

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 29, 2020 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – January 8, 2020 Regular Meeting
3. Operating Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests – **Exhibit A**
 - i. Dustin & Laura Floyd – 21 Lincoln – Foundation Program
 - ii. David Herdt – 97 Forest – Wood Windows & Doors Program
 - iii. Trevor Santochi – 10 Van Buren – Elderly Resident Program
 - iv. James & Sharon Burns – 794 Main – Wood Windows & Doors Program
 - v. David & Teri Bruce – 35 Madison – Siding Program
 - c. Grant Extension Requests – **Exhibit B**
 - i. Kris & Melony Fenton – 27 Lincoln – Siding Program
 - ii. Lee Thompson – 47 Forest – Windows & Doors Program
 - iii. Renee Burr – 25 McKinley – Windows & Doors Program
 - iv. Shirlene Joseph – 771 Main – Foundation Program
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan Program – **Exhibit C**
 - i. Dragon Belly LLC – 770 Main – Extension Request
 - ii. Dragon Belly LLC – 772 Main – Extension Request
 - iii. Bernie Reausaw – 336 Williams – Extension Request
 - iv. Michael & Dianne Hall – 66 Taylor – Extension Request
 - v. David Herdt – 97 Forest – Extension Request
 - vi. Joette Johnson – 78 Williams – Loan Modification Request
 - vii. Joette Johnson – 78 Williams – Additional Life Safety Loan Request
 - viii. Lance Bobolz – 84 Van Buren – Extension Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Purchase Metal Cabinet for Archaeological Collections – **Exhibit D**
 - c. Proposal for Collateral Brochure Production – **Exhibit E**
 - d. 2020 City of Deadwood Ledger Indexing Project – **Exhibit F**
 - e. Request to Replace Archives Scanner – **Exhibit G**
 - f. Conservation Proposal with Maryland Archaeological Conservation Laboratory – **Exhibit H**
 - g. USGS Technical Assistance Program Phases I & II – **Exhibit I**
 - h. Society of Black Hills Pioneers Annual Funding Request – **Exhibit J**
 - i. Proposal to Write Specifications for Rehabilitation of 824 Main – **Exhibit K**
 - j. Discussion/Update Demolition by Neglect -- Minimum Maintenance Issues
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 200013 – Dustin & Laura Floyd – 21 Lincoln – Repair Foundation – **Exhibit L**
 - b. PA 200014 – David Herdt–97 Forest–Replace Siding/Storm Windows/Door/Reroof/New Porch – **Exhibit M**
 - c. PA 200017 – David & Teri Bruce – 35 Madison – Replace Siding – **Exhibit N**
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 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, January 29, 2020

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

Absent: Willie Steinlicht and Tom Blair

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Susan Trucano, NeighborWorks, and Bonny Anfinson, Program Coordinator

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Wednesday, January 29, 2020 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

January 8, 2020 Regular Meeting

It was moved by Ms. Posey and seconded by Mr. Williams to approve the HPC minutes of Wednesday, January 8, 2020. Aye – All. Motion Carried.

2019 Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$10,764.27. Aye – All. Motion carried.

2020 Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$136,575.43. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$29,466.99 based on information as presented. Aye - All. Motion carried.

HP Grant Requests

- i. Dustin & Laura Floyd – 21 Lincoln – Foundation Program
- ii. David Herdt – 97 Forest – Wood Windows & Doors Program
- iii. Trevor Santochi – 10 Van Buren – Elderly Resident Program
- iv. James & Sharon Burns – 794 Main – Wood Windows & Doors Program
- v. David & Teri Bruce – 35 Madison – Siding Program

It was moved by Mr. Toews and seconded by Ms. Carmody to approve the grant request for Dustin & Laura Floyd, 21 Lincoln, Foundation Program; David Herdt, 97 Forest, Wood Windows and Doors Program; Trevor Santochi, 10 Van Buren, Elderly Resident Program; James & Sharon Burns, 794 Main, Wood Windows and Doors Program; David & Teri Bruce, 35 Madison, Siding Program. Aye - All. Motion carried.

HP Grant Extensions

- i. Kris & Melony Fenton – 27 Lincoln – Siding Program
- ii. Lee Thompson – 47 Forest – Windows & Doors Program
- iii. Renee Burr – 25 McKinley – Windows & Doors Program
- iv. Shirlene Joseph – 771 Main – Foundation Program

It was moved by Ms. Posey and seconded by Mr. Toews to approve the grant extension requests. 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 \$118,114.45 based on information as presented. Aye - All. Motion carried.

Revolving Loan Program

- i. Dragon Belly LLC – 770 Main – Extension Request
- ii. Dragon Belly LLC – 772 Main – Extension Request
- iii. Bernie Reausaw – 336 Williams – Extension Request
- iv. Michael & Dianne Hall – 66 Taylor – Extension Request
- v. David Herdt – 97 Forest – Extension Request

- vi. Joette Johnson – 78 Williams – Loan Modification Request
- vii. Joette Johnson – 78 Williams – Additional Life Safety Loan Request
- viii. Lance Bobolz – 84 Van Buren – Extension Request

It was moved by Ms. Posey and seconded by Mr. Toews to grant extension requests for Dragon Belly LLC 770 Main, Dragon Belly LLC, 772 Main, Bernie Reausaw, 336 Williams, Michael Dianne Hall, 66 Taylor, David Herdt, 97 Forest, Lance Bobolz, 84 Van Buren. Aye - All. Motion carried.

It was moved by Ms. Posey and seconded by Ms. Carmody to approve the loan modification request and additional life safety loan request for Joette Johnson, 78 Williams. Aye - All. Motion carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker reported the Main Street Initiative members participated in the Main Street Master Plan Charrettes. Promotions Committee K9 Keg Pull was a success with 55 to 60 dogs.

Purchase Metal Cabinet for Archaeological Collections – Exhibit D

Mr. Kuchenbecker stated the City Archives would like to purchase a lockable metal cabinet from Steel Fixture Manufacturing Company of Topeka, Kansas. The new metal cabinet will be used to properly store oversized textiles from the City's archaeological collections. The new cabinet will have adjustable shelves, lockable doors and sealed gasket to maintain a micro environment within the cabinet. The cabinet was an approved expenditure in the City Archives 2020 budget. ***It was moved by Ms. Posey and seconded by Ms. Carmody to recommend to the City Commission to allow the City of Deadwood Archives to purchase a lockable metal cabinet from Steel Fixture Manufacturing Company of Topeka, Kansas. The cost for this purchase will not exceed \$4,500.00 and will come out of the city archives budget. Aye - All. Motion carried.***

Proposal for Collateral Brochure Production – Exhibit E

Mr. Kuchenbecker stated the City Archives would like to hire TDG Communications to update the existing downtown walking tour brochure and design a new map brochure for Mount Moriah Cemetery. The proposed walking tour update will include adding new interpretive panels, redesigning the pedestrian map and the addition of new pages. The proposed cemetery brochure will replace the newspaper map and trifold. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission to approve TDG Communications proposal of \$2,500.00 to update the existing downtown walking tour brochure and design a new map brochure for Mount Moriah Cemetery to be paid out of the HP Public Education budget. Aye – All. Motion carried.***

2020 City of Deadwood Ledger Indexing Project – Exhibit F

Mr. Kuchenbecker stated the City of Deadwood Archives is requesting permission to enter into a contract with Donald Toms of Lead, South Dakota to index the Lawrence County Tax Records (1991 – 1910) as part of the 2020 ledger indexing project. The Historic Preservation Commission has budgeted \$8,000.00 to index the City's collection of Lawrence County ledgers. These ledgers provide insight into the criminal and legal activities of Lawrence County. ***It was moved by Mr. Toews and seconded by Mr. Williams to recommend to the City Commission to approve the City of Deadwood Archives to enter into a contract with Donald Toms, independent contractor, to index the Lawrence County Tax Records (1891 – 1910) as part of the 2020 ledger indexing project. The cost for this project will not exceed \$8,000.00. Aye – All. Motion carried.***

Request to Replace Archives Scanner – Exhibit G

Mr. Kuchenbecker stated the Archives Department is requesting permission to purchase a new document/photographic scanner. This City Archives would like to purchase the Epson Expression 12000XL based on the recommendations outlined by the Digital Library of South Dakota. This new scanner will replace the Epson 700 scanner purchased by the City Archives in 2011. The old scanner will be relocated into the Archaeological Lab and used as the objects scanner for the archaeological collections. This purchase was budgeted in the 2020 City Archives budget. ***It was moved by Ms. Posey and seconded by Ms. Carmody to recommend to the City Commission to allow City of Deadwood Archives to purchase the Epson Expression 12000XL photo scanner from Large Document Solutions for an amount not to exceed \$4,500.00 to be paid out of the City Archives budget. Aye – All. Motion carried.***

Conservation proposal with Maryland Archaeological Conservation Laboratory – Exhibit H

Mr. Kuchenbecker stated the Historic Preservation Office is requesting permission to hire the Maryland Archaeological Conservation Laboratory (MAC-Lab) to assist and recover the wood water feature and woven basket unearthed at the Tin Lizzies Archaeological site located at 555 Main Street. As part of the agreement a representative from the lab will be available for 2.5 days to prepare and lift artifacts from the site and to package them for transportation to the MAC Lab. The cost of the agreement is \$2,900. ***It was moved by Ms. Posey and seconded by Mr. Williams to recommend to the City Commission to hire Maryland Archaeological Conservation Laboratory to assist and recover the wood water feature and woven basket unearthed at the Tin***

Lizzies Archaeological site located at 555 Main Street. The cost will not exceed \$2,900. Aye – All. Motion carried.

USGS Technical Assistance Program Phases I & II – Exhibit I

Mr. Kuchenbecker stated the Historic Preservation Office is requesting permission to hire the US Geological Survey, Dakota Water Science Center in Rapid City to map the subsurface historic artifacts and geological changes at the Tin Lizzies Archaeological site located at 555 Main Street. Phase I of the two phase project will include the survey and collecting data. The USGS will use a high precision Real-Time Kinematic survey unit to record the geographic coordinates and elevations. Phase II will include the data processing and mapping the data set. The cost for Phase I and II is \$12,000 and it will come out of the archaeology line item. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission to hire US Geological Survey, Dakota Water Science Center to map the subsurface historic artifacts and geological changes at the Tin Lizzies Archaeological Site located at 555 Main for Phase I and Phase II for an amount not to exceed \$12,000 and will come out of the archaeology line item. Aye – All. Motion carried.***

Society of Black Hills Pioneers Annual Funding Request – Exhibit J

Mr. Kuchenbecker stated the Society of Black Hills Pioneers publishes a book each year about the historic families of the members of the society. The Historic Preservation Commission has granted money each time to help fund this project. This year they are requesting \$3,000.00 to help cover expenses for the 2020 publication. The funding requests in the past have ranged from \$2,200.00 to \$2,500.00 since 2015. ***It was moved by Mr. Toews and seconded by Mr. Williams to recommend to the City Commission to approve funding the 2020 publication for the Society of Black Hills Pioneers historic families in the amount of \$3,000.00 to be paid out of the HP public education line item. Aye – All. Motion carried.***

Proposal to Write Specifications for Rehabilitation of 824 Main – Exhibit K

Mr. Kuchenbecker stated the City has received a proposal from Keith Umenthum to write specifications for the rehabilitation of the house at 824 Main Street for the purpose of bringing the maintenance into compliance with the 2018 International Property Maintenance Code as adopted by the City of Deadwood. Staff recommends hiring Keith Umenthum at a cost of \$35.00 per hour not to exceed \$700. ***It was moved by Mr. Toews and seconded by Mr. Williams to hire Keith Umenthum to write specifications for the rehabilitation of 824 Main for a cost of \$35 per hour not to exceed \$700. Aye – All. Motion carried.***

Discussion/Update Demolition by Neglect – Minimum Maintenance Issues

It was moved by Mr. Toews and seconded by Ms. Posey to table this issue until the next meeting. Aye – All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission

PA 200013 – Dustin & Laura Floyd – 21 Lincoln – Repair Foundation – Exhibit L

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 21 Lincoln a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to repair the stone foundation of the structure. The original foundation consists of stonework, which over the decades has been mortared on numerous occasions. The existing stone foundation will be cleaned, tuckpointed and new mortar will be applied. The applicant is applying for the Foundation Grant. Staff's opinion is the proposed work and changes do not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the historic character of the local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District due to the temporary nature of the structure. ***It was moved by Ms. Posey and seconded by Ms. Carmody based upon all the evidence presented, I find 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. Aye - All. Motion carried.***

PA 200014 – David Herdt – 97 Forest – Replace Siding/Storm Windows/Door/Re-roof/New Porch – Exhibit M

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 97 Forest a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to install smart siding, new storm windows and a door. Plans are to re-roof the structure and eventually put a new porch on the rear. 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. Staff will coordinate with the applicant and contractor throughout the project. ***It was moved by Mr. Williams and seconded by Ms. Posey based upon all the evidence presented, I find 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. Aye - All. Motion carried.***

PA 200017 – David & Teri Bruce – 35 Madison – Replace Siding – Exhibit N

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 35 Madison a contributing structure located in the Ingleside Planning Unit. The applicant is requesting permission to replace the

inappropriate metal siding with JamesHardie siding with proper reveal. The applicant is also applying for the siding program. The past owners, Roger and Ann Ochse, did participate in the grant programs for this property but did not apply for the siding grant so there is no conflict. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon all the evidence presented, I find 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. Aye - All. Motion carried.***

Items from Citizens not on Agenda

Kristi Vallafuerte, representing the tenant of 732 Main Street who is in the Façade Program, is requesting funding for the secondary façade on the right side of the building. Information regarding the structure was presented to the Commission. This item will be reviewed by the committee and placed on the February 12, 2020 meeting agenda.

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

Mr. Kuchenbecker reported there were public meetings held on the Main Street Master Plan. There is another public meeting scheduled for April. In June there will be three HP Commission positions open. Lyman, Tom and Willis positions are up.

Committee Reports

Ms. Posey stated the Main Street Initiative Committee will be meeting at 12:00 instead of 12:30 from now on.

Other Business

The Historic Preservation Commission Meeting adjourned at 5:57 p.m.

ATTEST:

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