

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 13, 2015 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of Minutes from April 22, 2015
3. Voucher Approval
4. Old or General Business
  - a. Award 2015 Scholarship Recipients
  - b. Broken Boot Grant Consideration – G.R.A.P.E. Committee
  - c. South Dakota Humanities Council's 2015 Festival of Books - Donation Request
  - d. Deadwood Lower Main Parking Lot and Visitor Center – Discussion
  - e. Wayfinding Project update and approval – Historic Preservation Office
  - f. Window & Door Program review and adoption – Loan Committee
  - g. Deadwood Downtown Plan – Design Studio – May 13 & 14 – Revitalization Committee
5. New Matters before the Deadwood Historic District Commission
  - a. CoA - Case#**H15019** - 555 Main St - Utility Box Wraps - Tin Lizzie - Lee Harstad
  - b. CoA - Case#**H15020** - 622 Main - Information Kiosk - Prairie Edge - Rick and Margi Olesen
  - c. CoA - Case#**H15021** - 470 Main - Awning Color - Mckennas Gold Casino/Ensignal – Blake Haverberg
  - d. CoA - Case#**H15022** - 460 Main - Awning Size - First Western Insurance - Blake Haverberg
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – Case#**H15016** – 126 Charles St – Malcolm McKillop – Breezeway/Deck/Foundation/Window
  - b. PA – Case#**H15017** – 270 Main St – Mike Gustafson – Construct new Polebarn
  - c. PA – Case#**H15018** – 52 Lincoln Ave – Tim Conrad – Siding
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
  - b. Revolving loan Program/Disbursements
    - Richard Morgan – 2 Dudley – Extension Request
    - Nugget Saloon – 604 & 606 Main Street – Commercial Life Safety Loan
  - 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, May 13, 2015**

**Present Historic Preservation Commission:** Chair Laura Floyd, Vice-Chair Michael Johnson, Lynn Namminga, Thomas Blair and Chuck Williams were present.

**Absent:** Lyman Toews, Dale Berg, Mike Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services and Ms. Terri Williams, City Attorney, were absent.

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

**Present City Commission members:** Mayor Chuck Turbiville and Dave Ruth Jr. were present.

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

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 13, 2015 at 5:00 PM in Century Room located in the Historic Preservation Office at 108 Sherman Street in Deadwood, SD.

**Approval of April 22, 2015 HPC Minutes:**

*It was moved by Mr. Johnson and seconded by Mr. Blair to approve the minutes of Wednesday, April 22, 2015 as presented. Aye – All. Motion carried.*

**Voucher Approval:**

Operating Account

*It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$243,760.35. Aye – All. Motion carried.*

*It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Bonded Account in the amount of \$36,000.00. Aye – All. Motion carried.*

**Old or General Business:**

Award 2015 Scholarship Recipients

Chair Floyd and Mayor Turbiville presented the 2015 Historic Preservation Commission Scholarship Award to Bridger Larson, Senior at Lead-Deadwood High School, in the amount of \$1000 for continuing education. Bridger Larson thanked the Historic Preservation Commission for this opportunity; he plans to attend Southeast Technical Institute in Sioux Falls, SD 57107 to study Landscape Design & Horticulture.

Chair Floyd and Mayor Turbiville presented the 2015 Historic Preservation Commission Scholarship Award to Cole Kuchenbecker, Senior at Lead-Deadwood High School, in the amount of \$1000 for continuing education. Cole Kuchenbecker thanked the Historic Preservation Commission; he plans to attend Black Hills State University of Spearfish, SD to study Environmental Sciences and Outdoor Education.

Chair Floyd stated they both wrote impressive essays about the importance of history and how their intended future plans can eventually be a benefit to history.

Broken Boot Grant Consideration – G.R.A.P.E. Committee

Mr. Kuchenbecker informed the Commission the G.R.A.P.E. Committee met on May 12, 2015 to review the Broken Boot application for the 2015 Not-for-Profit Grant program. The Broken Boot Mine requested funding to help offset costs to repair failing timbers and rotting wood; upgrade exterior signs; complete the upgrading of the interior lighting; paint exterior; and replace the older section of the gold panning cover. *(Memo attached as Exhibit A) It was moved by Mr. Blair and seconded by Mr. Namminga to recommend the City Commission approve granting the Broken Boot Mine project funding up to the amount of \$28,060.90 under the 2015 Not-For-Profit program and as allowable under the guidelines of the grant program. Aye – All. Motion carried.*

South Dakota Humanities Council's 2015 Festival of Books – Donation Request

Mr. Kuchenbecker informed the Commission since 2003, the City of Deadwood, the Historic Preservation Commission and the Deadwood City Library have partnered with the South Dakota Humanities Council to support their annual Festival of Books. He noted, in past years, the family-friendly festival has been a great opportunity for readers to meet their favorite

HPC Meeting

Wednesday, May 13, 2015

writers as well as welcome authors and booklovers alike to our unique town. The G.R.A.P.E. Committee discussed the request yesterday, May 12, 2015 and recommends approval of funding the 2015 Festival of Books in the amount of \$10,000.00 as done in the past years. *(Memo & documentation attached as Exhibit B) It was moved by Mr. Blair and seconded by Mr. Namminga to recommend the City Commission approve funding the 2015 Festival of Books in the amount of \$10,000.00 from the Public Education / Advocacy line of the 2015 Historic preservation Budget. Aye – All. Motion carried.*

#### Deadwood Lower Main Parking Lot and Visitor Center – Discussion Only

Mr. Kuchenbecker informed the Commission the City Commission moved to allow the Mayor to sign Chamberlin Architect Services proposal in the amount of \$550,800 and approved 50/50 cost share between Historic Preservation and General Fund for \$358,800, the amount over the remaining budget available from Parking and Transportation Fund. He explained the Architect is reviewing plans for ways of cost savings by bidding out with an alternate clock tower as well as checking with Civil Engineering on reducing the second sidewalk and retaining wall along Whitewood creek. Mr. Kuchenbecker informed the Commission the Certificate of Appropriateness should follow for Historic Preservation Commission consideration within the next couple meetings; by July 1 a closer budget should be available along with final Design Development. He anticipates the construction implementation phase could go out to bid in September. *(Memo & documentation attached as Exhibit C)*

#### Wayfinding Project update and approval – Historic Preservation Office

Mr. Kuchenbecker informed the Commission the City-wide Wayfinding Design Development packet provided in each binder identifies each location and method of the wayfinding signage. He noted a lot of work has gone into this project by the Parking and Transportation Committee. He pointed out the style of the signs incorporates in the new logo as well as the Victorian and rustic design with signage placed on cedar posts with custom-made caps. He informed the Commission \$250,000 was budgeted in 2015 for Wayfinding and asked for recommendation to City Commission to approve moving forward with the project to bid out jointly both Phase I: Vehicular signs and Phase II: Arch. He noted, if approved by City Commission, the project will advertise bid opening June 9, 2015. *(Memo attached as Exhibit D) It was moved by Mr. Johnson and seconded by Mr. Blair to recommend the City Commission approve moving forward with Phase I & II of the Deadwood Wayfinding project. Aye – All. Motion carried.*

#### Windows & Door Program review and adoption – Loan Committee

Mr. Kuchenbecker informed the Commission of the proposed revisions to the Historic Preservation Window/Door Program application, policy guidelines and administrative procedures as recommended by the Loan Committee. *(Memo, application, policy guidelines and administrative procedures attached as Exhibit E) It was moved by Mr. Blair and seconded by Mr. Johnson to adopt revisions of the guidelines, administrative procedures and application for the HP Windows and Door Program as recommended by the Loan Committee. Aye – All. Motion carried.*

#### Deadwood Downtown Plan – Design Studio – May 13 & 14 – Revitalization Committee

Mr. Kuchenbecker informed the Commission a Design Studio workshop hosted by TSP and RDG is being held at City Hall this week with two sessions open to the public set for today from 4-6pm and tomorrow from 12-1pm. He encouraged everyone to take part in viewing concepts and discuss ideas for the future of Deadwood's downtown. He urged the Commission to participate in the survey sent out by the Deadwood Chamber's Revitalization Committee asking for opinions on several proposed concepts and ideas which would be in the best interest of Deadwood.

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

##### Case#H15019 - 555 Main St - Utility Box Wraps - Tin Lizzie - Lee Harstad

Mr. Kuchenbecker informed the Commission the applicant requests permission to install a wrap printed with historic photos of Deadwood onto two large utility boxes located in the parking lot north of the Tin Lizzie. Material used will be high-performance 3M vinyl with graffiti-resistant 3M over laminate as submitted in Certificate of Appropriateness application dated April 30, 2015 at 555 Main Street as presented. *(Staff report and application attached as Exhibit F) 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 555 Main Street. Aye- All. Motion carried.*

##### Case#H15020 - 622 Main - Information Kiosk - Prairie Edge - Rick and Margi Olesen

Mr. Kuchenbecker informed the Commission the applicant requests permission to place Stage Coach Tours and 1876 Theatre kiosk in entry way with no money transactions, information only as submitted in Certificate of Appropriateness application dated May 5, 2015 at 622 Main Street. *(Staff report and application attached as Exhibit G) Based upon the*

***guidance found in DCO 17.68.050, it was moved by Mr. Namminga and seconded by Mr. Johnson 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 622 Main Street. Aye- All. Motion carried.***

Case#H15021 - 470 Main - Awning Color - Mckennas Gold Casino/Ensignal – Blake Haverberg

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace current awning from a color of blue to black as submitted in the Certificate of Appropriateness application dated May 5, 2015 at 470 Main Street. *(Staff report and application attached as Exhibit H)* ***Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Johnson 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 470 Main Street. Aye- All. Motion carried.***

Case #H15022 - 460 Main - Awning Size - First Western Insurance - Blake Haverberg

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace current First Western Insurance awning to smaller size as submitted in Certificate of Appropriateness application dated May 6, 2015 at 460 Main Street. *(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. Johnson 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 460 Main Street. Aye- All. Motion carried.***

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

Case #H15016 – 126 Charles St – Malcolm McKillop – Breezeway/Deck/Foundation/Window

Mr. Kuchenbecker informed the Commission the applicant requests permission to update/stabilize and paint front porch with new posts; rebuild deck at rear; address basement rock foundation issues; and install new basement window with new window well as submitted in Project Approval dated April 28, 2015 at 126 Charles. *(Staff report and applications attached as Exhibit J)* ***Based upon all evidence presented, it was moved by Mr. Blair 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 126 Charles Street. Aye- All. Motion carried.***

Case #H15017 – 270 Main St – Mike Gustafson – Construct new Polebarn/Window

Mr. Kuchenbecker informed the Commission First Gold would like to place a new building next to the existing shop for use as storage. The applicant is requesting permission to construct a new 24' x 48' metal pole barn with one 16' door and one walk-in doorway as submitted in Project Approval application dated April 27, 2015 at 270 Main Street. *(Staff report and applications attached as Exhibit K)* ***Based upon all evidence presented, it was moved by Mr. Blair 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 270 Main Street. Aye- All. Motion carried.***

Case #H15018 – 52 Lincoln Ave – Tim Conrad – Siding

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace siding on the 2005 garage with cement or smart siding with same finish and reveal as submitted in Project Approval application dated May 4, 2015 at 52 Lincoln Ave. *(Staff report and applications attached as Exhibit L)* ***Based upon all evidence presented, it was moved by Mr. Blair 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 52 Lincoln Ave. 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

***It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$127.20, 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.

Richard Morgan – 2 Dudley

HPC Meeting

Wednesday, May 13, 2015

*It was moved by Mr. Blair and seconded by Mr. Johnson to approve extension request for HP Retaining Wall Loan with maturity date of August 1, 2015 for Richard Morgan, 2 Dudley, in the amount of \$29,822.00, based on information as presented. Aye - All. Motion carried.*

Nugget Saloon – 604 & 606 Main Street

*It was moved by Mr. Blair and seconded by Mr. Williams to approve Commercial Life Safety Loans for 604 Main in amount of \$10,000 and 606 Main in amount of \$50,000 based on information presented. Aye - All. Motion carried. (NeighborWorks packet attached as Exhibit M and incorporated herein by this reference)*

Mr. Kuchenbecker stated a grant for facades to assist property owners when removing inappropriate alterations has been discussed. He added when reviewing the programs it will also be considered.

Retaining Wall Program/Disbursements:

No applications were addressed at this meeting.

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

- Mr. Tim Conrad, owner of the old Redinger's building, current location of "MS Mail" and "Chris Cuts It", stated he would be interested in signing up for a grant to help property owners restore the facades of their structures.
- Keri Ruth informed the Commission the Broken Boot will be opening on Memorial weekend and is free to locals.

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

Mr. Kuchenbecker reported on the following items:

- Rodeo Grounds project is coming along with floors ready to be poured; underground work is almost completed. The fence project is complete;
- St. Ambrose Phase V is under way; contractor has begun the fence repairs and restoration;
- There is a meeting tomorrow on the Lower Main Visitor Center project;
- Budget letters were sent to all organizations Historic Preservation funds; all requests must be submitted by June 1. A Budget Committee meeting is scheduled for 8 a.m. on June 16;
- New badges for Deadwood Alive were distributed; Deadwood Alive logo was added to metal badge instead of plastic;
- Deadwood Alive the Trail of Jack McCall is free to local residents from June 1-13;
- Bids are out for 376 Main Street retaining wall;
- Quotes are being requested for drainage issues at Mt. Moriah Cemetery;
- Retaining Wall at 10 Harrison collapsed this week. Under SDCL 5-18A-9 a request will be made to City Commission on Monday to declare it an emergency; Immediate action needs to be taken as it is putting pressure on the house and has become a safety issue;
- Baseball Panels will be displayed Opening Day on May 26, 2015 at Keene Field and then at the History Conference in Pierre on May 28-29, 2015. Starting June 1, 2015 Library will display panels for the summer and available for future use statewide;
- Landscapers remodel for the Gateway are in design phase; this will provide a photo op area for tourist and visitors;
- Mr. Runge, the City Archivist, is on the State Archives Advisory Board and is attending a meeting in Pierre today;
- Thank you to the Commissioners who were in attendance when Ms. Sanford of the National Park Service visited;
- Sample of the bronze plaque for the Outside of Deadwood Grants was received.

### **Committee Reports**

- Mr. Blair reported Deadwood Alive met today and summer programs are getting ready to start. Committee discussed free admission for residents as well as holding a free day during Labor Day weekend for South Dakota residents;
- Chair Floyd read a thank you letter from the South Dakota Historical Society for supporting their conference;
- Chair Floyd referenced an article and Thank You received for a donation made to the BHSU Herbarium;
- Reminder Special Election pertaining to Ordinance 1211 will be on June 2 from 7 am to 7 pm.

### **Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:00 p.m.

ATTEST:

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Laura Floyd

Chairman, Historic Preservation Commission

Kate Storhaug, Historic Preservation Office/Recording Secretary