

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 13, 2019 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. January 30, 2019 Regular Meeting
 - b. February 4, 2019 Site Visit
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Applications – **Exhibit A**
 - i. James and Christine Mikla – 30 Adams – Wood Windows & Doors Program
 - ii. James and Christine Mikla – 30 Adams – Siding Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Blake Haverberg – 1, 3, 5 Burnham – Extension Request
 - ii. James Pontius – 118 Charles – Extension Request
5. Old or General Business
 - a. Deadwood Chamber of Commerce Presentation
 - b. 2019 Advocacy Projects – **Exhibit C**
 - c. Main Street Initiative Update
 - d. 2019 Round 1 Outside of Deadwood Grant Requests – **Exhibit D**
 - e. Consideration for Local Revolving Publication Fund – **Exhibit E**
 - f. 2019 City of Deadwood Oral History Project – **Exhibit F**
 - g. Digitization of Lawrence County Tax Records Phase II – **Exhibit G**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 190010 – 555 Main Street – Deadwood Hotels, LLC – Construct New Hotel – **Exhibit H**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190019 – James and Christine Mikla – 30 Adams – Replace Siding/Windows/Front Porch – **Exhibit I**
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, February 13, 2019

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

Absent: Dale Berg

Present City Commission:

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Quentin Riggins, City Attorney and Meghan Wittmis, Administrative Assistant

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, February 13, 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:

January 30, 2019 Regular Meeting

Ms. Ochse stated under Exhibit E about ¾ of the way down in that paragraph the sentence is missing a subject. It needs to say "if we destroy something today" and then an and after that for clarity.

It was moved by Mr. Blair and seconded by Ms. Posey to approve the amended HPC minutes of Wednesday, January 30, 2019. Aye – All. Motion Carried.

February 4, 2019 Site Visit

It was moved by Ms. Ochse and seconded by Ms. Posey to approve the HPC minutes of Monday, February 4, 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 \$47,014.92. 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 \$25,324.37 based on information as presented. Aye - All. Motion carried.

HP Grant Applications – Exhibit A

- i. James and Christine Mikla – 30 Adams – Wood Windows & Doors Program
- ii. James and Christine Mikla – 30 Adams – Siding Program

Mr. Kuchenbecker stated James and Christine also used the grant programs for their property on Charles Street. This was discussed at Loan Committee and based on our application process they do qualify for these programs. James and Christine still retain ownership of the property on Charles but have moved their home address to 30 Adams.

It was moved by Ms. Ochse and seconded by Ms. Posey to enter James and Christine Mikla, 30 Adams, into the Wood Windows & Doors and Siding 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 \$11,920.32 based on information as presented. Aye – All. Motion carried.

Revolving Loan Program – Exhibit B

- i. Blake Haverberg – 1, 3, 5 Burnham – Extension Request
- ii. James Pontius – 118 Charles – Extension Request

Ms. Posey stated there is a typo on the extension request for Haverberg. The new maturity date has the wrong year.

Mr. Walker stated the correction would be made. ***It was moved by Mr. Blair and seconded by Ms. Posey to approve the loan extension requests for Blake Haverberg, 1, 3, 5 Burnham and James Pontius, 118 Charles. Aye – All. Motion carried.***

Old or General Business:

Deadwood Chamber of Commerce Presentation

Amanda Kille and Lee Harstad with the Deadwood Chamber presented an annual report on their marketing strategy for Deadwood.

2019 Advocacy Projects – Exhibit C

Mr. Harstad requested advocacy funding to assist with four projects, \$4, 725.00 for Wild Bill Me, \$1,000.00 for new panel art at the BH & Badlands Visitor Center, \$1,600.00 for information translation and \$550.00 for replacement

retractors, banner graphics and carrying cases. The total request for 2019 is \$7,875.00. Mr. Kuchenbecker stated these funds would come out of 2019 Public Education and Advocacy line item. ***It was moved by Mr. Toews and seconded by Ms. Posey to approve the advocacy funding for the Deadwood Chamber of Commerce in the amount of \$7,875.00. Aye – All. Motion carried.***

Main Street Initiative Update

Mr. Kuchenbecker shared pictures and videos of the work at the Outlaw Square site including the discovery of the boiler and fire box from the 1903 theatre. In the design development meeting this morning the design for the roof of the stage has changed from the fan design to a straight projecting roof. The Design Committee meeting was yesterday. They discussed placing historic photograph in vacant store fronts. This project will be coming before HP in the near future for a funding request. The Promotion Committee did not meet this month.

2019 Round 1 Outside of Deadwood Grant Request – Exhibit D

Mr. Kuchenbecker stated we had 16 applications with requests totaling \$204,170.52. The budget for this round is \$50,000.00. The Program Committee met and recommends approval of the following nine grant applications.

Old Fort Meade Museum.....	Upgrade Exhibits.....	Sturgis.....	2,000.00
Verendrye Museum Association.....	Trail Markers/Telegraph.....	Ft. Pierre	4,500.00
Historic Rapid City	McGillycuddy House/Door	Rapid City.....	5,000.00
Mitchell Area Historical Society.....	Carnegie Library Windows	Mitchell.....	10,000.00
Fall River County	Pioneer Museum/Water Damage	Hot Springs.....	5,250.00
Hermosa Arts and History Association	Masonic Lodge Restoration	Hermosa.....	8,000.00
United Church of Christ	Stained Glass Window Repair	Yankton.....	8,000.00
Newell Museum.....	Church Museum Roof	Newell	2,250.00
Trinity United Methodist Church	Church Siding.	Lead.....	5,000.00
TOTAL GRANTS ROUND ONE			\$50,000.00

It was approved by Ms. Ochse and seconded by Ms. Posey to recommend to City Commission to approve the nine Outside of Deadwood Grants in the total amount of \$50,000.00. Aye – All. Motion carried.

Consideration for Local Revolving Publication Fund – Exhibit E

Mr. Kuchenbecker stated one of the Outside of Deadwood grant applications is for a series of children's books on Deadwoods history. While this project does not meet the criteria for this grant it is a worthwhile project. In 2002 the South Dakota Historical Society Press received a grant for \$250,000 for the publication of books pertaining to South Dakota History. They have been very successful and are using these funds responsibly. The children's books listed above would fall under the guidelines of the Historical Society Press but there is a long waiting list to have a book published and there is no guarantee it would get selected for publication. In an effort to bring this book to light and share the Northern Black Hills history with children who are visiting this area the Program Committee and staff feel a Revolving Fund Program needs to be established for publications in the Black Hills area who do not meet the criteria of the SD Historical Society Press. There have been other examples that would fall under this program such as a book which was pitched on the story of Chief Dave Bald Eagle along with other books we have provided a grant but received no return such as the History of Deadwood Baseball, History of Whitewood and Lawrence County Barns. The cost to print these children's books is about \$3,000.00 for 1,000 books. Betty Jo presented the ideas behind these books and the topic of each book. Ms. Ochse thinks this could be a great program but is concerned the public perception of people profiting from the sale of the books will not be good for Historic Preservation. There are some kinks to work out. Mr. Kuchenbecker stated he sees this program being a revolving loan fund so the funds would be paid back to be used again. Mr. Toews asked where the money would come from. Mr. Kuchenbecker stated the money could come out of Public Ed and Advocacy or the Revolving Loan funds. Mr. Kuchenbecker asked for volunteers to work with staff on the parameters of this program. Mr. Toews, Ms. Ochse and Ms. Carmody volunteered.

It was moved by Mr. Toews and seconded by Mr. Blair to set aside up to \$25,000.00 of funds to develop a revolving fund for publications. Ms. Carmody abstained. Aye – All. Motion carried.

2019 City of Deadwood Oral History Project – Exhibit F

Mr. Kuchenbecker stated the City Archives is requesting permission to hire Jaci Conrad Pearson to collect and transcribe ten oral histories as part of the 2019 oral history project. The Deadwood Oral History Project is in its sixteenth year and has recorded and collected 154 individual recollections. Topics include longtime residents, the advent of legalized gaming, former City and Historic Preservation commissioners, former Homestake Slime Plant employees and the development of the Mickelson Trail. ***It was moved by Mr. Toews and seconded by Mr. Blair***

to allow the City Archives to enter into a contract with Jaci Conrad Pearson of Lawrence County, South Dakota, independent contractor, to collect and transcribe (10) oral histories as part of the 2019 oral history project at a cost not to exceed \$6,750.00 to be taken out of the 2019 City Archives budget. Aye – All. Motion carried.

Digitization of Lawrence County Tax Records Phase II – Exhibit G

Mr. Kuchenbecker stated the City Archives is requesting permission to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF forty-six historic Lawrence County tax ledgers on file in the Case Library at Black Hills State University. These ledgers date from 1897 to 1910 and provide a wonderful amount of genealogical information including individual surname, property description including lot and block, property value, division of finances and total amount for taxes. ***It was moved by Mr. Toews and seconded by Ms. Posey to allow the City Archives to enter into a contract with DocuTek of Englewood, Colorado to microfilm and PDF 46 historic Lawrence County tax ledgers at a cost not to exceed \$5,500.00 to be taken out of the 2019 City Archives budget. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA 190010 -- 555 Main Street – Deadwood Hotels, LLC – Construct New Hotel – Exhibit H

Mr. Kuchenbecker stated there was a preview of this project two weeks ago and a site visit last Monday. This is new construction on the parking lot at 555 Main Street. The applicant is requesting permission to construct a new four-story building with parking structure, entry, mechanical room and laundry at grade level and three levels of hotel above. The building will be constructed in the Tin Lizzie parking lot and will be connected to Tin Lizzie Casino. They are planning for archeology to coincide with the construction. The parking structure will be constructed of concrete and steel with brick veneer. There will be several storefront features along the sidewalk such as awnings, windows, doors and wall-mounted light fixtures to help disguise the parking garage. The hotel above will be wood-framed with mostly brick veneer. Windows will be color anodized aluminum. The owner is requesting that simulated brick EIFS be approved for less visible portions of the building, such as the highway side of the building and areas that are less visible to public view. Staff Opinion, it should be noted that the applicant and their design professional has been very sensitive and open with changes and alterations suggested by the Deadwood and State Historic Preservation Offices and the Deadwood Historic Preservation Commission. It is staff's opinion that the biggest challenge to the project is the size and massing of the proposed construction to the structure located at 557 Main Street. This structure was built as a gas station, auto repair garage and parts store, this building is made up of several additions to a small central core. This building was built in 1940 and was listed as part of the fabric but is also an intrusion to the district as it is outside the period of significance. As we went through the South Dakota Administrative Rule 24:52:07:04 which deals with the compatibility of design, height, width, proportion, rhythm and scale, materials, color, details and ornament, roof shape and skyline, setting, and landscaping. As in the staff report, we have worked closely with the State and the biggest hurdle at both levels is the height. The comment from the State was, the height question is hard to figure out. The admin rules works good in flat, grid districts like Huron or Brookings etc. But when you get into the caverns of the Hills, with winding streets, buildings scaled up hillsides, and crooked, uneven city blocks, I agree with Kevin that it is very hard to apply. This admin rule is not a good fit in the Hills. I do not have any advice at this time to help ameliorate this. The State does like the new color palette and the window changes. Mr. Blair asked how much out of sync is the height of the building. Mr. Kuchenbecker stated the average height of Deadwood's Main Street is about 33 feet. There was discussion on how the height of the new hotel will fit in with the heights of the other buildings. Mr. Toews stated we've been down this road before on the height of buildings and came to the conclusion four stories is acceptable. Mr. Blair agreed with Mr. Toews. Mr. Kuchenbecker asked about the proposed EIFS on the rear of the building. He believes it should be brick on the backside. It was discussed on what EIFS is and why it would be used in place of brick. ***It was moved by Mr. Toews and seconded by Mr. Blair, 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 contingent upon use of brick on the rear of the building. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 190019 – James and Christine Mikla – 30 Adams – Replace Siding/Windows/Front Porch – Exhibit I

Mr. Kuchenbecker stated this is a non-contributing structure located in the Ingleside Planning Unit circa 1903. It has lost its integrity because of its windows and siding. The applicant is requesting permission to replace the steel siding with Hardy Board siding and replace the current metal sash windows with wood windows and replace the storm windows with wood storms. A traditional porch will be added to the front of the home replacing the current awning over the door. Because of the changes it starts to reverse the inappropriate changes which caused the resource to go from contributing to non-contributing. Staff has met with the applicants on site and will coordinate with them during the project to ensure the project meets the guidelines. 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. Toews and seconded by Ms. Carmody 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 replace siding and windows at 30 Adams. Aye – All. Motion carried.

Items from Citizens not on Agenda

Carolyn Weber presented a report showing the 2018 funding accomplishments of Deadwood History, Inc. using Historic Preservation funding. The programs funded include Preservation Thursday and Lecture on the Lawn series, special events, activates, and tours.

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

Mr. Kuchenbecker stated he went to Pierre to testify on behalf of sports betting. The escalator clause for Deadwood was taken out. Mike has a report at the end of the packet.

Committee Reports:

Mr. Toews stated Mr. Kuchenbecker hit the highlights from Design Committee.

Ms. Posey stated Mr. Gibbens has siding on the front of his porch now and Wayne Morris has a beautiful door installed.

Other Business:

The Historic Preservation Commission Meeting adjourned at 6:26 p.m.

ATTEST:

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