

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 25, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

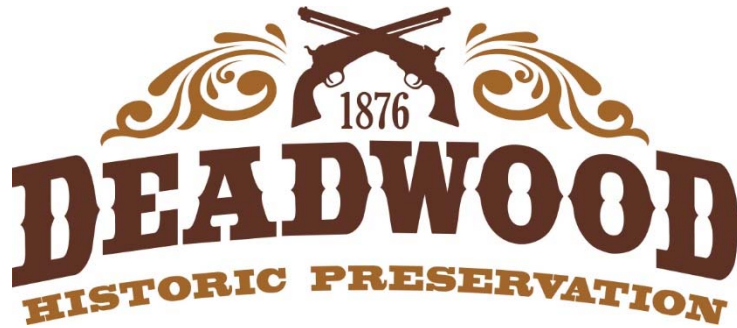
1. Call meeting to Order
2. Approval of HPC Meeting Minutes – March 11, 2020 Regular Meeting
3. Operating Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests
 - i. Steve Wells – 786 Main – Foundation Program – **Exhibit A**
 - ii. Scott Jacobs – 79 Sherman – Historic Ghost Mural Easement Program – **Exhibit B**
 - c. Grant Extension Requests – **Exhibit C**
 - i. Tyson Almonza – 62 Taylor Ave. -- Siding/Wood Windows and Doors Program
 - ii. Alvin & Sherrilyn Yost – 96 Charles – Wood Windows & Doors Program
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan Program – **Exhibit D**
 - i. Lanny & Linda Shepherd – 16 Park St. – Retaining Wall Loan Request
 - ii. Marsha Morse – 20 Washington – Loan Refinance Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Professional Services Agreement – Albertson Engineering – **Exhibit E**
 - c. Deadwood Event Complex Wayfinding Agreement – BDT Architects & Design – **Exhibit F**
 - d. Oral History Program – **Exhibit G**
 - e. Charles Tillman – 560 Main – Opinion on Sign – **Exhibit H**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 200031 – Jeff Snedeker – 2 Fremont – Demolish House – **Exhibit I**
 - b. PA 200033 – Alan Goodman – 48 Lincoln – Replace Siding – **Exhibit J**
 - c. PA 200034 – Steve Wells – 784 Main – Repair Foundation – **Exhibit K**
 - d. PA 200036 – Neighborhood Housing – 158 Williams – Replace Windows – **Exhibit L**
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

Adjournment -- **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.*

This will be a Public Meeting conducted through an online meeting program called Zoom. To participate, please email hpadmin@cityofdeadwood.com to receive instructions on how to attend the HPC web/online meeting.

Please practice the CDC's social distancing recommendations

Please be considerate of others and if you no longer have business activities during the meeting do not feel obligated to remain



HISTORIC PRESERVATION COMMISSION MEETING

Wednesday, March 25, 2020 – 5:00 p.m. – Public Zoom Meeting

Present Historic Preservation Commission: Dale Berg, Lyman Toews, Beverly Posey, Robin Carmody, and Tony Williams

Absent: Willie Steinlicht, Tom Blair and Charlie Struble

Present City Commission:

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, Jeramy Russell, Planning and Zoning Administrator, Trent Mohr, Building Inspector and Bonny Anfinson, Program Coordinator

All motions passed unanimously unless otherwise stated.

Due to the COVID-19 pandemic this public meeting was held on-line through Zoom and Teleconference methods. There were no requests from the general public to participate prior to the meeting as posted.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, March 25, 2020 at 5:00 p.m.

APPROVAL OF HPC MINUTES:

It was moved by Ms. Posey and seconded by Mr. Williams to approve the HPC minutes of Wednesday, March 11, 2020. Aye – All. Motion Carried.

OPERATING VOUCHER APPROVAL:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$13,465.96. Aye – All. Motion carried.

REVOLVING LOAN FUND AND HISTORIC PRESERVATION PROGRAMS:

HP PROGRAM GRANT FUNDS APPROVAL

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$1,490.39 based on information as presented. Aye - All. Motion carried.

GRANT REQUESTS

- i. Steve Wells – 786 Main – Foundation Program – Exhibit A
- ii. Scott Jacobs – 79 Sherman – Historic Ghost Mural Easement Program – Exhibit B

It was moved by Ms. Posey and seconded by Mr. Toews to accept Steve Wells, 786 Main, into the Foundation Program. Aye - All. Motion carried.

It was moved by Ms. Posey and seconded by Mr. Toews to accept Scott Jacobs, 79 Sherman, into the Historic Ghost Mural Easement Program. Aye - All. Motion carried.

GRANT EXTENSION REQUESTS – Exhibit C

- i. Tyson Almonza – 62 Taylor Ave. -- Siding/Wood Windows and Doors Program
- ii. Alvin & Sherrilyn Yost – 96 Charles – Wood Windows & Doors Program

It was moved by Mr. Williams and seconded by Ms. Carmody to grant the extension for Tyson Almonza, 62 Taylor Avenue with this being the final extension allowed. Aye - All. Motion carried.

It was moved by Ms. Posey and seconded by Mr. Williams to grant the extension for Alvin and Sherrilyn Yost, 96 Charles. Aye - All. Motion carried.

REVOLVING LOAN VOUCHER APPROVAL

It was moved by Ms. Posey and seconded by Mr. Toews to approve the Revolving Loan disbursements in the amount of \$44,874.97 based on information as presented. Aye - All. Motion carried.

REVOLVING LOAN PROGRAM – Exhibit D

- i. Lanny & Linda Shepherd – 16 Park St. – Retaining Wall Loan Request
- ii. Marsha Morse – 20 Washington – Loan Refinance Request

It was moved by Ms. Posey and seconded by Mr. Toews to approve both items together. Aye - All. Motion carried.

OLD OR GENERAL BUSINESS:

Main Street Initiative Update

Mr. Kuchenbecker stated all committee meetings have been canceled due to the COVID-19 pandemic so there is nothing to report at this time.

Professional Services Agreement – Albertson Engineering – Exhibit E

Mr. Kuchenbecker stated staff is desiring to bring Albertson Engineering on as a retainer for 2020 for their professional services for retaining walls and other issues when bringing in outside consultants. Three years ago, at the request of the City Commission, we did an RFP and Albertson Engineering was selected. It is staff's plan to issue a RFP every five years for these services. ***It was moved by Ms. Posey and seconded by Mr. Williams to recommend to the City Commission to enter into an agreement with Albertson Engineering for professional services for 2020. Aye – All. Motion carried.***

Mr. Toews recommended staff check with the insurance underwriters about liability insurance to make sure it is consistent with the city. Mr. Kuchenbecker will counsel with the Finance Office and Legal. ***It was moved by Mr. Toews and seconded by Ms. Posey to approve the first motion subject to confirming liability insurance requirements of the City. Aye - All. Motion carried.***

Deadwood Event Complex Wayfinding Agreement – BDT Architects & Design – Exhibit F

Mr. Kuchenbecker stated with the 100th anniversary of the Days of 76 Rodeo and Celebration advancing in the next couple years along with increase of events now being held at the Deadwood Event Complex, the current signage at the facility is not adequate to handle the bigger number of participants at these large events such as the PBR Rodeo, Days of 76 Rodeo

and Pro SnoCross events. Over the years different stages of signage have been installed depending on which project was being done at the time. There needs to be adequate entry identification, seating identification, directional signage, ADA restroom and many other regulatory signs. City staff is requesting permission to hire BDT Architects & Designers who was the principal designer of the citywide wayfinding and Deadwood Trail System to research and analyze the current signage of the Deadwood Event Complex at a cost not to exceed \$3,800.00 to be paid out of the Public Education line item. ***It was moved by Ms. Posey and seconded by Mr. Toews to recommend to the City Commission to hire BDT Architects and Designer to conduct research and analysis of the Deadwood Event Complex in an amount not to exceed \$3,800.00 to be paid out of the Public Education line item. Aye - All. Motion carried.***

Oral History Program – Exhibit G

Mr. Kuchenbecker stated the City Archives is requesting permission to hire Jaci Conrad Pearson to collect and transcribe (10) oral histories as part of the 2020 budgeted oral history project. The Deadwood Oral History Project is in its sixteenth year and has recorded and collected 164 individual recollections. Topics include longtime residents, the advent of legalized gaming, former City and Historic Preservation commissioners, former Homestake Slime Plant employees and the development of the Michelson Trail. ***It was moved by Mr. Posey and seconded by Mr. Williams to recommend to the City Commission to allow the City Archives to enter into a contract with Jaci Conrad Pearson, independent contractor, to collect and transcribe (10) oral histories as part of the 2020 oral history project. The cost for this project will not to exceed \$6,750.00. Aye - All. Motion carried.***

Charles Tillman – 560 Main – Opinion on Sign – Exhibit H

Mr. Kuchenbecker stated the Planning and Zoning Commission has requested an opinion from the Historic Preservation Commission regarding the parking lot sign at 560 Main. The building is changing ownership from Deadwood Gulch to Mr. Wu's. They are requesting permission to change an existing sign in the parking lot. The new sign will be larger with a dragon on both sides at the top with live flames coming out of their mouths. After review and discussion the Historic Preservation Commission does not feel the use of the dragons as part of the sign package would be adverse to the historic districts in which it is located. The commission's opinion is it does bring attention to the Chinese occupation of this area. The Historic Preservation Commission is not keen on the use of the open flames incorporated into the signs design as it is not congruent with other signs in the historic districts and would be concerned about the precedent it may set for use on future signs.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

PA 200031, Jeff Snedecker – 2 Fremont – Demolish House – Exhibit I

Mr. Kuchenbecker stated the applicant and their agent has requested the item be continued to the next meeting. Mr. Toews stated this is a demolition by neglect issue at this time. ***It was moved by Ms. Posey and seconded by Mr. Williams to continue this item until the April 8, 2020 meeting. Aye – All. Motion carried.***

PA 200033, Alan Goodman – 48 Lincoln – Replace Siding – Exhibit J

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 48 Lincoln Ave., a noncontributing structure located in the Presidential Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the siding with LP Smartside Diamond Kote smooth siding with a 5" reveal. 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. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that 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 move to grant a project approval for Alan Goodman, 48 Lincoln. Aye – All. Motion carried.***

PA 200034, Steve Wells, 784 Main – Repair Foundation – Exhibit K

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 784 Main St., a contributing structure located in the Upper Main Historic Overlay Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the foundation. The applicant has also applied for the Foundation Program. 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. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find that 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 move to grant a project approval for Steve Wells, 784 Main. Aye – All. Motion carried.***

PA 200036, Neighborhood Housing – 158 Williams – Replace Windows – Exhibit L

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 158 Williams St., a noncontributing structure located in the Forest Hill Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the windows on the structure. 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. ***It was moved by Ms. Carmody and seconded by Ms. Posey based upon all the evidence presented, I find that 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 move to grant a project approval for Neighborhood Housing, 158 Williams. 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 staff has been busy working through issues of Covid-19 and making our place safe. The City Commission did have an emergency meeting today for a resolution/ordinance to close necessary businesses in Deadwood starting at 5:00 p.m. tonight. There will also be an emergency meeting on Monday for the second reading of the ordinance. The Commission will also discuss the opportunities for some employees to work from home starting possibly next week. Staff is preparing to accommodate this directive if taken. Staff will continue to do inspections using proper CDC guidelines. For the foreseeable future, HPC meetings will be set up through the Zoom software program. Commissioners should also take a look at the archive's monthly report.

COMMITTEE REPORTS

Ms. Carmody stated a food donation has been set up. Sack lunches have been put together by local businesses. You can pull up at the Welcome Center for breakfast and lunch. Breakfast is 8:00 a.m. to 9:00 a.m. and lunch is 12:00 p.m. to 1:00 p.m. for this week. It may be a

combination bag on Monday depending on the community need from 12:00 p.m. to 1:00 p.m. and seniors can participate in meals.

Mr. Toews stated Mike Runge's work is excellent and thanked Cindy and Bonny for the extra work they are doing for the community and office. Staff is doing a fantastic job.

Mr. Berg stated Berg Jewelry has been closed since March 21. He is available if the city needs assistance for anything.

OTHER BUSINESS

The Historic Preservation Commission Meeting adjourned at 5:41 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Historic Preservation Office/Recording Secretary