

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 9, 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. December 12, 2018 Regular Meeting
 - b. December 26, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Application Approval – **Exhibit A**
 - i. Sylvia Trentz – 57 Lincoln Avenue – Wood Windows & Doors
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan – Loan Requests – **Exhibit B**
 - i. Nugget Saloon LLC – 608/610 Main Street – Commercial Loan Request
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Set working meeting with City and P&Z Commissions to discuss and prioritize bonded projects
 - c. Proposed Purchase of a Document Management System – **Exhibit C**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180517 – 794 Main Street - Robert & Sharon Burns – Exterior Repairs/Alterations – **Exhibit D**
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 9, 2019

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

Absent: Dale Berg

Present City Commission: Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer 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, January 9, 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:

December 12, 2018 Regular Meeting

It was moved by Mr. Blair and seconded by Ms. Posey to approve the amended HPC minutes of Wednesday, December 12, 2018. Aye – All. Motion Carried.

December 26, 2018 Regular Meeting

Ms. Ochse stated the minutes show an incorrect date for the executive session, it should be December 12, 2019 not November 28, 2018. ***It was moved by Mr. Toews and seconded by Ms. Ochse to approve the corrected HPC minutes of Wednesday, December 26, 2018. 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 \$164,424.79. 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 \$19,904.94 based on information as presented. Aye - All. Motion carried.

HP Grant Application Approval – Exhibit A

- i. Sylvia Trentz – 57 Lincoln Avenue - Wood Windows and Doors

Mr. Kuchenbecker stated the applicant has applied for the wood windows and doors program. The applicant is currently in the siding and foundation programs. The applicant meets the criteria for the wood windows and doors program and recommends approval. ***It was moved by Mr. Blair and seconded by Mr. Toews to enter Sylvia Trentz, 57 Lincoln into the wood windows and doors grant program. Aye – All. Motion Carried.***

Revolving Loan Program Voucher Approval

It was moved by Ms. Ochse and seconded by Mr. Toews to approve the Revolving Loan Program Vouchers in the amount of \$7,271.45, based on information as presented. Aye – All. Motion Carried.

Revolving Loan Program – Exhibit B

- i. Nugget Saloon LLC – 608/610 Main Street – Commercial Loan Requests

It was moved by Ms. Posey and seconded by Mr. Toews to approve the loan requests for Nugget Saloon LLC. Aye – All. Motion Carried.

Old or General Business:

Main Street Initiative Update

Mr. Kuchenbecker stated the Design Committee met yesterday. Several projects are under way including buntings for St. Paddy's Day, mapping for urban trails, a committee request was sent to Public Works asking for an updated inventory of benches, ash urns, picnic tables and trash cans, and a project is being developed with historic photos in windows of vacant buildings. The Promotion Committee has the K-9 Keg pull coming up in two weeks on Saturday. The location has been moved up Main Street to in front of Wells Fargo and the school due to Deadwood Street's closure. The Organization Committee has the ground breaking for the plaza on Monday. The Economic Restructuring Committee will be meeting next week. They will be working on ways to make Deadwood a better business community as well. Ms. Ochse stated the gateway sign looks awesome.

Set working meeting with City and P&Z Commissions to discuss and prioritize bonded projects

Mr. Kuchenbecker stated they are looking at Tuesday, January 22, 2019 at 3:00 p.m. in the Century Room at City Hall. The focus will be to identify and prioritize some of the bonded projects. Mr. Toews asked what the time line would be for getting the bond. Mr. Kuchenbecker stated about 60 to 90 days after the last meeting.

Proposed Purchase of a Document Management System – Exhibit C

Mr. Kuchenbecker stated a lot of our records have been digitized. We still have 16 file draws of files we have been scanning. To be able to look up these documents we would like to use this A&B Business system. Finance is using this system now for legal documents, minutes and records. We would be purchasing additional licenses to allow additional users. The cost is split between Planning and Zoning and HP. HP's cost would be \$2,095.36 to come out of Professional Services budget in 2019. ***It was moved by Mr. Toews and seconded by Ms. Posey to approve the purchase of half the Square 9 document management system at a cost of \$2,095.36 to come out of the Professional Services budget. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

New Matters before the Deadwood Historic Preservation Commission

PA 180517 – 794 Main Street – Robert & Sharon Burns – Exterior Repairs/Alterations – Exhibit D

Mr. Kuchenbecker stated this is a contributing resource circa 1894. The applicants have been working on the interior of the resource. The resource is a wood frame with a brick veneer that has stucco over it and the stucco is separating from the brick. The applicant is requesting a variety of exterior improvements. First, remove stucco and re-brick the entire house. The resource has an original brick veneer, however, it is soft brick and unable to be restored when the stucco is removed. The stucco is separating from the brick in several locations. The proposed brick is an appropriate style and color. Second, Restore or replace windows; the applicant has agreed to restore windows and add new storms. Third, replace current roofing with a hail resistant asphalt shingle. Fourth, Add a small deck to the front of the house similar to the sister house with a roof cover. The applicant has withdrawn this request at this time pending exploration of other options. Fifth, tear off and replace the addition on the back of the house. The applicant has agreed to "narrow" the addition to ensure the building reads as original and addition. Sixth, the separate garage will also have the stucco removed and they intend to brick as well. Staff will coordinate with applicant throughout the project. 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. Blair and seconded by Ms. Ochse based upon all the evidence presented, I find 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 and allow Mr. Kuchenbecker to negotiate the landing/porch on the front of the house with the applicants. Aye – All. Motion carried.***

Items from Citizens not on Agenda

Mr. Russo asked if there are restrictions on the Commercial Loan for Upper Floor Revitalization. Could it be used for furnishings or materials. Mr. Kuchenbecker stated it would not be used for furnishings, fixtures and equipment. It would be used for architectural rehab.

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

Mr. Kuchenbecker stated in the packet was a letter from the Lawrence County Historical Society and we did receive a letter from the Black Hills Pioneer both voicing concerns with decisions made. The Tourism Conference is next week, Deadwood Alive, the mayor and the Chamber will be attending. The archway is up and looks good. The bricks on the street around the square are coming up nicely so we will be able to save more than planned.

Committee Reports:

Ms. Ochse asked Mr. Kuchenbecker where we are at regarding conditional approvals in our ordinance. Mr. Kuchenbecker stated he had not heard back from the attorney, he will follow up. Ms. Ochse asked if the attorney will have an answer regarding the judgment on the Deadwood Mountain Grand. Mr. Kuchenbecker stated he has spoken with legal counsel and we should have a memorandum coming. Mr. Ochse encourages people working with Deadwood Mountain Grand to have a view shed analysis done so we can see the actual effect of what people are going to see.

Other Business:

The Historic Preservation Commission Meeting adjourned at 5:25 p.m.

ATTEST:

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