

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 13, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. November 21, 2017 Regular Meeting
3. Voucher Approval
4. Old or General Business
 - a. Main Street Initiative update
 - b. Agreement with SHPO and State Historic Preservation Office – **Exhibit A**
 - c. Deadwood Masonic Center – Not-For-Profit Grant Request – **Exhibit B**
 - d. Special Cowboy Moments on RFD TV – 2018 Agreement – **Exhibit C**
 - e. Wayfinding – Purchase Replacement Signs – **Exhibit D**
 - f. Replacement of City Archives Workstations -- **Exhibit E**
 - g. Black Hills State University Site Visit -- **Exhibit F**
 - h. 2018 South Dakota Department of Tourism Conference – January 16-18 – **Exhibit G**
 - i. 30th Anniversary of Deadwood's Syndicate Fire – December 18, 6:00 p.m., Saloon 10 -- **No Exhibit**
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17090 – Dustin & Laura Floyd – 21 Lincoln – Change Kitchen Window – **Exhibit H**
 - b. PA H17091 – Roger & Ann Ochse – 35 Madison – Stabilize Foundation – **Exhibit I**
 - c. PA H17092 – Mike & Brett Runge – 37 Jackson – Replace Attic Windows – **Exhibit J**
7. HP Programs and Revolving Loan Program
 - a. HP Program Applications – **Exhibit K**
 - i. Pauline West – 79 Stewart Street – Foundation Program
 - ii. Roger and Ann Ochse – 35 Madison Street – Foundation Program
 - iii. Mike and Brett Runge – 37 Jackson – Wood Windows and Doors Program
 - b. HP Program Grant Extensions – **Exhibit L**
 - i. James Pontius – 118 Charles – Wood Windows and Doors/Siding
 - ii. Dustin and Laura Floyd – 21 Lincoln – Wood Windows and Doors
 - iii. Raven Van Tassel – 39 Van Buren – Wood Windows and Doors
 - iv. Mike Besso – 405 Williams -- Foundation
 - c. Revolving Loan Program – **Exhibit M**
 - i. Richard and Sandy Neeson – 26 Washington – Request Four HP Loans
 - ii. Shirley Karas – 784 Main – Subordination Request
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.*

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, December 13, 2017

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

Absent: Dale Berg

Present City Commission: None

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken, of NeighborWorks-Dakota Home Services, and Bonny Anfinson, Recording Secretary were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, December 13, 2017 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

November 21, 2017 Regular Meeting

It was moved by Mr. Blair and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, November 21, 2017. 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 \$106,647.46. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker updated the commission Main Street Initiative Committees:

- The Organization Committee met today and discussed several items. The Committee met with the Block Club to discuss the options for the Pavilion. from the Design Committee from the previous day which was bunting over Main Street; flowers on Main Street light poles; an archway between Wells Fargo and Silverado and cigarette canisters on Main Street were some of the topics.
- The Promotion Committees next project coming up is the K-9 Keg Pull. The Holiday Mixer was a success. There was positive feedback.
- Economic Restructuring will have SDSU back in January to do a full presentation of the nine projects.
- The Gaming Committee met recently and discussed the Yankton Proposal for gaming and the impact of the fine for the underage gambler and how it will impact Deadwood's gaming numbers and children in casinos. The committee and staff is working on an indicators dashboard. Mr. Toews stated HP funded the Archway. The committee will be coming before HP to fund another sign on the south end of main street.

Agreement with SHPO and State Historic Preservation Office – Exhibit A

Mr. Kuchenbecker stated this agreement was presented to us before and it had an escalator in the year to year cost. Our budget is not increasing nor does it have an escalator in it. The agreement before you is the revised document. ***It was moved by Ms. Ochse and seconded by Ms. Posey to recommend to the City Commission approval of the agreement for another four years, July 2018 to June 2022 for a cost of \$60,000 per year. Aye – All. Motion carried.***

Deadwood Masonic Center – Not-For-Profit Grant Request – Exhibit B

Mr. Kuchenbecker stated the Masonic Center has submitted a Not-For-Profit Grant in the amount of \$2,500 to conduct a scenery evaluation of the Scottish Rite Theater Backdrops. Ms. Ochse directed staff to inform the recipient all articles regarding this project need to give credit to Deadwood Historic Preservation for funding the project. ***It was moved by Mr. Blair and seconded by Mr. Toews to approve the Not-for-Profit Grant to the Masonic Center Association to hire Wendy R. Waszut-Barrett, PhD, in the amount of \$2,500.00, to conduct a scenery evaluation and provide scenery restoration recommendations. Aye – All. Motion carried.***

Special Cowboy Moments on RFD TV – 2018 Agreement – Exhibit C

Mr. Kuchenbecker stated RFD TV would like to shoot film footage during the 2018 Days of 76 Rodeo and air the docuseries on the Special Cowboy Moments. They are requesting funds to sponsor commercial spots. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission sponsorship in the amount of \$5,700.00 for a docuseries on the Days of 76 Rodeo to be aired during "Special Cowboy Moments". Funds could come out of the Public Education line item. Aye – All. Motion carried.***

Wayfinding – Purchase Replacement Signs – Exhibit D

Mr. Kuchenbecker stated in addition to the Wayfinding Project staff has been working on the replacement of street and parking signs with more appropriate decorative posts and street signage. Staff has solicited a quote from Bandon Industries, Inc. in the amount of \$5,435.00 for replacement signs and decorative posts. ***It was moved by Mr. Blair and seconded by Ms. Posey to recommend to the City Commission approval to purchase replacement signs from Bandon Industries, Inc. in the amount of \$5,435.00 to come out of the wayfinding budget line item. Aye – All. Motion carried.***

Replacement of City Archives Workstations – Exhibit E

Mr. Kuchenbecker stated the Archives is requesting permission to replace three workstations and five docking stations to be used in the City Archives and archaeology lab. The cost will not exceed \$6,700.00. ***It was moved by Mr. Blair and Seconded by Ms. Ochse to recommend to the City Commission approval to purchase three mobile work stations and five HP Zbook 200W docking stations in the amount of \$6,700.00.***

It was moved by Mr. Toews and Seconded by Ms. Posey to rescind the motion and recommend to the City Commission approval to purchase three mobile work stations and five HP Zbook 200W docking stations in the amount of \$6,700.00. Aye – All. Motion carried.

Black Hills State University Site Visit – Exhibit F

Mr. Kuchenbecker stated the Botany Department of Black Hills State University (BHSU) would like to invite the Deadwood Historic Preservation Commission, City Commission, department heads and staff to an open house to review the completed conservation and new findings from the Chinatown archaeological/botanical collection. The site visit will be January 11, 2018 1:30 – 3:30.

2018 South Dakota Department of Tourism Conference – January 16-18 – Exhibit G

Mr. Kuchenbecker stated the Tourism Conference will be held in Pierre January 16-18, 2018. A copy of the events and a registration is available for your review. If you wish to partake in the event let Bonny or Megan know.

30th Anniversary of Deadwood's Syndicate Fire – December 18, 2017, 6:00 p.m., Saloon 10 – No Exhibit

Mr. Kuchenbecker stated there will be a celebration of the Deadwood Syndicate Fire on December 18, 6:00 p.m. in the Charley Utter Theatre. Please RSVP to Bonny or Meghan.

New Matters before the Deadwood Historic District Commission

New Matters before the Deadwood Historic Preservation Commission

PA H17090 – Dustin & Laura Floyd – 21 Lincoln – Change Kitchen Window – Exhibit H

Kevin Kuchenbecker stated the applicant is requesting permission to change the kitchen window back closer to the look of the original windows. 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 all the evidence presented, the HP Commission finds 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 H17091 – Roger and Ann Ochse – 35 Madison – Stabilize Foundation – Exhibit I

Kevin Kuchenbecker stated the applicant is requesting permission to stabilize the front foundation wall that supports the roof. 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 Mr. Toews based upon all the evidence presented, the HP Commission finds 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. Ms. Ochse Abstained. Aye – All. Motion carried.***

PA H17092 – Mike and Brett Runge – 37 Jackson – Replace Attic Windows –Exhibit J

Mr. Kuchenbecker stated the applicant is requesting permission to replace two aluminum storm inserts in the attic with double hung Marvin wood windows. 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. Ochse and seconded by Ms. Posey based upon all the evidence presented, the HP Commission finds 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.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit K

- i. Pauline West – 79 Stewart Street – Foundation Program
- ii. Roger and Ann Ochse – 35 Madison Street – Foundation Program
- iii. Mike and Brett Runge – 37 Jackson – Wood Windows and Doors Program

It was moved by Mr. Blair and seconded by Ms. Posey to accept Pauline West, 79 Stewart, into the Foundation Program; Roger and Ann Ochse, 35 Madison, into the Foundation Program; Mike and Brett Runge, 37 Jackson, into the Wood Windows and Doors program. Ms. Ochse abstained. Aye – All. Motion carried.

HP Program Grant Extensions – Exhibit L

- i. James Pontius – 118 Charles – Wood Windows and Doors/Siding
- ii. Dustin and Laura Floyd – 21 Lincoln – Wood Windows and Doors
- iii. Raven Van Tassel – 39 Van Buren – Wood Windows and Doors
- iv. Mike Besso – 405 Williams – Foundation

It was moved by Ms. Ochse and seconded by Mr. Toews to grant six month extensions to James Pontius, 118 Charles, Wood Windows and Doors/Siding; Dustin and Laura Floyd, 21 Lincoln, Wood Windows and Doors; Raven Van Tassel, 39 Van Buren, Wood Windows and Doors; Mike Besso, 405 Williams, Foundation. Aye – All. Motion carried.

Revolving Loan Program/Disbursements – Exhibit M

- i. Richard and Sandy Neeson – 26 Washington – Life Safety, Foundation, Windows and Siding Loans
- ii. Shirley Karas – 784 Main – Subordination Request

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

Revolving Loan Program Disbursements

It was moved by Mr. Blair and seconded by Mr. Toews to approve HP Grant Fund disbursements in the amount of \$36,523.52, based on information as presented by Mrs. McCracken of NeighborWorks-Dakota Home Services. Ms. Posey Abstained. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Revolving Loan Fund disbursements in the amount of \$63,966.01, based on information presented by Mrs. McCracken of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Mr. Kuchenbecker asked which address is being approved for Sabo because there are issues regarding work being done on several locations in Deadwood. ***It was moved by Mr. Toews and seconded by Mr. Blair to amend the previous motion and remove the payment request for Satisfaction of Mortgage for Dennis Sabo until we receive an answer. Aye - All. Motion carried.***

Mr. Kuchenbecker asked why Lance Bobolz is first and last on the aging report. Mrs. McCracken will check into it.

Items from Citizens not on Agenda

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

Mr. Kuchenbecker handed out the 2018 calendar which was a partnership with the block clubs. The pictures came from the Haas collection. Ted Spencer from SHPO sent you a fact sheet regarding solar panels in Historic Districts. Copies of the Standard and Poor's Ratings Service was presented to the Commission. Open meeting brochure was handed out. Mr. Kuchenbecker stated the retaining wall at 53 Lincoln is complete. There will be some seeding done in the spring. Mr. Kuchenbecker stated we may have to change how we are doing the Façade Program. State Law states that we need to bid out these projects.

Ms. Anfinson gave a report on the 48 Taylor project and where we are at on the Foundant software program.

Committee Reports:

Ms. Ochse stated she has seen realtors listing homes as vacation rentals on their web sites. We need to inform realtors that this is not allowed. Kevin stated it will be addressed at the Realtor Workshop and he will talk with Mr. Nelson Jr. and Mr. Mohr.

Mr. Blair stated the calendar is wonderful. They should be taken to the Tourism Conference.

Ms. Ochse would like an article in the paper regarding the Historic Residential Rehabilitation Program for projects completed.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 5:55 p.m.

ATTEST:

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