

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 24, 2019 ~ 1:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. April 10, 2019 Regular Meeting
3. Operating Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Grant Requests – **Exhibit A**
 - i. John C. Rodiack – 63 Taylor – Elderly Residents, Foundation, Siding and Wood Windows & Doors Programs
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Jody Ritz – 18 Pleasant – RLF Life Safety Loan
5. Old or General Business
 - a. 2019 Scholarship Awards
 - i. Abiah Morrison
 - ii. Hunter Gudith
 - b. Main Street Initiative Update
 - c. 824 Main Street – Demolition by Neglect
 - d. Renew Grant Software Licensing Subscription with Foundant Technologies – **Exhibit C**
 - e. Replace SMART Board – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 190051 – Tim Conrad – 1906 Deadwood Mountain – Install New Awning – **Exhibit E**
 - b. COA 190053 – Orange Building – 93 Sherman – Exterior Façade Work & Enter into the Façade Easement Program – **Exhibit F**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190049 – John C. Rodiack – 63 Taylor – Exterior Repairs – **Exhibit G**
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, April 24, 2019

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Beverly Posey, Robin Carmody and Tom Blair

Absent: Dale Berg

Present City Commission:

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Meghan Wittmis, Administrative Assistant and Mike Walker, Neighborworks

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, April 24, 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:

April 10, 2019 Regular Meeting

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HPC minutes of Wednesday, April 10, 2019. Aye – All. Motion Carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Ochse to approve the HP Operating Account in the amount of \$46,219.75. 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 \$2,188.90 based on information as presented. Aye - All. Motion carried.

Grant Requests – Exhibit A

- i. John C. Rodiack – 63 Taylor – Elderly Residents, Foundation, Siding and Wood Windows & Doors

It was moved by Mr. Toews and seconded by Ms. Ochse to enter John C. Rodiack, 63 Taylor into the Elderly Residents, Foundation, Siding and Wood Windows & Doors grant programs. Aye - All. Motion carried.

Revolving Loan Program Voucher Approval

It was moved by Mr. Blair and seconded by Ms. Posey to approve the Revolving Loan Program Vouchers in the amount of \$23,605.88 based on information as presented. Aye – All. Motion carried.

Revolving Loan Program – Exhibit B

- i. Jody Ritz – 18 Pleasant – RLF Life Safety Loan

It was moved by Ms. Ochse and seconded by Ms. Posey to approve the revolving loan requests as submitted. Aye – All. Motion carried.

Old or General Business:

2019 Scholarship Awards

Mr. Johnson presented the 2019 Scholarship Award in the amount of \$1,000 to Hunter Gudith and acknowledged Abiah Morrison who was unable to be in attendance but also received a \$1,000 scholarship from HPC.

Main Street Initiative Update

Mr. Kuchenbecker stated there is nothing new since the last meeting.

824 Main Street – Demolition by Neglect

Mr. Kuchenbecker stated staff did not receive any plans and have had no response from the owner. Additional information has been discovered on the owner which has been passed on to legal counsel. Mr. Toews asked if we know what work needs to be done. Mr. Kuchenbecker stated yes we know the work that needs to be completed.

It was moved by Mr. Toews and seconded by Ms. Posey to pursue the next steps in the course of action through legal counsel and the Demolition by Neglect stands as determined in previous meeting. Aye – All. Motion carried.

Renew Grant Software Licensing Subscription with Foundant Technologies – Exhibit C

Mr. Kuchenbecker thanked the commission for allowing staff to get this program. This is a subscription renewal for the next two years at a cost of \$9,500. We are able to pay one year at a time so the cost for this year is \$4,750. ***It was moved by Ms. Posey and seconded by Ms. Ochse to recommend to the City Commission to enter into an agreement with Foundant Technologies for a two year licensing subscription for services in the amount of \$9,500 with half being paid in 2019 and the other half in 2020 to come out of the Professional Services Revolving Loan line item. Aye – All. Motion carried.***

Replace SMART Board – Exhibit D

Mr. Kuchenbecker stated we have had challenges with the SMART Board. The projector shuts off and to turn it back on some of us have to climb up to unplug it and plug it back in. Replacement of the projector is \$3,000 but we still have eight year old technology. Staff recommends purchasing an Activepanel at a cost of \$6,796.64. The cost will be split with the Safety Committee paying \$2,000. We have plenty in the budget to pay our share of \$4,796.64. Mr. Toews asked what the plan is for the current SMART Board. Mr. Kuchenbecker stated the plan is to take the two projectors we received from the school and use the parts to make one working projector then donate the board to a non-profit. The commission would like to know who receives the board. ***It was moved by Ms. Posey and seconded by Ms. Ochse to recommend the City Commission purchase the Activepanel Board from Connecting Point in the amount of \$6,796.64 to come out of the Safety line in the amount of \$2,000.00 and the Machinery and Equipment line item in the amount of \$4,796.64. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA 190051 – Tim Conrad – 1906 Deadwood Mountain – Install New Awning – Exhibit E

Mr. Kuchenbecker stated this is an application for Certificate of Appropriateness for work at 1906 Deadwood Mountain Drive, a contributing structure located in the South Deadwood Planning Unit, circa 1906/1909. The applicant is requesting permission to install a new metal canopy/awning under the deck to help prevent snow sliding off the roof from landing on the walkway and icing over. The canopy will be a galvanized metal awning like the roof of the slime plant. Staff has met with the applicant and worked to minimize the impact of the proposed changes to the resource. Staff expressed concern on how far the canopy would extend out from the building; however, an exact depth is not known at this time. The applicant is looking for a discussion and directive from the commission before expending costs associated with an engineer. It was noted the method of holding up the canopy may not be congruous with the original design of the resource. It is staff's opinion that no action be taken but provide direction on the compatibility and rather to proceed to a final plan. There was lengthy discussion on the size of the awning and concerns with hiding the wording on the Slime Plant. Also discussed were alternative options to installing an awning. It was decided to have a site visit at 4:00 before the next commission meeting. ***It was moved by Mr. Toews and seconded by Ms. Posey to continue this discussion until the next Historic Preservation Commission meeting on May 8, 2019 following a 4:00 site visit. Aye – All. Motion carried.***

COA 190053 – Orange Building – 93 Sherman – Exterior Façade Work & Enter into the Façade Easement Program – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the South Deadwood Planning Unit, circa 1880/1928. The applicant is requesting permission to replace front windows, repair wood trim on the front and back, replace back steps and tile, repaint with the same colors, repair/replace front wood shingles, tuck pointing on front and back, repair stucco and paint wall adjacent to Pack Horse, and install a bumper on stucco wall to protect from cars at Pack Horse. 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 Landmark District. Staff will work closely with the applicant during the project. Furthermore, the applicant had applied for the Façade Easement Program and in staff's opinion qualifies for the program. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant the Certificate of Appropriateness. Aye – All. Motion carried.***

It was moved by Mr. Toews and seconded by Ms. Ochse to enter Orange Building, 93 Sherman, into the Façade Easement Program. Aye – All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission

PA 190049 – John C. Rodiack – 63 Taylor – Exterior Repairs – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1900. The applicant is requesting permission to replace the windows, storm windows and storm door. The porch will be reinforced and wood replaced, scraped and repainted. Other issues to be addressed are foundation, basement sewer and sloughing. Staff has conducted a site visit and agrees with the applicants list of issues. Staff will work with the applicant through the program administration. 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. The challenge will be the height of the house, there really is no access to the back of the house. The siding grant will not cover the whole house; applicant will need to decide what gets done first with input from staff. ***It was moved by Mr. Toews and seconded by Ms. Ochse 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 exterior work at 63 Taylor. 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 stated they are proceeding with paying off the existing bonds. The new series of bonds will go before the City Commission on May 20th. The foundations at Outlaw Square are moving forward. They found some steel cables that tied back to the railroad. We will get the remaining bids tomorrow for the rest of the project. It is anticipated we'll have a guaranteed max price by the May 6th Commission meeting. The concern right now is holding the Jam at the Square due to losing almost three weeks to weather and other delays dealing with unknowns in the ground. We just started getting back some of the proofs for the traveling exhibit for Mt. Roosevelt. The rededication will be on July 6th. The traveling display will be at Mt. Rushmore all summer. There was a conference call between the Advisory Council on Historic Preservation, National Park Service, the preservation staff of Rural Development, SHPO and our office regarding the archeological investigation on Tin Lizzie. It was decided the federal agencies will have a programmatic agreement. We are trying to nail down the means and methods of the investigation prior to construction. Having the construction and the investigation going simultaneously is a concern to the National Park Service to insure a proper archaeological investigation within the National Historic Landmark District.

There was discussion regarding the house at 227 Williams that does not have a sewer line going to the house. It will be \$65,000 to put the sewer in. Options looked at in the past were discussed and what can be done going forward. Mr. Kuchenbecker would like to have a joint site visit with the City Commission, HP Commission and the owners to help come to a decision.

Committee Reports:

Other Business:

The Historic Preservation Commission Meeting adjourned at 5:49 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Meghan Wittmis, Historic Preservation Office/Recording Secretary