

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 28, 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. February 14, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Program Applications – **Exhibit A**
 - i. Ronald Almanza – 33 Taylor Avenue -- Siding Program
 - ii. Ronald Almanza – 33 Taylor Avenue -- Foundation Program
 - iii. Ronald Almanza – 33 Taylor Avenue – Wood Windows and Doors Program
 - c. Revolving Loan Program Voucher Approval
 - d. Revolving Loan Program Loan Request
 - i. Bernie Reausaw – 336 Williams – Extension Request – **Exhibit B**
5. Old or General Business
 - a. Main Street Initiative update
 - b. Grace Lutheran Church – Not-For-Profit Grant Extension Request – **Exhibit C**
 - c. PA H1803 – Mike Gustifson – First Gold – Grading – Continued from 2/14/18 Meeting – **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
 - a. COA H1804 – City of Deadwood – Pavilion Project – **Exhibit E**
7. New Matters before the Deadwood Historic Preservation Commission
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 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 28, 2018

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Ann Ochse, Thomas Blair, Beverly Posey, Lynn Namminga and Dale Berg.

Absent:

Present City Commission: Dave Ruth, Jr.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Crystal Murray, of NeighborWorks-Dakota Home Services, Quentin Riggins, City Legal Counsel, and Bonny Anfinson, Recording Secretary 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, February 28, 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:

February 14, 2018 Regular Meeting

It was moved by Ms. Ochse and seconded by Mr. Blair to approve the HPC minutes of Wednesday, February 14, 2018. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$236,256.77. 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. Namminga to approve HP Grant Fund disbursements in the amount of \$25,677.29, based on information as presented. Aye - All. Motion carried.

HP Program Applications – Exhibit A

- i. Ronald Almanza – 33 Taylor Avenue – Siding Program
- ii. Ronald Almanza – 33 Taylor Avenue – Foundation Program
- iii. Ronald Almanza – 33 Taylor Avenue – Wood Windows and Doors Program

It was moved by Mr. Toews and seconded by Ms. Posey to accept Ronald Almanza, 33 Taylor Avenue, into the Siding, Foundation and Wood Windows and Doors Programs. Aye – All. Motion carried.

Revolving Loan Program/Disbursements – Exhibit B

- i. Bernie Reausaw – 336 Williams – Extension Request

It was moved by Mr. Berg and seconded by Ms. Posey to approve the extension requests. Aye – All. Motion carried.

It was moved by Mr. Berg and seconded by Ms. Posey to approve the NeighborWorks revolving loan disbursements of \$4,150.01. Aye – All. Motion carried.

Crystal Murray, of NeighborWorks-Dakota Home Services, presented the delinquency report.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker updated the commission on the Main Street Initiative Committees:

- The Promotion Committee is planning the Bacon and Craft Beer Fest as well as the dine around.
- Design Committee – The City Commission did approve watering the flower planters; Working on the bunting across main street; Design stage has begun on the archway; March 14 and 15 the SDSU students will be here to meet with the building owners and presenting the upper floor design ideas; There is a lot of discussion about employee workforce housing; They will be approaching the state for matching funds for the plazas.

Grace Lutheran Church – Exhibit C

Mr. Kuchenbecker stated the Grace Lutheran Church has a Not-For-Profit Grant and is requesting an extension to June of 2018. They are currently working on the parsonage but had to take a break due to cold weather.

It was moved by Mr. Blair and seconded by Ms. Posey to extend the Not-For-Profit Grant for Grace Lutheran Church until June of 2018. Aye – All. Motion carried.

PA H1803 – Mike Gustafson – First Gold – Grading – Exhibit D

Mr. Kuchenbecker stated at the last meeting there was motion stating based upon all evidence presented this project does encroach upon, damage, or destroy a historic resource. Staff was then directed to reach out to other engineers to see what other alternatives may be available which would not encroach upon, damage or destroy the site and setting of the historic district(s). Staff reached out to Albertson Engineering who contacted a civil engineering firm who specializes in cuts and retaining walls. The cost to explore alternatives would be between \$7,000 and \$40,000 depending on the scope of services. Kuchenbecker stated that the Commission still needs to make the second motion to either approve or deny the request.

Mr. Toews stated he favors denying the application as presented. He believes there are other options out there to solve this issue and understands First Gold does not agree. Mr. Toews is requesting First Gold along with HP hire a third party professional engineer to do a Means and Methods analysis of the design options available. This is not a redesign but to determine if there is a different method to solve the problem identified by First Gold. Mr. Toews said he did not disagree with First Gold that there is a problem. The way to solve the problem is not the way I would choose and as presented has an adverse effect on the historic districts. The third party would be someone mutually agreed upon by HP and First Gold. The engineer would use the existing data with any additional geotechnical or other data to be supplied by and paid for by First Gold. The scope for these engineering services would be to address only problems identified at site recon and which were presented at both HPC meetings. The objective is to solve these problems while minimizing detrimental damage to Deadwood's historic resources. There would also need to be a project guarantee. These are the recommendations I would put in place if we want to proceed with the project.

It was moved by Mr. Toews and seconded by Ms. Ochse based upon the guidance in the U.S. Department of the interior Standards for historic preservation, restoration, and rehabilitation project adopted by rules promulgated pursuant to SDCL 1-19A and 1-19B, et seq, I find that the project is Adverse to Deadwood and move to Deny the project as presented. Aye – All. Motion carried.

Mr. Toews stated from his perspective there are other alternatives. From the First Gold perspective this is the only alternative. The way to resolve this is to bring in a third party to make just the assessment of the means and methods to solve the problems. This is not to bring in a third party to do a complete design. We are seeking to answer if there are other ways of completing the project that are less intrusive than what is being proposed to us in this application. If this process is pursued then the items I listed would be what I propose. Mr. Kuchenbecker stated Mr. Toews recommendation is to bring in a third party engineer who would take Mr. Towey's recommendation and find a less intrusive way to address the issues and not to excavate into the hill to the extent presented in the application. Ms. Morris stated that is what Mr. Towey was hired to do. Mr. Toews stated Mr. Towey is being hired by First Gold saying this is the solution I want. I'm saying a cut in the side of a hill can be done a number of different ways possibly without cutting 16' out of the hillside and up the hill to solve the problems that were identified. Giving another third party the same list of problems and ask if they can solve the problem without being so detrimental to the hill. I feel the problem you are trying to solve does not require a 16' cut into the hill. I want someone else to come in and review the issue. He may say this is the only option we have. Ms. Morris stated if Kevin hires the engineer that is biased already. Mr. Toews stated the engineer would be mutually agreed upon. Ms. Ochse also stated mutually agreed upon. Ms. Morris stated at the City's cost. Mr. Toews stated the City of Deadwood would hire the engineer but is proposing it would be funded mutually. City pay half, First Gold pay half. Mr. Kuchenbecker stated this would be contingent upon City Commission approval of the expenditure. If this is HP's direction he will place on the City Commission agenda.

It was moved by Mr. Toews and seconded by Ms. Ochse to recommend to the City Commission to approve paying half of the engineering fees to perform a means and methods solution for the First Gold hillside excavation project not to exceed \$3,500.00 contingent upon First Gold's participation. Aye – All. Motion carried.

New Matters before the Deadwood Historic District Commission

COA H1804 – City of Deadwood -- 767 Main Street—Pavilion Project – Exhibit E

Mr. Kuchenbecker stated the City of Deadwood is requesting permission to remove the building, foundations and entire surfacing of the property. The City would like to construct a municipal parking lot. The parking lot will be comprised of approximately 75 parking spaces, landscape areas, fencing on the Main Street and Armory Street sides, a stone veneered concrete wall between the residential property to the southwest and the parking lot, and amenities such as interpretive panel, seating area and potential trolley stop. The parking surface is planned to be asphalt with concrete curbing and the will be lit with LED parking lot lights. The date of construction of the Deadwood National Guard Armory in 1955 is outside of the period of significance for both the National Historic Landmark District and the National Historic Register District.

The Deadwood Historic Preservation Office made a preliminary determination that the Deadwood National Guard Armory may be eligible as an individual listing to the National Register of Historic Places for its association with the South Dakota National Guard and its timing with the United States "Cold War" era approximately eight years ago. This undocumented determination was used to allow the City of Deadwood to utilize historic preservation funds in making repairs and rehabilitation of the structure. At this time, neither the State Historic Preservation Office nor the National Park Service has made an official determination of the eligibility of the resource; therefore, the official listing is a non-contributing structure to all designations of historic districts within Deadwood. In recent informal discussions, the State Historic Preservation Office has indicated they believe it is not eligible for the National Register of Historic Places.

It is staff's opinion based on the fact the structure is outside the period of significance of Deadwood's Historic Districts, 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 Ms. Posey and seconded by Ms. Ochse based upon the guidance found in DCO 17.68.050, I find the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Aye – All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission

Items from Citizens not on Agenda

Sharon Martinisko stated the Third Annual Information Night will be March 22, 5:30 p.m. at City Hall sponsored by the Deadwood Trust for Historic Preservation. Mr. Kuchenbecker will do a presentation on local grants and Mike Walker with Neighborworks will do a presentation on the loan programs. The HP Commission is invited to attend.

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

Mr. Kuchenbecker stated he is testing a tablet to be used by the HPC in hopes to eliminate paper packets. The cost of this pad is \$550. Plans are to purchase one for each commissioner to use. They will pay for themselves in two years per the cost of the packet and staff time to put them together.

Ms. Anfinson stated data entry is going well with the Foundant Program. All of the local grants have been entered. I have been entering the Not-for-Profit grants and Meghan will begin entering the paint grants. When these are done we will be entering the Outside of Deadwood Grants.

Committee Reports:

Ms. Posey commended whoever put together the March newsletter. It was very well done. Mr. Kuchenbecker stated Meghan Wittmis put it together.

The Historic Preservation Commission Meeting adjourned at 5:38 p.m.

ATTEST:

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