

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, March 27, 2018 ~ 4:00 - 5:00 p.m.**

**Tour of the Adams Museum**

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**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, March 27, 2019 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of HPC Meeting Minutes
  - a. March 13, 2019 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. HP Grant Extensions – **Exhibit A**
    - i. Tom McNary – 14 Van Buren – Wood Windows and Doors
    - ii. Brett Bauman – 35 Jackson – Wood Windows and Doors
  - c. Revolving Loan Program Voucher Approval
  - d. Revolving Loan – Loan Requests – **Exhibit B**
    - i. Iver & Monica Gibbs – 850 Main Street – RLF Life Safety Loan Request
5. Hearing – Demolition by Neglect – 824 Main Street
6. Old or General Business
  - a. Main Street Initiative Update
  - b. Ghost Mural Grant Recommendation – **Exhibit C**
  - c. Deadwood Masonic Center – Not-For-Profit Grant Request -- **Exhibit D**
  - d. HP Bonding Update – Staff Report
7. New Matters before the Deadwood Historic District Commission
  - a. COA H190028 15 Seventy Six Drive – City of Deadwood – **Exhibit E**
8. New Matters before the Deadwood Historic Preservation Commission
9. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
10. Staff Report (*Items considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. Other Business

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

**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, March 27, 2019**

**Tour of the Adams Museum**

**Present Historic Preservation Commission:** Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse, Robin Carmody, Dale Berg and Tom Blair

**Absent:**

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer

**No Action Taken**

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**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, March 27, 2019**

**Present Historic Preservation Commission:** Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse, Robin Carmody, Dale Berg and Tom Blair

**Absent:**

**Present City Commission:**

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Meghan Wittmis, Administrative Assistant, Trent Mohr, Building Inspector and Mike Walker with Neighborworks.

**All motions passed unanimously unless otherwise stated.**

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, March 27, 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:**

March 13, 2019 Regular Meeting

***It was moved by Ms. Ochse and seconded by Mr. Blair to approve the HPC minutes of Wednesday, March 13, 2019. Aye – All. Motion Carried.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$37,676.49. 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 \$196,274.40 based on information as presented. Aye - All. Motion carried.***

**HP Grant Extensions – Exhibit A**

- i. Tom McNary – 14 Van Buren – Wood Windows and Doors
- ii. Brett Bauman – 35 Jackson – Wood Windows and Doors

***It was moved by Mr. Berg and seconded by Mr. Toews to approve the grant extensions as submitted. Aye – All. Motion carried.***

**Revolving Loan Program Voucher Approval**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the Revolving Loan Program Vouchers in the amount of \$211.95 based on information as presented. Aye – All. Motion carried.***

**Revolving Loan Program – Exhibit B**

- i. Iver & Monica Gibbs – 850 Main – RFL Life Safety Loan Request

Mr. Walker stated the request before you tonight is an extension request for Gene Hunter. Loan Committee has reviewed the request and favorable comments were received. ***It was moved by Ms. Ochse and seconded by Mr. Toews to approve the extension request for Gene Hunter. Aye – All. Motion carried.***

Mr. Walker accidentally presented the incorrect loan request. The correct request is for Iver & Monica Gibbs, RFL Life Safety loan; favorable comments were received by loan committee. ***It was moved by Mr. Toews and seconded***

**by Ms. Posey to approve the loan request for Iver & Monica Gibbs, 850 Main, RFL Life Safety Loan. Aye – All. Motion carried.**

**Mr. Toews moved and Mr. Blair seconded to withdraw the previous approval for Gene Hunter. Aye – All. Motion carried.**

#### **Hearing – Demolition by Neglect – 824 Main Street**

The Commission reviewed the information presented on 824 Main Street along with the report of finding from Mr. Mohr. There was discussion on the issues with the resource and the course of action to be taken. The Commission determined the resource is in a state of Demolition by Neglect. ***It was moved by Ms. Posey and seconded by Mr. Berg to the property at 842 Main Street has been found in a state of Demolition by Neglect by the Historic Preservation Commission. Aye – All. Motion carried.***

#### **Old or General Business:**

##### **Main Street Initiative Update**

Mr. Johnson stated the Progressive Dinner has been canceled due to lack of ticket sales.

##### **Ghost Mural Grant Recommendation – Exhibit C**

Mr. Kuchenbecker stated in 2016 the Historic Preservation Commission began a pilot project for the restoration of ghost murals in the historic district of Deadwood. The program was an 80/20 split with the property owner paying their 20% of the costs first and Historic Preservation paying the remaining 80% of the project costs. A covenant would be recorded to protect the mural as well as the view of the mural. There are at least twelve murals in the historic district. In an effort to protect these historic ghost murals the Main Street Initiative Design Committee and the Loan Committee would like to see this program grow. Since the pilot project of the Champion Sparkplug mural there has not been any new interest from the building owners to partake in this program. Because the owners do not see any kind of return from this investment, it is being recommended to the Historic Preservation Commission to fund 100% of the mural in exchange for a conservation easement of the building wall. A budget of \$10,000.00 per year could be established and based on the cost to restore the mural; the Commission could do one or two murals per year. The Main Street Initiative Design Committee and Loan Committee are requesting the Historic Preservation Commission change the program to pay 100% of the costs to restore a mural and by doing so purchase the wall as a conservation easement to protect the murals in the future. ***It was moved by Mr. Blair and seconded by Ms. Posey to approve changing the current Ghost Mural Program from an 80/20 cost agreement to pay 100% of the cost for the mural along with a conservation easement to own the mural wall and to establish a budget of \$10,000 per year to restore one or two murals each year based on the cost of restoration. Aye – All. Motion carried.***

##### **Deadwood Masonic Center – Not-for-Profit Grant Request – Exhibit D**

Mr. Kuchenbecker stated the Deadwood Masonic Center is requesting a Not-for-Profit grant for interior and exterior interpretation and signage. Plans are to construct two display cases and two wall storage cabinets for a cost of \$4,000. These cases will be placed in the front foyer of the Masonic Temple and will house Deadwood Lodge Masonic Artifacts and historical documents. These exhibits will be available for public viewing whenever the facility is open and during the Trial of Jack McCall performances. The Deadwood Masonic Center did have a similar grant in 2014 for \$9,750 for interpretative banners, shadow boxes and signage. They only used \$4,985 of the grant with \$4,765 remaining. Because of the age and no extension requests for this grant staff closed the grant in the Foundant Program. Per the Deadwood Not-For-Profit Grant Policy Guidelines, qualified organizations may be eligible for a grant of up to \$10,000 per year not to exceed \$50,000 in a five year period. Since 2014 the Deadwood Masonic Center has been granted \$43,750 in funds but has only received \$38,478.87. It is staff's recommendations to approve the grant request to the Deadwood Masonic Center in the amount of \$4,000. ***It was moved by Mr. Blair and seconded by Ms. Ochse to approve the Not-For-Profit grant to the Deadwood Masonic Center Association in the amount of \$4,000 for the construction of display cases and wall cabinets. Aye – All. Motion carried.***

##### **HP Bonding Update – Staff Report**

Mr. Kuchenbecker gave an update on where the City is at in the bonding process.

#### **New Matters before the Deadwood Historic District Commission**

##### **PA 190028 – 15 Seventy Six Drive – City of Deadwood – Exhibit E**

Mr. Kuchenbecker stated this is an application for certificate of appropriateness for work at 15 Seventy Six Drive, a contributing structure located in the First Ward Planning Unit, circa 1937. The applicant, the City, is requesting permission to change an area of the Grandstands from a "Band Shell" area in the middle of the grandstands to a handicap seating area with a vertical shaft wheelchair lift. This lift will provide access from the ground level near the concession area to the main walking platform. This lift will enter the handicap seating area and the access will be one level from there to either end of the grandstands. In addition, the City requests approval to remove the existing

ramp system on the north end of the grandstands and replace it with a staircase. The removal of the ramp and construction of the staircase will not take place until a ramp access is created to supplement the proposed vertical lift. Mr. Berg asked what the ballpark cost would be for this project. Mr. Kuchenbecker stated \$45,000 has been budgeted and approved by the City Commission. Ms. Ochse asked if there is handicap seating now. Mr. Kuchenbecker stated yes it is right behind the walkway. ***It was moved by Mr. Toews and seconded by Mr. Berg, 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 Certification of Appropriateness. Aye – All. Motion carried.***

### **New Matters before the Deadwood Historic Preservation Commission**

#### **Items from Citizens not on Agenda**

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

Mr. Kuchenbecker gave an update on the design of Outlaw Square. The pediment was installed on top of the Franklin today. The soda fountain looks great in the Big Dipper. Mr. Berg stated only one of the four fountains currently works. Mr. Kuchenbecker stated the other project coming up is the repair of the Tootsie sign. Deadwood was featured on the *Irish TV show Daniel and Majella's USA Road Trip* Sunday night. The City has hired Geoff Fillingness to assist with inspections on minimum maintenance and demolition by neglect properties. Term limit is coming up for Mr. Johnson at the end of May. We will need to start thinking of a replacement. Split Rock was here Monday and Tuesday for the beginning phases of the History and Information Center project.

#### **Committee Reports:**

Ms. Ochse stated she will be resigning from the commission as of May 1<sup>st</sup>. Mr. Kuchenbecker stated therefore there will be two seats opening on the commission.

Ms. Posey stated Bobby Rock has been hired as the director of Outlaw Square.

#### **Other Business:**

The Historic Preservation Commission Meeting adjourned at 5:51 p.m.

ATTEST:

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