

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, March 13, 2019 ~ 1:00 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. February 27, 2019 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Revolving Loan Program Voucher Approval
  - c. Revolving Loan – Loan Requests – **Exhibit A**
    - i. Eugene Hunter – 38 Van Buren – Extension Request
5. Old or General Business
  - a. Main Street Initiative Update
  - b. Vacant Window Displays **Exhibit B**
  - c. Historic Publication Fund – **Exhibit C**
  - d. Marsha Morse – 20 Washington Street – Request for Extension – **Exhibit D**
  - e. Set Demolition by Neglect Hearing for 824 Main Street on March 27, 2019 – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 190024 – Todd & Jill Weber – 251 US Hwy 14A – Development of Slag Pile Property - **Exhibit F**
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 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 13, 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, Bonny Anfinson, Program Coordinator and Jessica McKeown, Finance Officer

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

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, March 13, 2019 at 1:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of HPC Minutes:**

February 27, 2019 Regular Meeting

***It was moved by Ms. Ochse and seconded by Mr. Blair to approve the HPC minutes of Wednesday, February 27, 2019. Aye – All. Motion Carried.***

**Voucher Approval:**

Mr. Kuchenbecker stated there is a question on an invoice in the Chamber payment request for \$5,000 and will check with the Chamber on what it is for. ***It was moved by Mr. Toews and seconded by Ms. Posey to not pay the invoice in question for \$5,000 from the Chamber and approve the HP Operating Account in the amount of \$111,187.81. 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 \$3,936.42 based on information as presented. Aye - All. Motion carried.***

**Revolving Loan Program Voucher Approval**

***It was moved by Mr. Toews and seconded by Ms. Ochse to approve the Revolving Loan Program Vouchers in the amount of \$4,378.13 based on information as presented. Aye – All. Motion carried.***

**Revolving Loan Program – Exhibit A**

- i. Eugene Hunter – 38 Van Buren – Extension Request

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

**Old or General Business:**

**Main Street Initiative Update**

Mr. Kuchenbecker stated he has not been able to attend the Design Committee, Promotion Committee or Economic Restructuring Committee. HP Commissions who attended the meetings gave a report. Mr. Toews stated the Design Committee is working on Urban Trails. Ms. Posey stated John Martinisko has been attending the trails meetings. Mr. Toews stated they are getting quotes for utility box wraps at the V.F.W., Deadwood Gulch and Adams Museum. The window covering project is going before HP today. Ms. Posey stated we will be getting information from the parks department to let us know where unused benches, trash cans and urns are going. Mr. Toews stated plans are to unpack the items that haven't been used. They are working on identifying pedestrian way finding signs. Locations identified are the railroad parking lot, Whitewood Creek, Taylor Avenue and Homestake trail. Mr. Kuchenbecker needs to talk to P & T about funding. They are trying to come up with ways to reward those who are participating in the Window Covering Program. Mr. Blair asked if there will be a space requirement. Mr. Toews stated he will have the committee discuss it. They would do a quarterly award for the best window display. They have ordered twelve new hanging pots. The placement will be decided by Mr. Kuchenbecker and Louie Lalonde. The City will water the flowers again this year. It has been suggested the HP Commission look into modifying the Ghost Mural program to keep interest into the program such as 100% coverage with a covenant. Ms. Posey stated at the Neighborhood Block Club meeting there was concerns brought up about the Methodist Park in that it needs attention and who is responsible for maintaining the park. Mr. Kuchenbecker stated Scott Reif in the parks department. Ms. Posey stated Ronda Brunson requested getting a flower pot at the park. My concern is if we start doing flowers other than Main Street it will cause an issue. Mr. Kuchenbecker stated if the neighborhood could commit to the care of the flowers we could order them and take it out of their budget. The parks department would not be responsible for watering the flowers. Mr. Berg stated Betsy did a wonderful job watering the flowers on Main Street last year. Mr. Johnson

stated the flower pots are at Gages right now and have already been planted. Mr. Johnson stated there is a progressive dinner on March 21 for \$50 per person. Hops and Hogs is April 25. Tickets are \$35 and will be at 39 locations. There will be a Deadwood shopping spree on May 4 and 5. There is a plant swap party on May 30 at the Welcome Center.

#### Vacant Window Displays – Exhibit B

Mr. Kuchenbecker stated the Main Street Initiative Design Committee, Deadwood History Inc. and the Historic Preservation Commission have been working in tandem on the overall beautification of historic Main Street. They are presently looking at putting historic photographs in the windows. Deadwood History would be able to prepare the photographs for a cost of \$85 each to be used in the windows. A variety has been identified. The total cost of the project would be \$2,700 and would come out of the Public Ed and Advocacy Funds. ***It was moved by Mr. Berg and seconded by Ms. Posey to recommend to the City Commission to approve the use of Public Ed and Advocacy funds, not to exceed \$2,700.00, for the vacant building window display project. Aye – All. Motion carried.*** Mr. Kuchenbecker thanked Mr. Toews and Daryl Nelson for their work on this project. Mr. Johnson suggested having an ad for the trial in one of the windows. Mr. Kuchenbecker stated we could also advertise the Broken Boot and Deadwood History.

#### Historic Publication Fund – Exhibit C

Mr. Kuchenbecker stated the subcommittee has put this together and Meghan Wittmis worked hard at putting this together. This has been reviewed several times. Program guidelines and an application are before you. Highlights of the guidelines are; this program is for printing costs only; \$5,000 is the maximum amount available per applicant until it is paid off; the application deadline is April 15; there is a list of criteria; there is a right to approve or deny any or all of the applications; they will be required to provide quarterly reports and pay 50% of the net sales; after the 36 months an interest rate of 2% above prime will be assessed on remaining amount. ***It was moved by Ms. Ochse and seconded by Ms. Posey to recommend to the City Commission to approve creating the Historical Publication Fund to come out of the Advocacy line item and will not exceed \$25,000. Ms. Carmody abstained. Aye – All. Motion carried.***

#### Marsha Morse – 20 Washington Street – Request for Extension – Exhibit D

Mr. Kuchenbecker stated the applicant is requesting a 90 day extension on completion of the project at 20 Washington. They have not been able to complete the work due to winter weather conditions. Weather wise it is justifiable at this time. Ms. Posey asked if we are going to verify if they have done anything. Ms. Ochse stated the building inspector should verify the work has been completed. ***It was moved by Mr. Blair and seconded by Mr. Berg to grant a ninety (90) day extension for exterior work to be completed at 20 Washington Street and the City of Deadwood Building Inspector will verify the completion of the work. Aye – All. Motion carried.***

#### Set Demolition by Neglect Hearing for 824 Main Street on March 27, 2019 – Exhibit E

Mr. Kuchenbecker stated a letter has been sent to Kenneth Ortiz in Montebello, CA regarding the investigation and inspection of the property at 824 Main Street. It has been determined this property falls under demolition by neglect. The HP Commission now needs to set a public hearing date. ***It was moved by Mr. Toews and seconded by Ms. Posey to set the Demolition by Neglect hearing day for 824 Main Street on Wednesday, March 27, 2019, 5:00 p.m. in the City Commission Chambers at 108 Sherman Street. Aye – All. Motion carried.***

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

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

#### PA 190024 – Todd & Jill Weber – 251 US Hwy 14A – Development of Slag Pile Property – Exhibit F

Mr. Kuchenbecker stated the applicant is requesting permission to construct portable structures to house rescue animals. Portions of this property are within the district and portions are outside of district. A map showing the districts and location of structures was presented for review. The main focus is the view shed of the structures. 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. Mr. Kuchenbecker met with the applicant to determine the locations of the structures. Probable two or three are in the district. They are planning on putting wood siding on five portable buildings. The applicant will be constructing a false front on all of the structures to resemble boom town architecture. The roofs will be painted green or brown. Mr. Blair asked if there were guideline for cleanup. Mr. Kuchenbecker stated that would fall under the Nuisance Ordinance. There are ordinances dealing with livestock. Planning and Zoning has reviewed. Ms. Carmody asked if they will have to put up fencing. Mr. Kuchenbecker stated they will put up temporary corals and fencing. They are aware if they do any excavation over 10 cubic yards archeology will be required. ***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 development of the slat pile property located at 251 US Hwy 14A. 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 Outlaw Square bid package two is ready to go out for bid. This is for foundation and utility work. There has been a situation of the electrical on the Silverado corner. It has been encased in concrete so it has delayed the project. The design and development drawings are complete and we should have an updated budget within a week or so. The bond resolution was passed by the City Commission. Working with Four Points on the archeology for the Ten Lizzies project. I have reviewed their scope of work and it looks like part of this will be part of their TIF project. Phase one of the façade easement of the Franklin is almost complete. They plan to do the project in two phases. The first phase being the pediment and parapet which is almost complete. We will complete the easement on this portion and do a second easement on the remaining portion of the project. This will cash flow better for us and them. Bob Nelson Jr. and Bonny have been working on a Community Development Block Grant to help fund the Recreation Center Addition Senior Center. Public Works has hired a consultant who will help with the demolition by neglect issues. They have a meeting next week. Flower baskets are ordered. There is a bid opening for Whitewood Creek cleanup at 2:00. They have conducted interviews for the Outlaw Square Manager. There were nearly 40 applicants.

**Committee Reports:**

**Other Business:**

The Historic Preservation Commission Meeting adjourned at 1:35 p.m.

ATTEST:

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