

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 9, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of September 25, 2019 HPC Meeting Minutes
3. Operating Voucher Approval.
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests – **Exhibit A**
 - i. Paul Casey – 370 Williams – Wood Windows & Doors
 - ii. 664 Main – Kevin Johnson – Historic Ghost Mural
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan Program – **Exhibit B**
 - i. John Hopkins – 308 Williams – Request to Charge Off Loan
 - ii. Jill & Todd Weber – 562 Williams – Retaining Wall Loan Request
 - iii. Erica & Ryan Bussiere – 45 Burnham – Foundation/Life Safety Loan Requests
 - iv. Glen Fasnacht – 74 Van Buren – RLF Safety Loan Request
5. Old or General Business
 - a. Firewise Update – Mike Runge
 - b. Headstone Grant Program Application Approvals -- **Exhibit C**
 - c. Update and issues of hillside cut at First Gold – Mike Towey
 - d. Main Street Initiative Update
 - e. Main Street Initiative – Century Link Building Façade Work -- Bill Pearson – **Exhibit D**
 - f. Demolition by Neglect – 20 Washington – **Exhibit E**
 - g. Deadwood Chamber of Commerce – Supplement Budget Request – **Exhibit F**
 - h. Project Approval/Certificate of Appropriateness Application Form Update – **Exhibit G**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 190329 – Kevin Johnson – 658, 662, 664 Main Street – Repair Mortar Cap/Roof Repairs – **Exhibit H**
 - b. COA 190330 – Kevin Johnson – 664 Main Street – Restore Two Ghost Murals – **Exhibit I**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190328 – Paul Casey–370 Williams– Repair windows/install storm windows/replace front door–**Exhibit J**
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.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, October 9, 2019

Present Historic Preservation Commission: Lyman Toews, Beverly Posey, Robin Carmody, Tom Blair, Tony Williams and Willis Steinlicht

Absent: Dale Berg

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Jeramy Russell, Planning and Zoning Administrator, Trent Mohr, Building Inspector, Susan Trucano, Neighborworks and Bonny Anfinson, Program Coordinator

All motions passed unanimously unless otherwise stated.

A quorum present, Vice Chairman Posey called the Deadwood Historic Preservation Commission meeting to order Wednesday, October 9, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

September 25, 2019 Regular Meeting

It was moved by Mr. Blair and seconded by Mr. Williams to approve the HPC minutes of Wednesday, September 25, 2019. Aye – All. Motion Carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Steinlicht to approve the HP Operating Account in the amount of \$90,191.87. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$9,303.46 based on information as presented. Aye - All. Motion carried.

Grant Requests – Exhibit A

- i. Paul Casey – 370 Williams – Wood Windows & Doors
- ii. 664 Main – Kevin Johnson – Historic Ghost Mural

It was moved by Mr. Toews and seconded by Mr. Blair to enter Paul Casey, 370 Williams, Wood Windows & Doors and Kevin Johnson, 664 Main, Historic Ghost Mural into the grant programs. Aye - All. Motion carried.

Revolving Loan Voucher Approval

It was moved by Mr. Toews and seconded by Mr. Blair to approve the Revolving Loan disbursements in the amount of \$15,024.10 based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit B

- i. John Hopkins – 308 Williams – Request to Charge Off Loan

It was moved by Mr. Toews and seconded by Mr. Blair to approve the charge off of loan for John Hopkins, 308 Williams. Aye - All. Motion carried.

- ii. Jill & Todd Weber – 562 Williams – Retaining Wall Loan Request
- iii. Erica & Ryan Bussiere – 45 Burnham – Foundation/Life Safety Loan Requests
- iv. Glen Fasnacht – 74 Van Buren – RLF Safety Loan Request

It was moved by Mr. Blair and seconded by Mr. Steinlicht to approve the loan requests. Aye - All. Motion carried.

Old or General Business:

Firewise Update – Mike Runge

Mike Runge gave a report on Firewise and how this program is important to Deadwood and protecting historic resources. Kuchenbecker and the Commission complemented Runge on his efforts and dedication.

Headstone Grant Program Application Approvals – Exhibit C

Mr. Kuchenbecker stated the Project Committee met and reviewed the headstone grant applications and recommend accepting #19001 Perry Johnson, #19002 Catherine Ingram, #19003 Charles Ingram, #19004 Harry DeLeray into the Headstone Grant Program. ***It was moved by Mr. Blair and seconded by Mr. Toews to accept #19001 Perry Johnson, #19002 Catherine Ingram, #19003 Charles Ingram, #19004 Harry DeLeray into the Headstone Grant Program. Aye - All. Motion carried.***

Update and issues of hillside cut at First Gold – Mike Towey

Mr. Kuchenbecker reported he has not heard from Mr. Towey regarding the project but will make contact with him.

It was moved by Mr. Blair and seconded by Mr. Steinlicht to continue the update and issues of hillside cut at First Gold until next meeting. Aye – All. Motion carried.

Main Street Initiative Update

Mr. Kuchenbecker reported the Promotion Committee has a few activities coming up – Little Black Dress which is a partnership with Deadwood History as a fundraiser for the Brothel Tours. Big Whiskey and HoHo Horseshoes. The Design Committee has several projects going on. Economic Restructuring meets next week.

Main Street Initiative – Century Link Building Façade – Ken Geinger – Exhibit D

Ken Geinger stated the Main Street Initiative Committee would like the commission to consider working with Century Link and design a façade and interior for the Century Link Building to include the first floor public bathrooms and retail space and on the second floor more retail space and living quarters. The current exterior look of the building does not fit the historical look of Deadwood. Hopes are to have the City pay to have plans drawn up and present to Century Link so they can see what could be done with the building. Mr. Kuchenbecker stated this would provide information for Century Link so they can see what it would look like and how Deadwood could utilize the building to its fullest extent. There is room for more retail in the building along with public restrooms. ***It was moved by Mr. Toews and seconded by Mr. Blair to recommend to the City Commission to direct staff to issue a RFP for Architectural Services to provide conceptual design for the Century Link building to be paid out of the Professional Services line item. Aye – All. Motion carried.***

Demolition by Neglect – 20 Washington – Exhibit E

Mr. Kuchenbecker gave a chronology of the recent determinations and actions by the Historic Preservation Commission and the City of Deadwood regarding the Demolition by Neglect status of 20 Washington. Should the City take action, it would be for legal to secure a Summary Judgement. It is currently on the market for sale. Mr. Toews asked how much effort are we talking about to get this property up to standard. Are we looking at three months? Mr. Mohr stated if a contractor with a crew of four or five guys it could be thirty days. Mr. Kuchenbecker stated the ball park figure for repairs is \$20,000 - \$30,000. Vice Chair Posey asked what would be the minimum amount of work needed to get the property out of Demolition by Neglect. This would add to the value and the ability for the owner to sale the property which means we would get our money back. Mr. Kuchenbecker stated if the City took action it would be a lean on the property with hopes we would get our money back. It could take 30 days and up to \$30,000 to bring it in to compliance. It would not be a full restoration. Some issues on the structure are unknown. If this is the direction the commission wants to go first legal would go before a Judge and get a Summary Judgement. Once we have the Judgement our next step would be to access the property to write a scope of work. Anything over \$25,000 has to be a bid project. We will have to advertise and award the bid. If the Commission takes action tonight we could get a contractor lined up by spring. If we don't take action we are delaying the project. Mr. Steinlicht asked if Wyatt would continue working on the house if we let him. Mr. Kuchenbecker stated there has been some work done. He has had every opportunity to get the work done. By the time we award the contract he could have it fixed. ***It was moved by Mr. Blair and seconded by Mr. Toews to recommend to the City Commission to take legal actions that would require the work to be completed at 20 Washington to bring it into compliance. Aye – All. Motion carried.***

Deadwood Chamber of Commerce – Supplement Budget Request – Exhibit F

Lee Harstad stated there has been a 12 percent increase in the number of visitors visiting the History and Information Center and the Welcome Center which is an average of 1,419 people per day. Because of the increased participation the Chamber does not have enough funds to pay a staff person to assist in the off season at the Deadwood Welcome Center. There are still busses coming into town with many tourists. The Chamber is requesting to supplement their budget by \$5,544.00. Mr. Kuchenbecker stated the letter was sent to the City Commission to request funds from Bed and Booze but it was forwarded onto Historic Preservation Commission for consideration. Mr. Toews suggested they go back and request funds from Bed and Booze and have the City Commission supplement Bed and Booze budget. ***It was moved by Mr. Blair and seconded by Mr. Steinlicht to continue this item until the next meeting. Ms. Carmody Abstained. Aye – All. Motion carried.***

Project Approval/Certificate of Appropriateness Application Form Update – Exhibit G

Mr. Kuchenbecker stated updates need to be made to the Project Approval form to include decks because we are having specific issues regarding constructing them. While we are making this addition we are also making a few other corrections to the form to better the process. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the suggested changes to the Project Approval and Certificate of Appropriateness Form. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA 190329 – Kevin Johnson – 658, 662, 664 Main Street – Repair Mortar Cap/Roof Repairs – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted a Certificate of Appropriateness for work at 658, 662, 664 Main Street, a contributing structure located in the original town of Deadwood. The applicant requests permission to repair the mortar cap on 664 Main Street and repair roofs at 662 and 658 Main Street with a standard roof replacement. The

proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Mr. Toews 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 to repair the mortar cap on 664 Main Street and repair roofs at 662 and 658 Main Street with a standard roof replacement. Aye – All. Motion carried.***

COA 190330 – Kevin Johnson – 664 Main Street – Restore Two Ghost Murals – Exhibit I

Mr. Kuchenbecker stated the applicant is requesting permission to restore the two historic ghost murals located on the building at 664 Main Street. The applicant is also applying for the Historic Ghost Mural Program. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

It was moved by Mr. Toews and seconded by Mr. Blair 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 to restore two ghost murals on the building located at 664 Main Street. Aye – All. Motion carried

New Matters before the Deadwood Historic Preservation Commission

PA 190328 – Paul Casey – 370 Williams – Repair windows/install storm windows/replace front door – Exhibit J

Mr. Kuchenbecker stated this is a contributing structure located in the Forest Hill Planning Unit circa 1880/1895. The applicant is requesting permission to repair and/or replace broken existing windows and install new storm windows and storm doors. Plans are to replace the primary front door. The applicant is applying for the Wood Windows and Doors Program. It is staff's opinion 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 Mr. Blair and seconded by Mr. Toews 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 to repair and/or replace broken existing windows and install new storm windows and storm doors and replace the primary front door at 370 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 distributed the Commission on Gaming Annual Report. The West River History Conference is October 10-12, 2019. There will be a dedication of the flag pole and plaque presentation at the Adams House on Saturday for James O. Aplan. The Songwriters festival will be this weekend as well. Williams Street will be shut down on Monday for three weeks for the repair of a retaining wall. Staff is working on a contract with the Chamber for the History and Information Center since it has expired.

Committee Reports

Mr. Toews stated the Design Committee is working on the vacant window. DHI and Mr. Kuchenbecker are working on windows at Dairy Queen. Working on a Best Window Display contest. Put pedestrian sign at Mickelson Trail. Working at putting a sign at Whitewood Creek. Jeremy Russell is working on Urban Trail maps. A long term project is city wide bronze statues. Looking to see if we can't acquire the billboard across from Mineral Palace.

Ms. Posey stated she is picking up the tubes and stakes in the open lot across from Mineral Palace. The Block Clubs met and picked out the pictures for the calendar. The Deadwood Trust for Historic Preservation is doing a Home Tour on October 20, 1:00 p.m. at a cost of \$20.

Other Business

The Historic Preservation Commission Meeting adjourned at 6:25 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Bonny Anfinson, Historic Preservation Office/Recording Secretary