

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 22, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes from April 8, 2015
3. Voucher Approval
4. Old or General Business
 - a. Announcement of 2015 Scholarship Recipients – G.R.A.P.E. Committee
 - b. 2015 Microfilm & Digitization Project with SD State Archives: Mortuary Records – Archives
 - c. 2015 Microfilm & Digitization Project with SD State Archives: Bonds & Letters – Archives
 - d. Donation #2015.02 & #2015.03 – Archives
 - e. Photo Usage Request from Prairie Berry Winery
 - f. Loan Committee's Recommendation of Paint Grant Program Updates
 - g. Deadwood Lower Main Parking Lot and Visitor Center – P&T / Historic Preservation Office
5. New Matters before the Deadwood Historic District Commission
 - a. CoA – Case# H15009 – 29 Lee St – Double Diamond – Wood Windows
 - b. CoA – Case# H15010 – 37 Sherman St – Bob & Don Nelson – Wrought Iron Gate
 - c. CoA – Case# H15011 – 616-618 Main St – Doug & Misty Asermely – Tile Replacement
 - d. CoA – Case# H15012 – 659 Main St – Saloon #10/Utter Place – Replace front door
 - e. CoA – Case# H15013 – 606 Main St – Wayne Morris – Exterior Façade alterations
 - f. CoA – Case# H15014 – 50 Water St – City of Deadwood – Powerhouse Park Boardwalk
 - g. CoA – Case# H15015 – 69 Sherman St – Black Hills Novelty LLC - Windows
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - Dennis Sabo – 152 Charles Street – Interest Rate Correction
 - 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

**CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION**

Wednesday, April 22, 2015

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

Absent: Chair Laura Floyd and Ms. Terri Williams, City Attorney, were absent.

Mr. Kevin Kuchenbecker, Historic Preservation Officer; Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services; and Mike Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services were all present.

Present City Commission members: Dave Ruth Jr., Jim Van Den Eykel and Georgeann Silvernail were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Vice-Chair Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, April 22, 2015 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of April 8, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Berg to approve the minutes of Wednesday, April 8, 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 \$49,952.34. Aye – All. Motion carried.

Old or General Business:

Thank you

Ms. Donna Randolph thanked the Historic Preservation Commission for partnering with NeighborWorks to assist in providing a new roof for her home. She stated she now enjoys the sound of rain instead of associating it with fear or dread. *(Thank you letter attached as Exhibit A)*

Announcement of 2015 Scholarship Recipients – G.R.A.P.E. Committee

Mr. Berg informed the Commission five scholarship applications were submitted for the Historic Preservation Scholarship; on March 10, 2015 the G.R.A.P.E. Committee reviewed and read the essays. Mr. Berg noted two recommendations were unanimously chosen to receive the scholarships: Cole Kuchenbecker and Bridger Larson. A letter will be sent out to the recipients inviting them to attend the May 13, 2015 meeting. *It was moved by Mr. Blair and seconded by Mr. Berg to approve the 2015 Scholarship recommendations in the amount of \$1000 per student. Aye - All. Motion carried.*

2015 Microfilm & Digitization Project with SD State Archives: Mortuary Records - Archives

Mr. Kuchenbecker informed the Commission this office is requesting permission to enter into a contract with the South Dakota State Archives to microfilm and digitize twenty (20) historic mortuary ledgers on loan from the Fidler-Isberg Funeral Chapel of Spearfish, SD. *(Memo & documentation attached as Exhibit B)* *It was moved by Mr. Blair and seconded by Mr. Namminga to recommend the City Commission allow the City Archives to enter into contract with the South Dakota State Archives to microfilm and digitize mortuary records with cost not to exceed \$3,500.00 from the 2015 budgeted City Archive project. Aye – All. Motion carried.*

2015 Microfilm & Digitization Project with SD State Archives: Bonds & Letters - Archives

Mr. Kuchenbecker informed the Commission this office is requesting permission to enter into a contract with the South Dakota State Archives to microfilm and digitize nine (9) Lawrence County Executor and Administrator Bonds and letters books. *(Memo & documentation attached as Exhibit C)* *It was moved by Mr. Blair and seconded by Mr. Namminga to recommend the City Commission allow the City Archives to enter into contract with the South Dakota State Archives to microfilm and digitize Bonds and letters with cost not to exceed \$2,500.00 from the 2015 budgeted City Archive project. Aye – All. Motion carried.*

Donations #2015.02 and #2015.03 – Archives

Mr. Kuchenbecker informed the Commission this office is requesting permission to formally accept donation items into the City's permanent collection. These donations fall within the City Archives mission statement and were approved by the Archaeology, Archives and Acquisitions (AAA) Committee at the April 15, 2015 meeting. The donations consisted of the following: **Donation 2015.02** Taffy Tucker of Spearfish, SD donated one 8x10" cabinet card of eight men posing in front of a depot, possibly the Lead Chicago & Northwestern. Based on phone conversation with Ms. Tucker, the image once hung in the Franklin Hotel. **Donation 2015.03** Tom Wolf of Lead, SD donated an oversized railroad map titled Railroad map of South Dakota: Prepared by the Board of South Dakota Railroad Commissioners. This map records the routes of twelve railroads within the State of South Dakota. The approximate date of the map would be circa 1910 to 1920. *(Memo attached as Exhibit D)* **It was moved by Mr. Blair and seconded by Mr. Williams to accept donations into the City's permanent collection as recommended by the Archaeology, Archives and Acquisitions Committee. Aye – All. Motion carried.**

Photograph Usage Request from Prairie Berry Winery

Mr. Kuchenbecker informed the Commission this office was contacted by Prairie Berry LLC requesting permission to incorporate a photograph from the City's collection of James Butler Hickok into a new label for their wine. Based on recommendations of staff and the City Attorney, it was discussed to waive the fee in exchange for a courtesy to be printed on the label of each bottle. *(Memo & documentation attached as Exhibit E)* **It was moved by Mr. Berg and seconded by Mr. Blair to recommend the City Commission waive the \$75.00 fee in exchange for placing a courtesy on every wine label using image of cabinet card of James Butler Hickok (PHO.2006.310.3.1). Aye – All. Motion carried.**

Loan Committee's Recommendation of Paint Grant Program Updates

Mr. Kuchenbecker informed the Commission of the proposed revisions to the Historic Preservation Paint Grant application and guidelines as recommended by the Loan Committee. *(Memo, application & guidelines attached as Exhibit F)* **It was moved by Mr. Toews and seconded by Mr. Blair to approve revisions and the new application for the Paint Grant as recommended by the Loan Committee. Aye – All. Motion carried.**

Deadwood Lower Main Parking Lot and Visitor Center – P&T / Historic Preservation

Mr. Kuchenbecker noted the Lower Main Visitor Center was discussed at the City Commission meeting held on Monday, April 20; however, the discussion of the City Commission's share was continued until after the issue of where all the funding would come from for the whole project as well as Historic Preservation Commission's support.

Ms. Mary Jo Nelson, City Finance Officer, presented a financial information packet to each Commissioner detailing where Historic Preservation funds currently stand; what Capital Improvement projects have been funded; and the list of total debts to date. She explained to the Commission the estimated construction cost of the Lower Main Visitor Center is projected at \$7.2 Million. Ms. Nelson continued to inform the Commission the City's Parking & Transportation (P&T) Committee is recommending to the City Commission to enter into a Service Proposal with Chamberlin Architect in the amount of \$550,800.00 for the Deadwood Lower Main parking Lot and Visitor Center Project. P&T recommended a 50/50 cost share of \$358,800.00, the amount over remaining budget from Parking of Transportation Fund, to be split between Historic Preservation and General fund in the amount of \$179,400.00 from each. She is working on funding options which hopefully will include a commitment from Historic Preservation to recommend funding in conjunction with the City's P&T Committee and General Funds. *(Memo w/documentation and financial information packet attached as Exhibit G)* **It was moved by Mr. Blair and seconded by Mr. Berg to approve share from Historic Preservation in the amount of \$179,000.00 for the final development plans for the Lower Main Parking Lot & Visitor Center with balance coming from General fund and Parking & Transportation Funds budget line items. Aye – All. Motion carried.**

New Matters before the Deadwood Historic District Commission

Case #H15009 – 29 Lee Street – Windows – Double Diamond Casino Corp/Mike Trucano

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace windows with historically correct wood windows as submitted in Certificate of Appropriateness application dated April 15, 2015 at 29 Lee Street as presented. *(Staff report and application attached as Exhibit H)* **Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Toews and seconded by Mr. Blair 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 29 Lee Street. Aye- All. Motion carried.**

Case #H15010 – 37 Sherman Street – Gate Replacement – Branch House/Bob & Don Nelson

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace gates at parking lot of Branch House after some recent damage. This gate is proposed to be replaced with a black wrought iron bi-particle swing gate 18 feet long 5.6 feet high with finial spears and black steel posts 5 inches square with ball finials as submitted in Certificate of Appropriateness application dated April 15, 2015 at 37 Sherman Street as presented. *(Staff report and application attached as Exhibit I)* **Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Toews 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 37 Sherman Street. Aye- All. Motion carried.**

Case #H15011 – 616-618 Main Street – Replace Landing Tiles – Green Door Brothel/Sick Boy – Doug & Misty Asermely

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace tile on landings for all 4 doors entering building with wood grain ceramic tile as submitted in Certificate of Appropriateness application dated April 15, 2015 at 616-618 Main Street as presented. *(Staff report and application attached as Exhibit J)* **Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Berg 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.**

Case #H15012 – 659 Main Street – Front Door – Saloon #10 Inc./Utter Place / Gary Keehn

Mr. Kuchenbecker informed the Commission the applicant requests permission to change out front door with right side-lite to front door with left side-lite as submitted in Certificate of Appropriateness application dated April 15, 2015 at 659 Main Street as presented. *(Staff report and application attached as Exhibit K)* **Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Toews and seconded by Mr. Blair 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 659 Main Street. Aye- All. Motion carried.**

Case #H15013 – 606 Main Street – Store Front Alterations – Wayne Morris

Mr. Kuchenbecker informed the Commission the applicant requests permission to do appropriate alterations needed to bring it back to the original storefront as submitted in Certificate of Appropriateness application dated April 16, 2015 at 606 Main Street as presented.

Mr. Kuchenbecker thanked the Commission for the ability to do exploration on the façade to determine what the original storefront looked like. He also thanked Mr. Wayne Morris for working with the Historic Preservation Office throughout the process. *(Staff report and application attached as Exhibit L)* **Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Berg and seconded by Mr. Blair 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 606 Main Street. Aye- All. Motion carried.**

Case #H15014 – 50 Water Street – Powerhouse Park Boardwalk – City of Deadwood

Mr. Kuchenbecker informed the Commission the City of Deadwood proposed a Powerhouse Park development plan which includes extending a pedestrian path from the Mickelson Trail to the Historic power plant foundation and using the historic concrete piers to support an elevated boardwalk as submitted in Certificate of Appropriateness application dated April 16, 2015 at 50 Water Street as presented. *(Staff report and application attached as Exhibit M)* **Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Blair 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 50 Water Street. Aye- All. Motion carried.**

Case #H15015 – 69 Sherman Street – Windows – Black Hill Novelty, LLC/Mike Trucano

Mr. Kuchenbecker informed the Commission the applicant requests permission to remove, repair, paint and reinstall existing windows as submitted in Certificate of Appropriateness application dated April 16, 2015 at 606 Main Street as presented. *(Staff report and application attached as Exhibit N)* **Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Toews and seconded by Mr. Berg 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 69 Sherman Street. Aye- All. Motion carried.**

New Matters before the Deadwood Historic District Commission

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

It was moved by Mr. Namminga and seconded by Mr. Williams to approve the HP Revolving Loan Fund disbursement in the amount of \$9,880.06, based on information as presented by Ms. Joy McCracken, Executive Director 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.

152 Charles Street – Dennis Sabo

It was moved by Mr. Toews and seconded by Mr. Blair to approve amending the extension granted on April 8, 2015 to correct a typographical error on the interest rate to match the original loan approval of Revolving Loan with maturity date of July 31, 2015 for Dennis Sabo of 152 Charles St, as presented. Aye-All. Motion carried. (NeighborWorks packet attached as Exhibit O and incorporated herein by this reference)

Retaining Wall Program/Disbursements:

No applications were addressed at this meeting.

Revolving Loan Fund/Retaining Wall Program Update

No applications were addressed at this meeting.

Items from Citizens not on Agenda

- On behalf of the Historic Preservation Commission, Mr. Blair thanked Georgeann Silvernail for her 20+ years as City Commissioner.
- Mr. Bill Haas, Deadwood resident, questioned where the previously discussed microfilming and digitization projects would be indexed. He stated he does genealogy and wanted to know where the public could access such records.
Mr. Kuchenbecker explained the records will be accessible through the City Archives office as well as in the future possibly through the Homestake Adams Research & Cultural Center (HARCC).

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

Mr. Kuchenbecker reported on the following items:

- Real Estate Workshop is set for tomorrow, Thursday, April 23 from 8:00 am to 3:30 pm with 15 realtors pre-registered; All City and Historic Preservation Commissioners will be comped;
- Pre-Construction meeting for St. Ambrose Phase V was today. We are having meetings the first and third Wednesday of each month;
- Rodeo Grounds project is coming along quite well. They were pouring the footings yesterday and today. We are having construction meetings every two weeks;
- Mike Runge is working with Fort Meade Museum on loaning the Poker Alice Hat. We have done this for the last two years. The paperwork will be presented at the next City Commission meeting;
- At the City Commission meeting they accepted the referendum for Ordinance 1211. There will be a special election on June 2;
- The History Conference is coming up May 29 and 30. Let Kate know if you wish to attend;
- Mike Runge's staff report is in your packet;
- There will be a Ribbon Cutting at Rotary Park May 29, 10:00 a.m.;
- Dena Stanford, Architectural Historian, with the National Parks Service will be in Deadwood the week of May 4, 2015;
- The City of Deadwood and Historic Preservation Commission received the Regional Partner of the Year from the U.S. Forest Service on April 21, 2015. We received a custom bowl that is made specifically for this program.

Committee Reports

- Tom Blair reported the Deadwood Alive meeting was today. They are getting ready to start the summer program.

HPC Meeting
Wednesday, April 22, 2015

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:14 p.m.

ATTEST:

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