 photograph of Deadwood. The Commission discussed where the diorama could be placed. It was decided the diorama could be part of the new displays at the History and Information Center. An appraisal was conducted in July of 2018 which gave an assessed value of \$85,000 to \$115,000. Mr. Anfinson proposed a price of \$45,000 and the Commission agreed. A purchase agreement has been drawn up between Mr. Anfinson and the City to purchase the diorama in the amount of \$45,000. Staff is recommending entering into a purchase agreement with Mr. Anfinson for the purchase of the Deadwood Diorama at a cost of \$45,000 as the design strategy in the revamping of the interpretation of Deadwood's history in the new displays at the History and Information Center. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission to enter into a purchase agreement with Mr. Anfinson for the purchase of the Deadwood Diorama at a cost of \$45,000. Aye – All. Motion carried.***

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

##### COA 190098 – Jordan Dahl – 566 Main – Install Plexiglas on Front of Carving Building – Exhibit C

Mr. Kuchenbecker stated this is an application for Certificate of Appropriateness for work at 566 Main, located in the China Town Planning Unit. The applicant is requesting permission to install sheets of Plexiglas to protect the front of the carving building. This will take place of the netting. The purpose of the plexiglas is to prevent sawdust and woodchips from spreading onto the sidewalk, isolate noise, keep from wind and protect people watching the demonstrations. 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 was moved by Ms. Posey and seconded by Ms. Carmody 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 190085 – Morris H. Harris – 396 Williams – Foundation Work – Exhibit D

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit circa 1880. The applicant is requesting permission to repair 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. ***It was moved by Ms. Posey and seconded by Mr. Blair 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 foundation repairs at 396 Williams. Aye – All. Motion carried.***

##### PA 190086 – Rick and Jayne Conrad – 62 Williams – Replace Roof materials – Exhibit E

Mr. Kuchenbecker stated this is a non-contributing structure located in the Fountain City Planning Unit circa 1950. The applicant is requesting permission to re-roof the house and garage due to hail damage. They would like to replace the asphalt shingles with 26 gauge galvanized metal roofing. Material is from Metal Sales Manufacturing Corporation. The neighbor to the NE is Cadillac Jacks and the two neighbors to the SW also have metal roofing. 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 if the proper profile of the metal roofing is installed. ***It was moved by Mr. Toews and seconded by Mr. Blair 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 roof materials to metal at 396 Williams contingent upon using the vertical seam profile or the mini-batten profile. Aye – All. Motion carried.***

##### PA 190087 – Richard C. Morgan – 2 Dudley – Repair Windows/Foundation/Porch Exterior Work – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the Spruce Gulch Planning Unit circa 1900. The applicant is requesting permission to repair 14 windows, replace one window, install 15 wooden storm windows and 2 storm doors, tuck-point and repair foundation, repair porch, replace rain gutters, and then scrap, prime and paint siding as needed. 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. Blair 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 repairs at 2 Dudley. Aye – All. Motion carried.***

PA 190088 – James E. Haupt – 37 Washington – Repair Windows/Foundation/Porch Exterior Work – Exhibit G  
Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1939. The applicant is requesting permission to replace two front windows due to the loss of the seal and they are foggy. The wall in the back yard is falling and needs repair. Drainage issues have also caused the fence posts to move, this will also be addressed. 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 Mr. Blair 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 repairs at 37 Washington. Aye – All. Motion carried.***

PA 190096 – Toni Gerlach & Alex Dickman – 322 Williams – Build New Deck/Patio – Exhibit H  
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. It is staff's opinion, the size of the proposed deck begins to encroach upon the adjacent properties and is inappropriate for the historic district. 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. Staff was directed to meet with the applicant and come up with a design that will better fit the historic district. ***It was moved by Mr. Blair and seconded by Mr. Toews to continue the project approval until the next meeting. Aye – All. Motion carried.***

PA 190097 – Anthony & Diana Williams – 906 Main Street – Repair Upper Porch – Exhibit I  
Mr. Kuchenbecker stated this is a contributing structure located in the Upper Main Planning Unit circa 1895. The applicant is requesting permission to replace the upper porch flooring, rails and stanchions due to wood rot and finish the lower porch upper woodwork. Replace the upper porch tongue and groove with a heavy rubber roof material that will last much longer than wood. The floor of the upper porch cannot be seen from the street level. 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 for upper porch repairs at 906 Main Street. Aye – All. Motion carried.***

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

Rose Speirs gave an update of what Deadwood History has been doing for Historic Preservation.

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

Mr. Kuchenbecker stated the Outlaw Square project they have been hauling in fresh fill for the foundation and stage. Work has started on Anita Knipper house at 422 Williams. The structure has been completely gutted inside but they have saved the woodwork. We had a Geotechnical Engineer review the hill at 562 Williams for the retaining wall. Budget submittal deadline is June 7. We will be doing election of officers at our next meeting and commission assignments. We held a bonding meeting today. They are still working on a new bond. They have also looked at the possibilities of a conventional loan. Demo by Neglect is working on a requirement of boarding windows. Discussion was held on keeping track of costs for 824 Main Street.

#### **Committee Reports:**

The Design Committee – the window coverings for Midnight Star are about ready. They are being printed through Deadwood History. Wayfinding signs on the Homestake Trail, RR Avenue, Whitewood Creek need improved.

#### **Other Business:**

The Historic Preservation Commission Meeting adjourned at 5:55 p.m.

ATTEST:

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