

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, July 11, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. June 27, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Applications – **Exhibit A**
 - i. Melody Lopez – 67 Stewart Street – Foundation Program
 - ii. Melody Lopez – 67 Stewart Street – Siding Program
 - iii. Melody Lopez – 67 Stewart Street – Wood Windows and Doors Program
 - iv. Tim Conrad – 52 Lincoln Avenue – Wood Windows and Doors Program
 - v. Lance Bobolz – 84 Van Buren Avenue – Wood Windows and Doors Program
 - c. HP Grant Extension Request – **Exhibit B**
 - i. Lee Thompson – 47 Forest – Wood Windows and Doors Program
 - ii. Lee Thompson – 47 Forest – Elderly Resident Program
 - iii. Kris Fenton – 27 Lincoln – Siding Program
 - iv. Kris Fenton – 27 Lincoln – Foundation Program
 - v. Roger & Ann Ochse – 35 Madison – Foundation Program
 - vi. Art & Georgeann Silvernail – 47 Burnham – Elderly Resident Program
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan – Loan Requests – **Exhibit C**
 - i. Hills Partnership – 158 Williams – Loan Extension Requests
5. Old or General Business
 - a. Main Street Initiative update
 - b. Sign Ordinance Input or Revisions – **Exhibit D**
 - c. Digitization of Lawrence County Tax Records – **Exhibit E**
 - d. Headstone Grant Applications – **Exhibit F**
 - i. #201803, Seth Skill (Mt. Moriah Cemetery, Section 2, Lot 107)
 - e. Wild Bill and Calamity Jane Brochures - Permission to Print 10,000 copies each – **Exhibit G**
 - f. Days of 76 Museum Split Rail Fence Repairs – **Exhibit H**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180084–Melody Lopez–67 Stewart–Repair Siding/Windows, Install Storms, Repair/Replace Deck/Paint – **Exhibit I**
 - b. PA 180083 – Lance Bobolz – 84 Van Buren Street – Replace Roof, Windows, Doors, Deck & Repaint/Stain – **Exhibit J**
 - c. PA 180086 – Gordon Mack – 143 Charles Street – Alterations to Garage – **Exhibit K**
 - d. PA 180087 – Andrew Estoclet – 26 Adams Street – Deck Repairs – **Exhibit L**
 - e. PA 180088 – Tim Conrad – 52 Lincoln Avenue – Replace Windows – **Exhibit M**
 - f. PA 180089 – Prairie Sun Development – 97 Williams Street – Repair Porch – **Exhibit N**
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
12. Adjournment -- **All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

REMINDER: Budget Meeting Thursday, July 12, 8:00 a.m., City Hall

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, July 11, 2018

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

Absent Dale Berg

Present City Commission: Dave Ruth Jr.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer and Meghan Wittmis, Administrative Assistant were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, July 11, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

June 27, 2018 Regular Meeting

It was moved by Mr. Blair and seconded by Ms. Posey to approve the HPC minutes of Wednesday, June 27 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 \$49,752.33. Aye – All. Motion carried.

Jill and Todd Weber – Temporary Structure – No Action Taken

Mr. Kuchenbecker stated the Weber's have applied for a Temporary Vending License for the Rally, set up in the Celebrity parking lot. They started construction on their temporary venue and it will require a building permit. A building permit requires a Certificate of Appropriateness. They didn't know the size until they got started on it. Staff is asking for direction from the Commission, can Mr. Kuchenbecker sign the building permit and the Weber's submit an application for COA at the next meeting. The Commission is ok with Mr. Kuchenbecker signing the building permit based on the presentation from the Weber's with the application for COA submitted for the next meeting.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Ms. Ochse to approve HP Grant Fund disbursements in the amount of \$8,590.59, based on information as presented. Aye - All. Motion carried.

HP Program Applications – Exhibit A

- i. Melody Lopez – 67 Stewart Street – Foundation, Siding & Wood Windows and Doors Programs
- ii. Tim Conrad – 52 Lincoln Avenue – Wood Windows and Doors Program
- iii. Lance Bobolz – 84 Van Buren Avenue – Wood Windows and Doors Program

It was moved by Mr. Blair and seconded by Mr. Toews to accept Melody Lopez, 67 Stewart, into the Foundation, Siding and Wood Windows & Doors programs; Tim Conrad, 52 Lincoln, into the Wood Windows & Doors program and Lance Bobolz, 84 Van Buren, into the Wood Windows & Doors program. Aye - All. Motion carried.

HP Grant Extension Request – Exhibit B

- i. Lee Thompson – 47 Forest – Wood Windows and Doors Program
- ii. Lee Thompson – 47 Forest – Elderly Resident Program
- iii. Kris Fenton – 27 Lincoln – Siding Program
- iv. Kris Fenton – 27 Lincoln – Foundation Program
- v. Roger & Ann Ochse – 35 Madison – Foundation Program
- vi. Art & Georgeann Silvernail – 47 Burnham – Elderly Resident Program

It was moved by Ms. Posey and seconded by Mr. Toews to grant a six month extension to Lee Thompson, 47 Forest, Wood Windows & Doors and Elderly Resident Programs; a six month extension to Kris Fenton, 27 Lincoln, Siding and Foundation Programs; a three month extension to Roger & Ann Ochse, 35 Madison, Foundation Program and a three month extension to Art & Georgeann Silvernail, 47 Burnham, Elderly Resident Program. Aye-All. Motion carried.

Revolving Loan Program Voucher Approval

It was moved by Ms. Posey and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursements in the amount of \$11,533.50, based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit A

- i. Hills Partnership – 158 Williams – Loan Extension Requests

It was moved by Ms. Ochse and seconded by Ms. Posey to grant a loan extension request to Hills Partnership, 158 Williams. Aye All. Motion Carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker stated at the public hearing on July 2 the City Commission did approve the swap of property for the pavilion lot and the Franklin Motor Inn contingent on matching the \$2 million commitment this body has made. This is now in the hands of the Main Street Initiative to follow up with the Governor. In the summer when everyone is busy the committees aren't able to always meet. The Gaming Committee met yesterday. They are working on the language for possible sports betting for a constitutional amendment, not only to allow sports betting but for the funding for HP as well. Right now it says all proceeds go to Deadwood for historic preservation but the State has a formula on the back side so Deadwood only gets a portion. The percentage Deadwood actually receives hasn't changed in years and this is one of the reasons we are having budget problems.

Sign Ordinance Input or Revisions – Exhibit D – No Action to be Taken

Mr. Nelson Jr. stated the Planning and Zoning Commission and staff have been working on revisions to the Sign Ordinance. There are a couple of issues staff would like the HP Commission to give an opinion on. The first is internal illumination which is allowed outside of the Federally Designated Deadwood National Historic District. New construction outside of the local district allows for backlit lettering. The Commission continues to get pressure and requests for internal illumination, especially with franchises. The Planning and Zoning Commission would like to know if it is detrimental to the landmark district to have internal illumination outside of the local district. Mr. Blair asked what the local district boundaries are. Mr. Nelson stated it would be from Big D gas station going north and from the real estate center up to NeighborWorks. Mr. Toews stated he has a hard time seeing how it would have any effect being our historic area is still protected. Ms. Carmody asked if there are limits that go along with this. Mr. Nelson Jr. stated yes there are sign limitations. Mr. Ruth stated the problem right now is we have a lot of people asking for variances, so Planning and Zoning is looking at this as it is time to address the ordinance. As it stands it is real easy for someone putting in a franchise in the outlying areas to say the Travelodge has it or the other business that have these signs, this is what compels them to grant these variances. Ms. Posey stated Mr. Kuchenbecker can address whether or not this impacts our historic status better than any of us. Mr. Kuchenbecker stated it is important to maintain the handcrafted signs on Main Street and in the local district. Ms. Ochse asked why these variances were approved. Mr. Nelson Jr. stated sometimes franchises are not flexible with their signs, it's mandatory for them to have a specific sign. Some work with us to make the adjustment but some will not. Mr. Johnson stated the second part of the discussion is the use of the word "Casino", would that affect the district. Mr. Nelson Jr. stated he is just asking a question here. Ms. Posey stated we shouldn't put "Casino" on anything because all it brings to mind is video lottery. Mr. Ruth stated this exclusion may be eliminated by the Supreme Court anyway because of the fact they said we cannot legislate content. HP's opinion on the use of "Casino" is to leave it until the courts tell us otherwise. HP's opinion on internal illumination is to allow it since variances are already being granted. Mr. Nelson Jr. stated we may need to create some design guidelines to go along with the signs. The Planning and Zoning Commission would like HP to consider a grant or loan program to assist non-conforming signs within the local district, such as Pack Horse, to make it conforming. The Commission would like to know how many non-conforming signs there are and what kind of incentive the owners would need.

Digitization of Lawrence County Tax Records – Exhibit E

Mr. Kuchenbecker stated this will be a recommendation to the City Commission. Mike Runge is requesting permission to enter into a contract with DocuTek, of Englewood, Colorado to microfilm and PDF nineteen historic Lawrence County tax ledgers on file in the Case Library. The project cost is \$8,300 and it was budgeted for 2018. ***It was moved by Mr. Toews and seconded by Ms. Ochse to recommend the City Commission enter into a contract with DocuTek to microfilm and PDF nineteen historic Lawrence county tax ledgers at a cost not to exceed \$8,300 to be paid out of the City Archive budget. Aye-All. Motion Carried.***

Headstone Grant Applications – Exhibit F

- i. #201803, Seth Skill (Mt. Moriah Cemetery, Section 2, Lot 107)

Mr. Kuchenbecker stated the Project Committee met yesterday. There were two applications for review but asked for more information on the second one. They are recommending approval for Seth Skill who is buried at Mt. Moriah, Section 2, Lot 107. ***It was moved by Ms. Posey and seconded by Ms. Ochse to accept application***

#201803, Seth Skill, into the Headstone Grant Program as recommended by the Project Committee on July 10, 2018. Aye-All. Motion Carried.

Wild Bill and Calamity Jane Brochures – Permission to Print 10,000 copies each – Exhibit G

Mr. Kuchenbecker stated as you may know the History and Information Center visitation remains strong and the Welcome Center is at numbers where we were in August last year. Over 21,000 visitors went through in the month of June. Because of this our brochures are flying off the rack. This is a request for \$2,700 to print 10,000 Wild Bill brochures and 10,000 Calamity Jane brochures. ***It was moved by Ms. Ochse and seconded by Mr. Toews to allow the purchase of 10,000 each of the Wild Bill and Calamity Jane brochures from MS Mail at a cost of \$2,700 to be paid out of Public Education. Aye-All. Motion Carried.***

Days of 76 Museum Split Rail Fence Repairs – Exhibit H

Mr. Kuchenbecker stated the split rail fence down at the Days of 76 is in marginal condition. Rather than repair the existing fence staff believes the new design of the ranch fence has become standard in our community and would be more appropriate. There is money in the General Maintenance HP budget. City staff would install the new fence. The cost would not exceed \$4,000. This will be a recommendation to City Commission. ***It was moved by Mr. Blair and seconded by Ms. Posey to recommend to the City Commission to purchase split rail fencing materials from Wheeler for replacement of the Days of 76 Museum fence not to exceed \$4,000 to be paid out of the HP General Maintenance account. Aye-All. Motion Carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 180084 – Melody Lopez – 67 Stewart–Repair Siding/Windows, Install Storms, Repair/Replace Deck/Paint–Exhibit I

Mr. Kuchenbecker stated this is a contributing structure located in the Cleveland Planning Unit built in 1896-1897. The applicant is requesting permission to repair siding on the south and west side of house, repair existing windows and install new storm windows, paint and repair/replace the decking on the front porch. The applicant is excited to restore the exterior of the resource and the assistance provided through Historic Preservation. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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 Ms. Ochse and seconded by Ms. Posey, based upon all the evidence presented, 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. Aye-All. Motion Carried.***

PA 180083 – Lance Bobolz – 84 Van Buren – Replace Roof, Windows, Doors, Deck & Repaint/Stain – Exhibit J

Mr. Kuchenbecker stated 84 Van Buren, a contributing structure located in the Ingleside Planning Unit circa 1936. The applicant is requesting permission to replace hail damaged roof with same materials, replace windows, storm windows and doors with appropriate ones, replace deck after retaining wall completion, install garage door and repaint/stain the log structure. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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. Posey, based upon all the evidence presented, 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. Aye-All. Motion Carried. Aye-All. Motion Carried.***

PA 180086 – Gordon Mack – 143 Charles Street – Alterations to Garage – Exhibit K

Mr. Kuchenbecker stated if you remember we denied the razing of the structure at 143 Charles, a contributing structure located in the Cleveland Planning Unit. After discussion there were some ideas. The applicant is now requesting permission to reface stucco on the front of the garage and put a brick border up the sides and over the arch to tie in with the front of the house parapet. Applicant would also like to remove eight feet off the back portion of the garage, leaving 13 feet standing, making it more of a carport. The applicant has started repair of the sub-structure and stucco as part of maintenance of the front of the resource. While this project does damage a portion of the original garage, the proposed work and changes does not encroach upon, or destroy the historic resource. Furthermore, it does have a slight adverse effect on the character of the building but does not have an adverse effect on the historic character of the local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District. The Commission thanked the applicant for coming up with this solution. ***It was moved by Mr. Toews and seconded by Mr. Blair, based on all the evidence presented, this project does encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. Aye-All. Motion Carried.***

It was moved by Mr. Toews and seconded by Ms. Posey, based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, this project is not adverse to Deadwood and move to approve the project as presented. Aye-All. Motion Carried.

Mr. Kuchenbecker stated this removes the contingency on the previous Project Approval for the house.

PA 180087 – Andrew Estoclet – 26 Adams Street – Deck Repairs – Exhibit L

Mr. Kuchenbecker stated this is a contributing structure in the Ingleside Planning Unit, circa 1904. The applicant is requesting permission to replace the first and second floor porch railings and replace horizontal boards under second floor porch. The proposed work and changes will not have an adverse effect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District. ***It was moved by Ms. Posey and seconded by Mr. Blair, based upon all the evidence presented, 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. Aye-All. Motion Carried.***

PA 180088 – Tim Conrad – 52 Lincoln Avenue – Replace Windows – Exhibit M

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit circa 1885. We just accepted him into the Windows and Doors Program. The applicant is requesting permission to replace 23 windows and paint trim to match existing exterior color. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it 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, 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. Aye-All. Motion Carried.***

PA 108889 – Prairie Sun Development – 97 Williams Street – Repair Porch – Exhibit N

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Planning Unit, circa 1890. The applicant is requesting permission to repair the existing front porch entrance and steps. Floor boards on the porch will be replaced with Douglas fir 1x6 planks. Railing will be replaced with decorative wooden spindles, same type used on other Victorian houses in the neighborhood. The leading-edge floor support beam will be repaired by attaching a glulam beam to the existing. Applicant will then put a 1x8 board on the front that will be painted for a finished edge. All existing poles and beams will remain in place. Steps will be repaired and new matching decorative spindles will be used for side railing. Steps will come down to bottom landing and then exit to the east side instead of straight south. Applicant will use Dakota 2000 for this project. Staff has conducted a site visit with the owner and reviewed the proposed project in depth. 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. Ms. Posey stated when she walked by the bottom steps are no longer there. Mr. Kuchenbecker stated the steps have been removed as they were a danger. ***It was moved by Mr. Toews and seconded by Ms. Posey, based upon all the evidence presented, 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. Aye-All. Motion Carried.***

Items from Citizens not on Agenda

Mr. Maynard wanted to give his input on roofing and asphalt shingles. He would like to encourage HP to recommend steel roofing, like he has on his house, as they have less damage after a hail storm. Mr. Toews stated maybe allow this on a case by case bases.

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

James Gibbens has ordered windows and is getting restarted working on his house after some serious health issues.

A meeting on potential upper floor development is scheduled for 610 Main Street, Wayne Morris.

The contractor for 48 Taylor had 10% withheld, at this point we will be hiring another contractor to clean up that yard and use the 10% to pay for it.

The budget hearing will be held next Tuesday, not tomorrow.

The Community Picnic is Sunday the July 15th from 4:00 p.m. to 6:00 p.m.

Staff has engaged an appraiser looking at Jack Anfinson's Diorama.

Mr. Kuchenbecker passed out information on the upcoming historic conference in San Francisco.

Committee Reports:

Ms. Ochse asked what the status is of the Raspberry house. Mr. Kuchenbecker stated he would be checking with Ron to see where Trent is on this. Ms. Ochse also stated on July 21st is the luncheon for the Society of the Black Hills Pioneers at the Rushmore Plaza in Rapid City, from 10:00 a.m. to 1:30 p.m.

Mr. Toews asked for the Black Hills Mining Museum to be put on the agenda for the next meeting. They need assistance replacing the roof after the storm. They are looking for a no interest loan while raising the money. Ms. Posey asked if this would go through NeighborWorks. Mr. Kuchenbecker stated it would be our money through the revolving loan fund.

Ms. Posey gave a report on the last Design Committee meeting. She stated they approved a new design for the Oktoberfest bunting, discussed utility box wraps, dumpster, and changes to the flowers on Main Street for next year.

The Historic Preservation Commission Meeting adjourned at 5:58 p.m.

ATTEST:

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