

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 25, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes from February 11, 2015
3. Voucher Approval
4. Old or General Business
 - a. Deadwood Historic Preservation Commission to be recognized as "2014 Regional Partners of the Year" through the Rocky Mounity Region of the US Forest Service on March 5, 2015 in Golden, CO
 - b. Archaeology Camp – Funding request – Deadwood History, Inc.
 - c. Acceptance of Donations – Archives, Archaeology & Acquisitions Committee
 - d. Deadwood Historic Preservation Office's social media outreach presentation – Mike Runge & Grant Welford
 - e. Lower Main Visitor Center Project Presentation and update – Historic Preservation Office
 - f. Rodeo Grounds Grandstands Rehabilitation Bid Results 2-24-15 – Historic Preservation Office
 - g. Supplemental Ordinance request for Capital Improvements – Historic Preservation Commission
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case #15006 – 376 Main – OPTIMA LLC – Move or Demolish
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - James & Melody Lawson – 23 Emery – Loan Modification
 - Fairmont Hotel -- 628 Main Street – Loan Extension
 - 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 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, February 25, 2015**

Present Historic Preservation Commission: Chair Laura Floyd, Michael Johnson Lynn Namminga, Lyman Toews, and Chuck Williams were present.

Absent: Thomas Blair and Dale Berg were absent.

Mr. Kevin Kuchenbecker, Historic Preservation Officer and Mike Walker of NeighborWorks-Dakota Home Services were all present.

Present City Commission members: Chuck Turbiville, Dave Ruth, Jr. and Georgeann Silvernail were all present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, February 25, 2015 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of February 11, 2015 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the minutes of Wednesday, February 11, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HP Operating Account in the amount of \$34,967.24. Aye – All. Motion carried.

Bonded Account

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HP Bonded Account in the amount of \$5,604.45. Aye – All. Motion carried.

Old or General Business:

2014 Regional Partners of the Year – Historic Preservation

Mr. Kuchenbecker stated the Deadwood Historic Preservation Commission has been awarded the 2014 Regional Forester's Honor Award by the U.S. Forest Service through the Rocky Mountain Region. Mr. Kuchenbecker stated the Black Hills Historic Preservation Trust, the Region 1 Historic Preservation Team of the forest service of the Black Hills and the Deadwood Historic Preservation Commission are regional partners of the year; the award will be presented on Thursday, March 5 in Golden, Colorado. The Forest Service is requesting someone from the Historic Preservation Office accept the award. Mr. Kuchenbecker will be accepting the award on the behalf of the Historic Preservation Commission and the Forest Service will be paying for travel. (The information is attached hereto as Exhibit A and incorporated herein by this reference.)

Archaeology Camp – Funding Request – Deadwood History, Inc.

Chair Floyd recused herself from this portion of the meeting and turned it over to Vice Chair Johnson.

Mr. Kuchenbecker stated the Deadwood Historic Preservation Office and Deadwood History, Inc. are planning two archaeology camps in July 2015. This is a genuine excavation held at the Pearson Properties just outside of Deadwood. The camp is led by professional archaeologists and historians; a healthcare professional will be onsite; the participants will be supervised by Deadwood History Inc. staff at a ratio of 5-7 participants per staff member.

Mr. Kuchenbecker stated the Deadwood Historic Preservation Commission budgeted \$3,000.00 for the proposed program and staff recommends approving an amount not to exceed \$3,000.00 from the Archaeology line item. (The Request is attached hereto as Exhibit B and incorporated herein by this reference.) *It was moved by Mr. Toews and seconded by Mr. Williams to approve the amount not to exceed \$3,000.00 from the Archaeology line item to help underwrite this program. Aye – All. Motion carried.*

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Chair Floyd returned to the meeting.

Acceptance of Donations – Archives, Archaeology & Acquisitions Committee

Mr. Kuchenbecker stated this is our first acquisitions for 2015. He noted Alice McNall of Lead, South Dakota donated the Terry, South Dakota Methodist Episcopal Church Bible. The Bible will be included in the Preacher Smith Heritage Center Collection and placed on display at the Trinity United Methodist Church Christian Ministry Center in Lead, South Dakota; Mr. Kuchenbecker stated City staff acquired a photographic scrapbook that originated from Deadwood, South Dakota; The scrapbook contains pictures from 1900 to 1940.

The Archaeology, Archives and Acquisitions (AAA) Committee has approved this donation and acquisition and recommends approval. (The memo is attached hereto as Exhibit C and incorporated herein by this reference.) ***It was moved by Mr. Namminga and seconded by Mr. Johnson to accept the donation of the Bible, item 2015.01 and acquisition of the photographic scrapbook into the City's permanent collection as recommended by the AAA Committee on February 18, 2015. Aye – All. Motion carried.***

Deadwood Historic Preservation Office's Social Media Outreach Presentation – Mike Runge & Grant Welford

Mr. Runge, City Archivist, and Grant Welford, with Macrovision, provided a video presentation as overview and update of the efforts of the Deadwood Historic Preservation Office in utilizing social media to educate the public about Deadwood's history. Mr. Runge thanked the commission for their support of the program.

Mr. Toews commended Mr. Runge on the good job he has been doing with this program and he has viewed the videos and feels they are very educational and very well done.

Mr. Runge also thanked Mr. Welford for his patience in getting this done. (The memo is attached hereto as Exhibit D and incorporated herein by this reference.) ***No action required.***

Lower Main Visitor Center Project Presentation and Update – Historic Preservation

Mr. Kuchenbecker provided information on the design and development of a new visitor center in the Lower Main parking lot. He informed the Commission the project includes a new visitor information center, chamber of commerce office, trolley station and public restrooms. He noted the city has contracted with Chamberlain Architects who has assembled a team of additional design professionals to develop a master plan for the area. (The memo is attached hereto as Exhibit E and incorporated herein by this reference.) ***No action required.***

Rodeo Grounds Grandstands Rehabilitation Bid Results 2-24-15 – Historic Preservation

Mr. Kuchenbecker stated there was a bid opening on February 24, 2015 at 2:00 pm; two (2) bids were received: Scull Construction Services for \$1,229,000.00 and MAC Construction, Inc. for \$1,268,000.00. He stated there will need to be a supplement to the budget in the amount of \$1,029,000.00 from funds not otherwise appropriated for the year 2015 from unexpended cash.

Mr. Toews asked what assurances we have in making sure the project is done on time.

Mr. Kuchenbecker said there are liquidated damages associated with the contract to assure that. He explained it was stressed during the pre-construction meeting that to prepare for the Rodeo keys were needed in hand by July 13. There are liquidated damages in the specifications. (The memo is attached hereto as Exhibit F and incorporated herein by this reference.)

It was moved by Mr. Johnson and seconded by Mr. Toews to recommend to the City Commission to accept the bid from Scull Construction for \$1,229,000.00 and supplement the 2015 budget in the amount of \$1,029,000.00 from funds not otherwise appropriated from the year 2015 from unexpended cash and to proceed with the project. Aye – All. Motion carried.

Supplemental Ordinance Request for Capital Improvements – Historic Preservation

This item was discussed and approved in the above item Rodeo Grounds Grandstands Rehabilitation Bid Results.

New Matters before the Deadwood Historic Preservation Commission:

PA – Case#15006 – 376 Main – Optima LLA

Mr. Kuchenbecker reported this is a project approval for work at 376 Main, a non-contributing structure located in the Fountain City Planning Unit; he noted the applicant requests permission to either move or demolish the structure. He stated while this property is located in the National Historic Landmark District and within the Fountain City Planning Unit of the City of Deadwood, it does not contribute to the historic district due to the age

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of the resource. Furthermore, because a large number of contributing as well as non-contributing resources have been allowed to either be moved or demolished within the immediate vicinity of this property, it is staff's opinion the moving or demolition of this resource is no more or less of an adverse effect to this portion of the historic districts. (The application is attached hereto on Exhibit G and incorporated herein by this reference.)

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 of Historic Districts or the Deadwood National Historic Landmark District.

Mr. Kuchenbecker stated he received comment from the South Dakota State Historic Preservation Office (SHPO) who agree with staff's opinion as a non-contributing resource. However, he noted SHPO would like to emphasize with staff and the Historic Preservation Commission that future parking lots and proposed expansion does detract from the original integrity and view scape of the eastern edge of the Historic District.

Mr. Williams asked if there are any plans for this lot.

Mr. Kuchenbecker stated at this time there are no plans for any construction but would be used for parking.

Chair Floyd asked if the applicant needed to come back before the Commission to turn the lot into parking spaces.

Mr. Kuchenbecker stated no permits are required so they would not need to come back before the commission.

Mr. Williams asked what efforts have been taken to move the house.

Mr. Gardner stated the construction will start April 4 and he will need to have the house moved at that time. Mr. Gardner believes the house may end up being demolished.

Mr. Kuchenbecker stated Mr. Gardner has been looking for locations to move the house however, has not found any at this point. He informed the Commission the applicants desire is to move it.

Mr. Williams would like to see the words demolish taken out of the request.

Mr. Kuchenbecker stated the request is for either move or demolish. He stated the Commission would have to deny this application and the applicant would have to reapply.

Mr. Toews stated this is not a historic site and there isn't much the Historic Preservation Commission can do with a non-historic resource. He noted he hates to see things in the City go away, but actions required must be within the Commission's authority.

Lenessa Keehn, a Deadwood resident representing the Deadwood Trust of Historic Preservation, read a statement in which the Trust joins with the comments from Ted Spencer from the State Historic Preservation Office and asks the Historic Preservation Commission to keep firmly in mind modern, commercial buildings and parking lots continue to pose a threat to Deadwood's historic integrity. She noted it is the recent decisions of local government that exacerbated this threat to Deadwood's National Landmark. Ms. Keehn presented a copy of the comments for the record. (Attached hereto as Exhibit H) ***Based upon all evidence presented, it was moved by Mr. Toews and seconded by Mr. Namminga 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 376 Main Street. 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

628 Main – Fairmont Hotel -- Extension

It was moved by Mr. Johnson and seconded by Mr. Williams to grant a 6 month extension for repairs. Aye- All. Motion carried (The NeighborWorks packet is attached hereto as exhibit I and incorporated herein by this reference.)

It was moved by Mr. Toews and seconded by Mr. Namminga to grant the one year loan modification as presented HPLSLAW3. Aye- All. Motion carried (The NeighborWorks packet is attached hereto as exhibit I and incorporated herein by this reference.)

It was moved by Mr. Namminga and seconded by Mr. Toews to approve the reamiteration of the loan HPLSLAW05 as presented by Mike Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Retaining Wall Program/Disbursements:

It was moved by Mr. Toews and seconded by Mr. Johnson to approve the Historic Preservation Retaining Wall Grant disbursement for 2 Dudley in the amount of \$13,499.36, based on information as presented by Mike Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried. Delinquency Report was reviewed and updates on projects were given. 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:

- Almost all of the Historic Preservation's major projects are bid out or out for bid; the City will be switching to managing projects here shortly.
- A Notice to Proceed with the Library project was issued.
- The contract with CAI Construction for Phase 5 of St. Ambrose will be going before the City Commission Monday night for approval. The Notice to Proceed will follow when paperwork is finalized.
- The Archeology Camp will be on the City Commissions Agenda;
- The Rodeo Grounds project will be on the City Commission Agenda to award the bid and sign the contract.
- The approval to hire a new Archives Intern, Chris Brand, will go before the City Commission.
- All of the Outside of Deadwood Grant Agreements have been mailed out; the grant agreement requires the Deadwood Historic Preservation Commission to be listed as a funding supporter in any printed material and publicity releases. In addition the Commission will present to the grantee a large mock check in the amount given; the Historic Preservation Office is working on a bronze plaque that could be placed on the structures and there will be a design and quotes available at the next meeting.
- Quotes for benches and garbage cans were received and Historic Preservation will be working with Public Works on that matter.
- The Archeological, Geophysical and Historic Inventory of the Fountain House Relocation report came in today. Based on the archeological investigation no further work is recommended for this site because nothing was found that was eligible for the National Register of Historic Places; they found six artifacts; small fragments of glass from a bottle, two bricks, and a fragment of metal, nothing of significance. The moving of the Fountain House can proceed as planned based on the archeological investigation. The building inspector has requested the footing and foundation plans from NeighborWorks and once that is in place the building permit can be issued. All contingencies have been met.
- As of today there is a 27% return rate on the 92 surveys sent out. Neighborworks is working with block clubs in getting the word out and the survey is in the March City Newsletter with directions to locate the survey on the City website; The website due date will be March 20; Each segment will be tracked individually.
- Ms. Fitch has been working with the South Dakota Real Estate Commission on getting the approval for Certified Education Units (CEU) credits; the Days of 76 Museum meeting room is reserved and the workshop is scheduled for April 23. Mailing lists are being secured from the Northern Hills and Black Hills Realtors Associations.

Other Business:

- Chair Floyd read a thank you letter from NeighborWorks regarding the Street Flags Project grant for \$2,500. (The letter is attached hereto on Exhibit J and incorporated herein by this reference.)
- The Historic Preservation Commission recommendations for approval of updates to the Deadwood Codified Ordinance #1211 Chapter 17.68 first reading will be on the City Commission agenda Monday. Chair Floyd and Mr. Toews will be in attendance to answer any questions.

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Adjournment:

There being no other business, Historic Preservation Commission meeting of February 25, 2015 adjourned at 6:05 PM.

ATTEST:

Laura Floyd - Chairman, Historic Preservation Commission
Bonny Fitch, Historic Preservation Office/ Recording Secretary