

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 30, 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 9, 2019 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Extensions – **Exhibit A**
 - i. Kurt & Dawn Bialas – 24 Raymond – Wood Windows & Doors Program
 - ii. Kris & Melony Fenton – 27 Lincoln – Siding Program
 - iii. Lee Thompson - 47 Forest – Wood Windows & Doors Program
 - iv. Jeff Lawler – 25 Jackson – Wood Windows & Doors, Siding and Foundation Programs
 - v. Bret Baumann – 35 Jackson – Siding Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Mary Baudhin – 26 Water – Refinance
 - ii. John & Sharon Martinisko – 29 Adams – Prorate Payoff
 - iii. Anita Knipper – 422 William – Foundation Loan Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Contract with Split Rock Studios for the exhibit design at the History & Information Center – **Exhibit C**
 - c. Outside Deadwood Grant Extension Request – **Exhibit D**
 - d. De-Accession Request for Clowser Collection, Deadwood History, Inc. – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 190006 – 767 Main Street – Super G Investment – Pre-Fab Storage Shed – **Exhibit F**
 - b. COA 190010 – 555 Main Street – Deadwood Hotels, LLC – Construct New Hotel – **Exhibit G**
 - c. COA 190013 – 628 Main Street – Ron Russo – Install Canopy on Rear Entrance – **Exhibit H**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 190009 – 270 Main Street – April Gustafson – Construct Parking Ramp – **Exhibit I**
 - b. PA 190011 – 57 Lincoln Avenue – Sylvia Trentz – Repair/Replace Windows and Shingles – **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 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, January 30, 2019

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

Absent:

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Quentin Riggins, City Attorney and Bonny Anfinson, Program Coordinator

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, January 30, 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 9, 2019 Regular Meeting

It was moved by Ms. Ochse and seconded by Ms. Posey to approve the HPC minutes of Wednesday, January 9, 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 \$23,385.30. 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 \$17,759.35 based on information as presented. Aye - All. Motion carried.

HP Grant Extension Approval – Exhibit A

- i. Kurt & Dawn Bialas – 24 Raymond – Wood Windows & Doors Program
- ii. Kris & Melony Fenton – 27 Lincoln – Siding Program
- iii. Lee Thompson - 47 Forest – Wood Windows & Doors Program
- iv. Jeff Lawler – 25 Jackson – Wood Windows & Doors, Siding and Foundation Programs
- v. Bret Baumann – 35 Jackson – Siding Program

It was moved by Mr. Berg and seconded by Ms. Ochse to approve grant extensions for Kurt and Dawn Bialas, 24 Raymond, Wood Windows and Doors Program; Kris and Melony Fenton, 27 Lincoln, Siding Program; Lee Thompson, 47 Forest, Wood Windows and Doors Program; Jeff Lawler, 25 Jackson, Wood Windows and Doors, Siding and Foundation Programs; Bret Baumann, 35 Jackson, Siding Program. 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 \$753.50 based on information as presented. Aye – All. Motion Carried.

Revolving Loan Program – Exhibit B

- i. Mary Baudhin – 26 Water – Refinance
- ii. John & Sharon Martinisko – 29 Adams – Prorate Payoff
- iii. Anita Knipper – 422 William – Foundation Loan Request

It was moved by Mr. Blair and seconded by Ms. Posey to approve the loan requests for Mary Baudhin, 26 Water Street, Refinance; John and Sharon Martinisko, 29 Adams, Prorate Payoff; Anita Knipper, 422 Williams, Foundation Loan Request. Aye – All. Motion Carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker stated the K-9 Keg Pull was January 26. There were 45 dogs. The Outlaw Square project is underway. There are weekly meetings with the engineer and contractor. The hotel demolition started today. The project is on schedule. The water will be turned off Friday for the street realignment portion of the project.

Contract with Split Rock Studios for the exhibit design at the History and Information Center – Exhibit C

The Historic Preservation Office with approval of the Historic Preservation Commission and City Commission issued a Request for Proposal for the "Deadwood History and Information Center Exhibit Design and Construction Services" projects. This went out to dozens of firms around the nation. We received only one proposal from Split Rock

Studios, who was the lead firm on the development of the exhibits for the new Deadwood Welcome Center. Staff would recommend moving forward with this firm on the project since we have had a good experience with them on the previous project. Staff recommends approval and desires affirmative action from the Historic Preservation Commission to recommend to the City Commission to enter into contract with Split Rock Studios and proceed with this planned project. We will be incorporating the diorama as discussed last fall. A windless mine will also be placed in the diorama. Mr. Kuchenbecker stated he would like tie this in with the Outlaw Square completion so it should be completed in September. ***It was moved by Mr. Toews and seconded by Mr. Berg to recommend to the City Commission to enter into a contract with Split Rock Studios for the Deadwood History and Information Center Exhibit Design and Construction Services not to exceed \$180,000 and to supplement the Historic Preservation budget from reserves and proceed with the planned project. Aye – All. Motion Carried.***

Outside of Deadwood Grant Extension Request – Exhibit D

Mr. Kuchenbecker stated Haakon County received an Outside of Deadwood Grant in 2018 for work on their Courthouse. Due to unforeseen circumstances the contractor was unable to begin the work. Haakon County is requesting a six month extension to complete the work. ***It was moved by Mr. Toews and seconded by Ms. Ochse to extend the 2018 Outside of Deadwood Grant for Haakon County for six months to expire on August 21, 2019. Aye – All. Motion Carried.***

De-Accession Request for Clowser Collection, Deadwood History, Inc. – Exhibit E

Mr. Kuchenbecker stated Rachel Lovelace-Portal, the Curator of Collections from DHI is requesting dropping two objects from the city owned Clowser collection. DHI staff identified these objects as being damaged beyond repair and would like to deaccession them from the collection. The first is a U.S. pilot cap from WWII. The hat has been badly damaged by moths. The second item is an unspent rim fire cartridge. This cartridge has no provenance and poses a fire hazard to other collection items. Ms. Ochse asked how did the cap get so moth eaten. Mr. Kuchenbecker stated we are still processing items from the collection and it may have been damaged when it was owned by Don Clowser. This item does not have a lot of provenance even though it is a cool artifact. Conservation to restore it would be very expensive. DHI has procedures for pests they go through for a treatment process. When the collection was picked up some of the items were stored under the porch and then it was moved down to the Days of 76 where it didn't have proper climate control. Mr. Kuchenbecker stated he does not think the damage is recent. Ms. Ochse stated what if we something today and we do not know if people may be looking for them in the future. Ms. Ochse asked if these items could be stored instead of being destroyed. Ms. Carmody asked if there is a way to document the items through photographs so there would be some sort of record. Mr. Kuchenbecker stated yes. Mr. Toews stated these items are not worth showing people. Some of these items could distract us from our mission. Go ahead and get rid of it. Ms. Posey asked if they destroy the items. How would they destroy the shell casing? Mr. Kuchenbecker stated they have a way to dispose the items. ***It was moved by Mr. Toews and seconded by Ms. Posey to remove the damaged WWII U.S. Pilot Cap and the unspent rim fire cartridge from the City of Deadwood Clowser collection after a recordation of the items is completed. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA 190006 – 767 Main Street – Super G Investment – Pre-Fab Storage Shed – Exhibit F

Mr. Kuchenbecker stated the applicant is requesting permission to install a pre-fabricated storage shed. This is the site of the former Deadwood Pavilion which was torn down and replaced with the current parking lot. The lot has no historic significance. The applicant was not aware they had to have a project approval before the building was installed because it did not need a building permit until they did interior work. 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. Berg and seconded by Ms. Posey to approve the installation of the pre-fabricated storage shed to be placed in the parking lot. Aye – All. Motion carried.***

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

Mr. Kuchenbecker stated you received an e-mail regarding the application and that it would be presented to you in two weeks. Staff has discussed the project with the State Historic Preservation Office and will meet with the architect and applicant regarding the project. So tonight is an overview of what the applicant is looking at doing. The Applicant has been contacting you about a meeting so we will do one formal meeting. A site visit meeting can be set up as early as Monday. After discussion it was decided to meet at the location at 3:00 p.m. Monday. Discussion was held regarding the proposed project. No action was taken.

COA 19013 – 628 Main Street – Ron Russo – Install Canopy on Rear Entrance – Exhibit H

Mr. Kuchenbecker stated this was brought before the commission about 15 years ago and the Certificate of Appropriateness has expired. The applicant is requesting permission to install a canopy to the rear entrance. The frame will be aluminum and will fit the contour of the door extending six feet. The canopy will be sunbrella fabric,

black and white strips to match the side awnings. ***It was moved by Mr. Berg 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 Certification of Appropriateness for the canopy on the rear entrance of 628 Main Street. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 190006 – 270 Main Street – April Gustafson – Construct Parking Ramp – Exhibit I

Mr. Kuchenbecker stated the applicant is requesting permission to construct a new concrete parking structure to cover existing parking lot and provide second level parking. The highway-side of the building will be clad with brick veneer. First floor facades will help screen grade-level parking. An enclosed walkway will connect the second-level parking to the First Fold Hotel and will screen the second level parking from view. A small portion of hillside will be cut to make room for the building. The building will partially screen the view of the cut hillside. It is staff's opinion; the proposed work does not damage or destroy a historic resource or the historic districts but it does encroach upon the hillside which is part of the character of the historic district. With proper mitigation of this encroachment through revegetation of the hillside on this property, it would be staff's opinion that the project would not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. The proposed new construction, while obviously differentiated from historic structures within the district, is compatible with the massing, size, scale, as well as architectural features associated with the historic integrity of the historic districts and its environment. The proposed parking structure would cover up a portion of hillside, and the design is compatible with the district, however, the continued cutting of the hillside remains a concern with no mitigation plan for revegetation and if approved should be part of a motion for conditional approval. Chair Johnson stated cutting into the hillside has always been an issue for HP. Ms. Posey stated the City also now requires a performance bond which will assure the vegetation will be completed. Mr. Berg stated spending money on the hillside for beautification is money in the bank. Mr. Toews stated he likes the building but is there a way to move it out ten feet towards the highway instead of cutting into the hill. Mike Towey with KTM stated they had looked at that option but there would be no room for egress in and out for full size semis. There will be a minimal path behind the structure for clean out. Delivery trucks need to get in. We have done everything in our power to not take down any more than possible on the hill. Chair Johnson asked if anything will be stabilizing the vertical cut in the hillside. Mr. Towey stated per the GeoTech report the hill can be cut .4 to 1 vertical slope and the hill is stable. Ms. Ochse stated she thinks the building could be moved out ten feet. Mr. Towey stated they are right at the setback limits. Mr. Toews asked how will you reach up the 70 feet. Mr. Kuchenbecker stated they probably use a bench or step in the hillside and work their way down. Mr. Toews stated we were told in the past that you were going cut "X" from the hill and it ended up being double "X". I am very serious about this. There needs to be a good plan to assure you do not overcut the hill. Ms. Ochse asked if the trucks will be going behind the buildings. Mr. Towey stated they will be going in front of the building. Ms. Carmody asked if the trucks will be going in front of the parking structure. Mr. Towey stated they will park in an area between the parking structure and casino parallel to the structure. Chair Johnson and Mr. Toews asked about the time frame for the building project. Mr. Towey stated the owner is planning on starting the project in late fall. Ms. Ochse asked how high are you going to cut into the hill. How many feet? Mr. Towey showed the area of the existing cut and the new cut. Mr. Toews stated 67.27 feet. Ms. Ochse stated it will be roughly 70 feet. Mr. Toews stated he would like to see the utility buildings blended into the structure. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon all the evidence presented, I move to make a finding that this project does encroach upon the physical environment and hillside which make up the National Historic Landmark District, but does not damage or destroy any historic structure included in the national register of historic places or the state register of historic places. Aye – All. Motion carried.***

It was moved by Ms. Ochse and seconded by Mr. Berg to give conditional approval with two stipulations in that the new cut in the hill does not exceed 75 feet in height and the entire hill is revegetated including previous cuts to the hill on both sides of the casino as part of the mitigation for the encroachment. Aye – All. Motion carried.

PA 190011 – 57 Lincoln Avenue – Sylvia Trentz – Repair/Replace Windows and Shingles – Exhibit J

Mr. Kuchenbecker stated the applicant is requesting a Project Approval for permission to repair or replace windows and replace damaged shingles on roof. It is staff's opinion the proposed work and changes does 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. Staff will coordinate with the applicant throughout this project. ***It was moved by Ms. Ochse and seconded by Ms. Posey 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 or replace windows at 57 Lincoln Avenue. 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 the Tourism Conference was last week. The Sports Betting Bill is moving forward. The CLG Conference will be in Rapid City in 2020. They are wanting ideas if the Commission has any. The Commissions are working on developing a plan for Bonding. Staff is working with Commissioners and reviewing projects for the future. Our bond payment is \$2.86 million per year with two years left. We are looking at bonding for \$3 million for the city portion of the square, retaining walls and to put together the Main Street Master Plan and then revisit bonding again in two years for up to possibly \$15-20 million.

Committee Reports:

Ms. Ochse made a suggestion for the CLG Conference: Maintaining Historic Neighborhoods in the age of Vacation Rentals.

Other Business:

The Historic Preservation Commission Meeting adjourned at 6:11 p.m.

ATTEST:

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