

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, January 28, 2015 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

---

1. Call meeting to Order
2. Approval of Minutes from January 14, 2015
3. Voucher Approval
4. Old or General Business
  - a. Recommendation for Amending DCO Chapter 17.68 Entitled – Historic Preservation
  - b. Society of Black Hills Pioneers Annual Publication – Donation Request
  - c. Digitization and Georectifying of 1930 Deadwood Sanborn Maps – Historic Preservation
  - d. FYI 2015 City of Deadwood Oral History Project – Historic Preservation
  - e. 2015 City Archives Contract – Midwest Art Conservation Center (MACC) – Historic Preservation
  - f. 2015 City Archives Contract – Maryland Archaeological Conservation Lab – Historic Preservation
5. New Matters before the Deadwood Historic District Commission
  - a. CoA – Case #15003 – 616-618 Main Street – Windows, Security Door & Awning – Green Door
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – Case #15004 – 31 Charles Street – Windows – Ron Russo
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
  - b. Revolving loan Program/Disbursements
  - c. Retaining Wall Program / Disbursements
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, January 28, 2015**

**Present Historic Preservation Commission:** Vice-Chair Michael Johnson, Lynn Namminga, Lyman Toews, Dale Berg, Chuck Williams and Thomas Blair were present.

**Absent:** Chair Laura Floyd was absent.

Mr. Kevin Kuchenbecker, Historic Preservation Officer; Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services; and Ms. Terri Williams, City Attorney, were all present.

**Present City Commission members:** Georgeann Silvernail, Jim Van Den Eykel, Dave Ruth, Jr. and Mayor Chuck Turbiville were all present.

---

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

A quorum present, Vice-Chair Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, January 28, 2015 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

**Approval of January 14, 2014 HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Berg to approve the minutes of Wednesday, January 14, 2015 as presented. Aye – All. Motion carried.***

**Voucher Approval:**

Operating Account

***It was moved by Mr. Toews and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$48,273.02. Aye – All. Motion carried.***

**Old or General Business:**

Recommendation for Amending DCO Chapter 17.68 Entitled – Historic Preservation

Commissioner Toews informed the Commission the ordinance had been reviewed by Historic Preservation staff, legal counsel, City Commissioners and State Historic Preservation Office staff; this ordinance change has been under discussion since the Sinclair building was demolished in March 2014. Mr. Toews stated the Ordinance Task Force made up of Historic Preservation Commissioners reviewed the ordinance line-by-line to address the following categories: 1. Clarify the wording of the Ordinance; 2. To enhance the City Commission authority to address violations; 3. To change the Demolition By Neglect to reflect its work process and remove Minimum Maintenance references. (A copy of the ordinance is attached hereto on Exhibit A and incorporated herein by this reference.) ***It was moved by Mr. Blair and seconded by Mr. Namminga to recommend to City Commission for the first reading at their meeting on February 2, 2015. Aye – All. Motion carried.***

Society of Black Hills Pioneers Annual Publication – Donation Request

Mr. Kuchenbecker presented to the Commission the Society of Black Hills Pioneers' request to sponsor their annual publication of stories about the historic families of the members of the society. He noted for the past 9 or so years the Commission has granted advocacy funding to the Society to help offset costs with their annual project. He stated in return, copies of the publication are given to the City Commission, Historic Preservation Commission and the Deadwood Archives along with acknowledgement of our support. (The Letter Request is attached hereto on Exhibit B and incorporated herein by this reference.) ***It was moved by Mr. Toews and seconded by Mr. Blair to approve donation in the amount of \$2200.00 to the Society of Black Hills Pioneers, out of 2015 Advocacy and Education budget line item. Aye – All. Motion carried.***

Digitization and Georectifying of 1930 Deadwood Sanborn Maps – Historic Preservation

Mr. Kuchenbecker informed the Commission the City Archives is requesting permission to hire Mathisons Graphics of Fargo, ND and Ferber Engineering Company of Rapid City, SD to digitize and georectify the 1930 Sanborn Fire Insurance maps; these maps are used with our Geographic Information System (GIS). (The memo is attached hereto on Exhibit C and incorporated herein by this reference.) ***It was moved by Mr. Blair and seconded by Mr. Toews to recommend to the City Commission the approval for the City to enter into contract with Mathisons Graphics of Fargo, ND and Ferber Engineering Company of Rapid City, SD to digitize and georectify the***

**1930 Sanborn Fire Insurance maps, with cost not to exceed \$4,500.00 out of 2015 Public Education budget line item. Aye – All. Motion carried.**

FYI 2015 City of Deadwood Oral History Project – Historic Preservation

Mr. Kuchenbecker informed the Commission the City Archives is requesting permission to hire Dr. Suzanne Julin of Missoula, MT to collect and transcribe ten (10) oral histories as part of the 2015 oral history project. (The memo is attached hereto on Exhibit D and incorporated herein by this reference.) **It was moved by Mr. Toews and seconded by Mr. Williams to recommend to the City Commission the approval for the City to enter into contract with Dr. Suzanne Julin of Missoula, MT to collect and transcribe ten (10) oral histories as part of the 2015 oral history project, with cost not to exceed \$6,500.00 out of 2015 City Archives budget line item. Aye – All. Motion carried.**

FYI 2015 City Archives Contract – Midwest Art Conservation Center (MACC) – Historic Preservation

Mr. Kuchenbecker informed the Commission the City Archives is requesting permission to hire the Midwest Art Conservation Center (MACC) of Minneapolis, MN to clean and stabilize several large textiles unearthed during the 2001 Chinatown archaeological investigations, more specifically artifact #011882, a man's cloak discovered in Feature 17. (The memo and photographs of object are attached hereto on Exhibit E and incorporated herein by this reference.) **It was moved by Mr. Toews and seconded by Mr. Berg to recommend to the City Commission the approval for the City to enter into contract with Midwest Art Conservation Center (MACC) of Minneapolis, MN for conservation treatments to artifact #011882, with cost not to exceed \$11,500.00 out of 2015 City Archives budget line item. Aye – All. Motion carried.**

FYI 2015 City Archives Contract – Maryland Archaeological Conservation Laboratory – Historic Preservation

Mr. Kuchenbecker informed the Commission the City Archives is requesting permission to hire the Maryland Archaeological Conservation Laboratory located in St. Leonard, MD, to clean and stabilize forty-nine (49) metal buttons and one metal water pipe unearthed during the 2001 and 2004 Chinatown archaeological investigations. (The memo and photographs of objects are attached hereto on Exhibit F and incorporated herein by this reference.) **It was moved by Mr. Toews and seconded by Mr. Berg to approve entering into a contract with Maryland Archaeological Conservation Laboratory for conservation treatments to forty-nine (49) metal buttons and one metal water pipe, with cost not to exceed \$2,200.00 out of 2015 City Archives budget line item. Aye – All. Motion carried.**

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

CoA – Case#15003 – 616-618 Main Street – Doug & Misty Asermely – Green Door / Sick Boy Motorcycles

Mr. Kuchenbecker informed the Commission the applicant requests permission to install a 6' steel security door on back of building for access; install storm windows on bay windows on front of building second floor or repair/replace existing window, paint front of building same color; and remove outside awnings at 616-618 Main Street as submitted. (The application is attached hereto on Exhibit G and incorporated herein by this reference.) **Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Berg and seconded by Mr. Namminga this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness as submitted for 616-618 Main Street. Aye - All. Motion carried.**

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

PA – Case#15004 – 31 Charles Street – Ron Russo

Mr. Kuchenbecker informed the Commission the applicant requests permission to repair existing windows and install new wood storm windows as well as the front door and storm at 31 Charles Street as submitted. (The applications are attached hereto on Exhibit H and incorporated herein by this reference.) **Based upon all the evidence presented, it was moved by Mr. Toews and seconded by Mr. Blair 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 grant project approval for 31 Charles Street. Aye - All. Motion carried. It was moved by Mr. Toews and seconded by Mr. Namminga to approve the Special Needs Windows Program loan to Ron Russo, 31 Charles Street, in the amount of \$3,000.00 as presented. Aye- All. Motion carried.**

**Revolving Loan Fund/Retaining Wall Program Update:**

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

No Revolving Loan Programs or Disbursements were addressed at this meeting.

**Retaining Wall Program/Disbursements:**

***It was moved by Mr. Namminga and seconded by Mr. Williams to approve the HP Retaining Wall Fund disbursement for 2 Dudley in the amount of \$11,627.54, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***  
Delinquency report was reviewed by Commission. Overview of the Revolving Loan Fund was presented.

**Items from Citizens not on Agenda**

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

Mr. Kuchenbecker reported on the following items:

- Loan Committee met to discuss a survey regarding loan programs; he asked the Commission to review and submit any suggestions to the survey draft found in their binders by next Wednesday, February 4; After NeighborWorks provides the Historic Preservation Office with a list of customers from the past five years, a cover letter along with survey and return envelope will be sent out for them to complete and send back;
- Historic Preservation is partnering with Deadwood History Inc. to create an educational brochure explaining all the programs for residents, real estate agents, etc.; we are also working on providing a Continuous Education Course for the South Dakota Real Estate Commission to help educate the public regarding ordinances, programs and City department processes;
- Contractors were at 2 Dudley starting construction of the coal chute; this project is approximately 75% done;
- Due to melting and sloughing, an old dry staked retaining wall on property below Williams Street collapsed; the Public Works, Engineer, Building Inspector and staff were on site to discuss how to address the situation;
- Rodeo Grounds project is out to bid;
- A couple meetings with the design firm took place this week to discuss the Lower Main Visitor Center project;
- Wayfinding concept phase is underway; City passed an ordinance a year ago and recent meetings took place with the Dept of Transportation (DOT) to sign off on project. By March 1<sup>st</sup> the Design Development phase should be complete with the plan to go before City Commission for permission to bid in April, in May to open bids and award contract, and by July for substantial completion of the Wayfinding project; Historic Preservation budgeted \$250,000 in the Capital Improvement Plan as part of the budget process that took place in June 2014;
- On Monday, January 26 the Deadwood Main Street Plaza RFPs were due with four submitted by architects, design professionals, and urban planners; selection committee will do interviews. BID 7 allocated funds for the planning process;
- The final draft of the Branding Development and Action plan will be sent out to you to review;
- On display are Archival projects such as the stabilized Chinese coins and Opium tins/bowls;
- Thank you to Mr. Berg, Mr. Blair and Mayor Turbiville who attended South Dakota's Governor's Tourism Conference last week in Pierre; Deadwood Alive did a great job and the reenactors were well received;
- Mr. Berg thought the Tourism Conference was interesting, a great experience and learning experience;
- Mr. Blair stated Deadwood was received very well particularly by legislatures and the reenactors did a wonderful job. As his 26<sup>th</sup> year attending, he felt Deadwood is an expected commodity that brings lots of money and noted the Chamber did a marvelous job at Wednesday's gala for the 75<sup>th</sup> Anniversary of Sturgis motorcycle Rally. However he and Mr. Berg were disappointed Deadwood was hardly mentioned in the State's 2015 marketing proposal; Mr. Blair would like to see more done that would entice people to come and visit Deadwood; he also posed the idea to Mr. Kuchenbecker to discuss with Real Estate Commission a disclosure for historic properties;
- Mr. Kuchenbecker will be out of the office on vacation from Friday, January 30 thru Tuesday, February 3, 2015.

**Other Business:**

- Mr. Toews, Chair for Minimum Maintenance/Demolition by Neglect Committee, stated the last City Commissioner met to review Demolition by Neglect process and was well received; commissioner's biggest comment was for the push to improve NeighborWorks programs; the next meeting will be to discuss education and sustainability;
- The next Historic Preservation Commission meeting is scheduled for Wednesday, February 11, 2015 at 5:00 PM.

HPC Meeting  
Wednesday, January 28, 2015

**Adjournment:**

There being no other business, Historic Preservation Commission meeting of January 28, 2015 adjourned at 5:38 PM.

ATTEST:

---

Laura Floyd - Chairman, Historic Preservation Commission  
*Kate Storhaug, Historic Preservation Office/ Recording Secretary*