

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 24, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – August 10, 2016
3. Voucher Approval
4. Old or General Business
 - a. Deadwood Chamber of Commerce Bleachers – Lee Harstad – Exhibit A
 - b. Program Committee Report on Advertising Mural Project – No Exhibit
 - c. Retaining Wall Policy Guideline Addition/Correction – Exhibit B
 - d. Budget Presentation to South Dakota State Historical Society Board of Trustees – September 9, 2016 - No Exhibit
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
PA H16041 – Bev and Jim Posey – 45 Taylor – Resurface Retaining Wall and Steps – Exhibit C
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit D
Jim & Beverly Posey – 45 Taylor – Elderly Resident Program
Patricia Sherman – 5 Harrison – Elderly Resident Program
Patricia Sherman – 5 Harrison – Retaining Wall Program
James & Christine Mikla – 119 Charles – Windows/Doors Program
James & Christine Mikla – 119 Charles – Windows/Doors Program
 - b. Revolving Loan Program – Exhibit E
Retaining Wall Modifications
Lance Bobolz - 84 Van Buren
Luella Krebs - 77 Stewart
Caroline White - 3 Shine
Amy Gorzalka - 50 Van Buren
Robert Weber – 30 Jefferson – Cancel Windows Loan
Tracy Lewis – 512 Cliff – Loan Extension
Jesse Allen – 160 Charles St. – 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

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

All Applications **MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, August 24, 2016

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

Absent: Ms. Terri Williams, City Attorney, was absent.

Present City Commission: Chuck Turbiville, Dave Ruth and Jim Van Den Eykel

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services and Bonny Anfinson, Recording Secretary, 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, August 24, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of August 10, 2016 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HPC minutes of Wednesday, August 10, 2016 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$49,923.73. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Berg to approve the HP Bonded Account in the amount of \$31,590.00. Aye – All. Motion carried.

Old or General Business:

Deadwood Chamber of Commerce Bleachers – Lee Harstad – Exhibit A

Lee Harstad with the Deadwood Chamber of Commerce stated the original loan for the bleachers was on August 18, 1998 in the amount of \$150,000. Since that day, the Chamber has paid more than \$170,000 in interest and principal on the loan. On February 2, 2007, the loan was renewed in the amount of \$136,585.04 with a maturity date of February 1, 2021 at a rate of 6 percent interest. As of August 15, 2016, the remaining balance due is \$91,541.57. The Deadwood Chamber of Commerce will be moving to the new Deadwood Welcome Center in May 2017 and will no longer have use of the bleachers. The Chamber has attempted to sell the bleachers online and through Municipal League advertising. Two bids have been received for the bleachers, with the highest bid being \$12,000. At the July 13 meeting, the Chamber asked Historic Preservation for guidance as to what to do with the bleachers and Mr. Blair suggested looking into using the bleachers at the event complex. This option was not viable. The Chamber is requesting permission to sell the bleachers for \$12,000 and make a one-time payment towards the loan and forgive the remainder of the loan. Mr. Namminga asked who wanted to buy the bleachers for \$12,000. Mr. Harstad stated the State Fair. The lower bid was for \$8,000 from a private organization in Sioux Falls. City staff did check into using them at the rodeo grounds, but the bleachers are for indoor use and would not work. Mr. Blair stated the warranty is over on the bleachers. Chair Floyd asked if the \$170,000 is the correct amount. Jeanna Dewey stated she met with Joy McCracken, Neighborworks, and this amount is correct. *It was moved by Mr. Blair and seconded by Mr. Johnson to sell the bleachers to the highest bidder, return the proceeds to Historic Preservation and forgive the remaining balance of the loan. Aye – All. Motion carried.*

Program Committee Report on Advertising Mural Project

Chair Floyd stated Mr. Toews went around and took pictures of visible murals on Main Street. Mike Runge is researching historic photos of the murals. Jerity Krambeck has compiled information on the structures and prepared a report on what has been completed so far. The Program Committee primarily discussed what should be done in terms of getting started on a program to restore the murals. The committee discussed using one particular mural to use as a pilot project to determine what it would take to get it done cost-wise and owner participation. Mr. Toews stated the committee discussed starting with the Champion mural on the Celebrity Hotel building. Mr. Blair suggested contacting the Celebrity and getting matching funds for the project. Mr. Kuchenbecker stated the Manager, Ken Geinger, approached Historic Preservation several years ago about doing

the mural and received a bid of about \$3,800 to restore the mural back to 65 to 70 percent. In our research, it was discovered you do not take the mural back to 100%. You continue to keep it as a ghost sign. Discussion was also held on what type of easement would be used to assure mural is maintained in the future. Mr. Blair stated it would be nice to have done by fall. Mr. Kuchenbecker stated he will contact the Celebrity and report back at next meeting. Chair Floyd stated funding for this project would be a percentage from City and property owner. Do we know where the City funds for the project would come from? Mr. Kuchenbecker stated the city portion of the project would come out of the revolving loan account because there is nothing available in the operating budget. Mr. Namminga stated he would also like to see the Bullock hardware signs done. Mr. Kuchenbecker will make contact with the Celebrity Hotel and Bullock Hotel. Mr. Williams would like to see all the murals done and funded by the City.

Retaining Wall Policy guidelines Addition/Correction – Exhibit B

Mr. Kuchenbecker stated the City's forgivable portion of the Retaining Wall Program ends up being a loan to the owner. The owner's costs are 10% of the project plus 10% of the assessed value. If its life safety its 0% and if its non-life safety its market rate at 4%. This helps clean up the issues with Owner Occupied, Non-Owner Occupied and Life Safety. Suggested changes are being made to item 5. Owner's Financial Obligation; item 6. Inspections and Changes of Ownership; 7. Loan Conditions. Chair Floyd stated item 6 a. is repeated again in item 6 b. and could be deleted. Mr. Walker questioned if there needs to be documentation regarding changing the owner occupancy of the structure during the period of the loan. Chair Floyd stated we should discuss this matter at loan committee. ***It was moved by Mr. Blair and seconded by Mr. Berg to approve the suggested additions and corrections from the Program Committee to the Retaining Wall Policy Guidelines as presented. Aye – All. Motion carried.***

Budget Presentation to South Dakota Historical Society Board of Trustees – September 9, 2016

Mr. Kuchenbecker stated we have received the agenda from the State Historical Society Board of Trustees to present the 2017 budget on September 9, 2016. Historic Preservation is on the agenda for 11:00 a.m. Central Time. If any Historic Preservation Commissioners or City Commissioners wish to attend the meeting please let the office know. The suburban will be leaving for Pierre between 6:00 a.m. and 6:30 a.m. It is nice to have two or three Commissioners in attendance at these meetings. Staff has received the budget analysis from SHPO. It appears there are no concerns and everything is recommended for approval from SHPO. Any changes to the supplemental budget should be submitted to SHPO staff and report to the Board of Trustees.

New Matters before the Deadwood Historic District Commission

No matters considered.

New Matters before the Deadwood Historic Preservation Commission

PA H16041 – Jim and Bev Posey – 45 Taylor – Resurface Retaining Wall and Steps – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 45 Taylor Avenue a contributing structure located in the Ingleside Planning Unit in the City of Deadwood, circa 1905. The applicant is seeking permission to skim coat the retaining wall and resurface the steps. 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. This stone retaining wall is coated with concrete and it's starting to fail. Mr. Berg asked how much does a repair like this cost. Mr. Kuchenbecker stated the estimate is \$8,800.00. ***It was moved by Mr. Blair and seconded by Mr. Williams 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 retaining wall and step repairs at 45 Taylor Avenue. Aye- All. Motion carried.***

Revolving Loan Fund and Historic Preservation Programs:

Grant Program – Exhibit D

Jim & Beverly Posey – 45 Taylor – Elderly Resident Program
Patricia Sherman – 5 Harrison – Elderly Resident Program
Patricia Sherman – 5 Harrison – Retaining Wall Program
James & Christine Mikla – 119 Charles – Windows/Doors Program
James & Christine Mikla – 119 Charles – Windows/Doors Program

It was moved by Mr. Blair and seconded by Mr. Johnson to accept the consent agenda as presented and approve the Program Applications as submitted. Aye - All. Motion carried.

Revolving Loan Program/Disbursements

It was moved by Mr. Blair and seconded by Mr. Williams to approve HP Grant Fund disbursement in the amount of \$14,124.74, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Berg to approve HP Revolving Loan Fund disbursement in amount of \$222.04, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

The delinquency report was presented by Mr. Walker.

Revolving Loan Program - Exhibit E

Retaining Wall Modifications

Lance Bobolz - 84 Van Buren

Luella Krebs - 77 Stewart

Caroline White - 3 Shine

Amy Gorzalka - 50 Van Buren

Robert Weber – 30 Jefferson – Cancel Windows Loan

Tracy Lewis – 512 Cliff – Loan Extension

Jesse Allen – 160 Charles St. – Loan Extension

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the Revolving Loan Program Applications as submitted. Aye - All. Motion carried.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Retaining Wall Program Disbursements

It was moved by Mr. Johnson and seconded by Mr. Berg to approve HP Retaining Wall Loan Fund disbursement in amount of \$110,952.00, based on information as presented by Mike Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

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:

- A report on the accounting for 360 Williams was presented to the Commission showing how the project is coming along financially. Some of the costs are estimates and some are actual. We are fine on the budget as we move forward. To date we have spent \$33,919.13;
- 227 Williams is a couple weeks away from being transferred from Tin Lizzies to Neighborworks. A buyer is willing to rehab the structure;
- Five retaining walls are under construction or about finished;
- St. Ambrose Phase VI started last week;
- September 8, 2016, 5:00 – 7:00 p.m., there will be an open house, ribbon cutting and Chamber Mixer at Powerhouse Park;
- The Deadwood Welcome Center is moving along. The parking lot is being used. Wayfinding signs are going up. September 22 there is a meeting on the schematic design with Split Rock Studios;
- Today Deadwood hosted the South Dakota Department of Transportation Commission meeting. The meeting was in the Century Room and they toured the highway construction project;
- A press release has gone out for the Wall of Fame Nomination. Deadline is September 30 and the G.R.A.P.E. Committee will review on October 4 and select two candidates. The recipients will be announced at the October 26 meeting;
- The Block Clubs will have their first fall meeting on September 1, 2016 at City Hall;
- The Fountain House is being painted;
- Staff from the South Dakota Magazine were here photographing the China Town collection. There will be an article in the magazine in the future;
- Ms. Anfinson represented Deadwood last week at the CLG meeting in Brookings. Ms. Anfinson stated she attended the CLG meeting on August 12, 2016. CAMP (Commission Assistance and Mentoring Program) presented a workshop in Legal Options for Historic Preservation, Managing Your Preservation Program and Preservation Planning;
- Plans are getting closer to starting the Façade Program on Berg Jewelry.

Committee Reports:

Mr. Toews stated during the Program Committee meeting discussion was held on expanding the Historic Rehabilitation Program to two structures next year and are recommending approval. Mr. Toews asked if there needed to be approval to expand the program. Mr. Kuchenbecker stated it will be placed on the budget for approval.

Mr. Blair stated the month of July gaming numbers were down nine percent. This is the worst drop in 25 years.

Mr. Namminga asked when there will be a Demolition by Neglect Committee meeting. Mr. Toews stated it is planned for September.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:56 p.m.

ATTEST:

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