

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, November 21, 2017, 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 8, 2017 Regular Meeting
3. Voucher Approval
4. Old or General Business
 - a. Historic Residential Rehab – Sonny and Lila Sorenson – 26 Burnham
 - b. Main Street Initiative update
 - c. COA H17071 – Midwest Motels of Deadwood – 633 Main – Install Catch Fence – **Exhibit A**
 - d. Deadwood History Inc. – Adams Museum Sign – Carolyn Weber – **Exhibit B**
 - e. Gaylord Brothers Delphi Triton Exhibit Case – Purchase – **Exhibit C**
 - f. Community Planning Assistance for Wildfire (CPAW) Grant Acceptance – **Exhibit D**
 - g. Community Planning Assistance for Wildfire (CPAW) Workshop Travel Approval – **Exhibit E**
 - h. 2016 Deadwood Publications Fund Report -- **Exhibit F**
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17088 – Gordon Mack – 143 Charles Street – Construct Garage – **Exhibit G**
 - b. PA H17089 – Larry Sullivan – 57 Taylor – Install Solar Panels – **Exhibit H**
7. HP Programs and Revolving Loan Program
 - a. HP Program Applications – **Exhibit I**
 - i. John Walsh – 476 Williams – Retaining Wall Program
 - d. Revolving Loan Program – **Exhibit J**
 - i. Tracy Lewis – 512 Cliff – Refinance and Subordinations
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
Tuesday, November 21, 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, Mike Walker, of NeighborWorks-Dakota Home Services, and Meghan Wittmis, 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, November 8, 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 8, 2017 Regular Meeting

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HPC minutes of Wednesday, November 8, 2017 with the addition to PAH17086 notes to state how many feet they will be cutting into the hill. Aye – All. Motion carried.

Voucher Approval:

It was moved by Ms. Ochse and seconded by Mr. Toews to approve the HP Operating Account in the amount of \$234,089.94. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker

- a. Historic Residential Rehab – Sonny and Lila Sorenson – 26 Burnham
Mrs. Sorenson expressed her gratitude to the committee for their financial assistance on the rehab of their house. Mr. Kuchenbecker stated the Sorenson's have been a pleasure to work with. Mrs. Sorenson stated Kevin has been a joy to work with and thanked him and his office for all his assistance throughout the project. All the commissioners told the Sorenson's "You're Welcome" and they were impressed with the finished project.
- b. Main Street Initiative Update
Mr. Kuchenbecker updated the commission Main Street Initiative Committees:
 - The Craft Brew Festival was successful; the Community Christmas Gathering is scheduled for December 1st at Mustang Sally's, the Celebrity Hotel parking lot and the Fairmont from 5:00 p.m. to 7:00 p.m. There will be caroling, a tree lighting, Santa Clause with gifts for kids, hot beverages, and s'mores.
 - The Design Committee in conjunction with Public Works have mounted the banners on Cliff Street (Highway 85) along the southern entrance to Deadwood from the Pluma planning unit and we are hearing positive feedback.
- c. COA H17071 – Midwest Motels of Deadwood – 633 Main – Install Catch Fence – Exhibit A
Mr. Kuchenbecker stated the applicant is requesting permission to install a brown chain-link catch fence along the parking lot to catch falling rocks. Bob Nelson Jr. and Mr. Kuchenbecker met with a representative to discuss the best options to protect the vehicles from falling rocks. They have agreed to put the standard "ranch style" fence used in our parks and parking lots with the chain-link behind it. Mr. Johnson stated this option would look better than what is currently there. Mr. Toews asked if the chain-link would be higher than the wood fence. Mr. Kuchenbecker said he did not believe so. Mr. Toews stated as long as the chain-link fence is below the wood fence.
It was moved by Mr. Toews and seconded by Ms. Posey to approve the installation of a "ranch style" and chain-link catch fence with the chain-link fence not to be higher than the "ranch style" fence. Aye – All. Motion Carried.
- d. Deadwood History Inc. – Adams Museum Sign – Carolyn Weber – Exhibit B
Mr. Kuchenbecker stated Deadwood History has been working with the Planning & Preservation offices on upgrading signage for City owned facilities; this one is for the Adams Museum. They are looking at a sign created by Tim Peterson with Flat Earth Art at a cost of \$7,995. They are trying to update and make the sign more visible to create more awareness. Attendance has been down this year. Historic Preservation

funds would be available under Wayfinding that will not be expended this year and this would be an appropriate expenditure. Several options were submitted if approved. The first option dated 11/3 is the option they have chosen. If approved this will go to Planning and Zoning for final approval. Ms. Ochse stated she has a problem with \$8,000 for a wood sign of this size. She asked if it had been put out for bid. Mr. Kuchenbecker stated it was not required to be put out for bid as it is under \$50,000. Flat Earth has installed several signs in Deadwood, he is one of the better sign makers in the region and this is a double sided sign which is part of the cost. This will replace the current sign. Ms. Ochse asked if Deadwood History is contributing anything to the sign. Mr. Kuchenbecker stated no they are asking for the full amount. Mr. Toews asked if Ms. Ochse was thinking of asking for another competitive bid. Ms. Ochse responded either that or Deadwood History pay half if this is what they want. Mr. Blair asked if the Adams House generates funds. Mr. Kuchenbecker stated they operate on donations and we provide financial assistance with operation funds. This is a special project they are requesting assistance with. Ms. Posey asked what happens to the Wayfinding funds if not used. Mr. Kuchenbecker stated they go back into reserves. Ms. Posey believes it makes sense to use the funds for this project. Mr. Johnson stated Mr. Peterson's art work would be consistent throughout Deadwood. Ms. Ochse stated then she would like to see Deadwood History pay half the cost.

It was moved by Ms. Ochse and seconded by Mr. Blair to approve the purchase of a new sign for the Adams Museum with Deadwood History paying half of the cost. Aye – All. Motion Carried.

e. Gaylord Brothers Delphi Triton Exhibit Case – Purchase – Exhibit C

Mr. Kuchenbecker stated Mike Runge has been working on the Experiential Tours project and we have numerous artifacts in boxes we would like to display. This cabinet is not very large but it is lockable. Gaylord Brothers provides museum quality pieces. This case will be used in the lower level in City Hall. The request is for \$7,300.00 to be taken out of the leftover 2017 archival funds.

It was moved by Mr. Blair and seconded by Ms. Posey to purchase the Delphi Triton Exhibit Case from Gaylord Brothers in the amount of \$7,300. Aye – All. Motion Carried.

f. Community Planning Assistance for Wildfire (CPAW) Grant Acceptance – Exhibit D

Mr. Kuchenbecker stated our office with Mike Runge as the lead and working with city planner Bob Nelson Jr. applied for and was accepted into the Community Planning Assistance for Wildfire (CPAW) program. Though this program, Deadwood will receive assistance in 2018 under a national program that helps reduce the impacts from wildfires.

It was moved by Ms. Ochse and seconded by Mr. Blair to recommend to the City Commission acceptance into the CPAW grant program for 2017 and 2018. Aye – All. Motion Carried.

g. Community Planning Assistance for Wildfire (CPAW) Workshop Travel Approval – Exhibit E

Mr. Kuchenbecker stated this will not need to go before the City Commission as we do have travel budget funds for items like this. With acceptance of the CPAW grant someone from this community must attend the CPAW Workshop in Boulder, CO on January 24th and 25th. This is a request, not to exceed, \$500.00 to cover hotel accommodations and meals.

It was moved by Ms. Ochse and seconded by Ms. Posey to allow the City Archivist and City of Deadwood Planning & Zoning Officer to attend the workshop on behalf of the City of Deadwood. Additional funds, not to exceed \$500.00, are granted for hotel accommodations and meals during this event.

h. 2016 Deadwood Publications Funds Report – Exhibit F

Mr. Kuchenbecker stated this Historic Preservation Commission provided the South Dakota Historical Society Press with \$250,000 to set up a revolving fund for publications dealing with Deadwood, the Black Hills and western South Dakota history. The most recent publication was *Hugh Glass: Grizzly Survivor*, written by James McLaird and David Wolff's *Seth Bullock*. This is the report we receive every year. The Endowment, as of December 31, 2016, has a balance of \$156,016 and the Revolving is sitting at \$90,985. In the works is the *Fort Tecumseh and Fort Pierre: Journal and Letter Books*. This was supposed to be out this fall. Projected in Summer 2019 is the South Dakota Biography Series *George Armstrong Custer*. Also in there are a few promotional pieces on the Hugh Glass book. There is no action to be taken. Mr. Toews stated he likes to see people report like this. There was no further discussion.

New Matters before the Deadwood Historic District Commission

New Matters before the Deadwood Historic Preservation Commission

PA H17088 – Gordon Mack – 143 Charles Street – Construct Garage – Exhibit G

Mr. Kuchenbecker stated we have seen this project a few times now. It is a contributing structure located in the Cleveland Planning Unit, c1935. At one point Mr. Mack had come in and asked permission to demolish his garage.

Ms. Posey stated Mr. Mack has asked twice before. The Historic Preservation Commission denied both previous requests. Mr. Kuchenbecker stated Mr. Mack has come up with a solution he believes will work well. The new garage is actually behind the residential resource and the existing garage will be a pass through to the new garage. This retains the appearance of both the residential resource as well as the existing garage – both contributing resources. The new garage will not be visible from Charles Street. Based on this proposal, 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 District 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 H17089 – Larry Sullivan – 53 Taylor – Install Solar Panels – Exhibit H

Mr. Kuchenbecker stated this is a non-contributing resource located in the Ingleside Planning Unit c1890. It has lost its historical significance due to substantial remodel. The applicant is requesting permission to replace shingles on the south side of roof with the same type and add a row of solar panels at the bottom. Ms. Posey asked if Mr. Kuchenbecker has spoken to Mr. Sullivan about opportunities to return his house to a contributing structure. Mr. Kuchenbecker stated Mr. Sullivan has been in the office and they have spoken several times. Mr. Toews told the commission to be prepared for more requests for solar panels to come in even for historic houses.

It was moved by Ms. Posey and seconded by 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.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit G

- i. John Walsh – 476 Williams – Retaining Wall Program

It was moved by Ms. Posey and seconded by Mr. Toews to accept John Walsh, 476 Williams into the Retaining Wall Program. Aye – All. Motion carried.

Revolving Loan Program/Disbursements

- i. Tracy Lewis – 512 Cliff – Refinance and Subordinations request

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

Revolving Loan Program Disbursements

It was moved by Mr. Blair and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$81,891.24, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Toews to approve HP Revolving Loan Fund disbursements in the amount of \$28,440.42, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Ms. Posey abstained. Aye - All. Motion carried.

It was moved by Ms. Posey and seconded by Ms. Ochse to approve HP Revolving Loan Fund disbursements in the amount of \$11,045.00, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Ms. Posey abstained. Aye - All. Motion carried.

Items from Citizens not on Agenda

Mr. Ewy stated he really like the signs that were on the sidewalks this summer pointing the way to different places like the Adams Museum. Mr. Kuchenbecker stated this is an item that is budgeted again for next year through Deadwood History. Mr. Toews would like to see the Miniature Railroad get some recognition so people know it is there. He believes it is a real asset that is underutilized in this town. Mr. Johnson suggested to the Promotions Committee and the Chamber that they do a Children's Map to have available at the Welcome Center. The map would show things like the Miniature Railroad, the Arcade, can you find the three Wild Bill statues, etc.

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

Kevin Kuchenbecker stated the City Commission approved Deadwood Alive extended season for 2018. He has heard the First Gold is not proceeding at this point with their project. There were seven or eight options presented to the City Commission last night for the Pavilion. The City Commission is looking for feedback on the options. The

Comprehensive Plan surveys are complete and the results are posted online. Monday, December 18th at 6:00 p.m. will be the viewing of the Syndicate Fire documentary.

Committee Reports:

Mr. Toews stated the Design Committee talked about the banners that have gone up in town. They also discussed the buntings they would like to put up on Main Street for six or seven different events. They want to put up a sign or something up for Main Street when you come in from the south, as 67% of our traffic comes in from that direction.

Ms. Posey asked if Mr. Kuchenbecker had a chance to speak with Mr. Gibbons. Mr. Kuchenbecker stated he had not been able to connect with him, but will before the next meeting.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 5:50 p.m.

ATTEST:

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