

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 11, 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. September 27, 2017
 - b. October 5, 2017 Special Meeting
3. Voucher Approval
4. Old or General Business
 - a. Main Street Initiative update
 - b. Headstone Grant Application – **Exhibit A**
 - c. Proposed 30th Anniversary of the Deadwood Syndicate Fire – **Exhibit B**
 - d. Fall/Winter Internship, Evangeline Tarway – **Exhibit C**
 - e. Downtown Walking Tour Brochure – **Exhibit D**
 - f. Outside Deadwood Grant – Nolin Monument Project Extension – **Exhibit E**
5. New Matters before the Deadwood Historic District Commission
 - a. COA H17072 – Midwest Motels of Deadwood – 633 Main – Repair Step – **Exhibit F**
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17073 – Randy Westendorf – 23 ½ McKinley- Foundation and Window Repairs – **Exhibit G**
 - b. PA H17074 – Joseph & Julie Opheim – 26 Fremont – Repair Foundation, replace siding, replace one window and one door – **Exhibit H**
 - c. PA H17075 – Margaret Sulentic- 23 Van Buren – Rehab or Replace Carriage House – **Exhibit I**
7. HP Programs and Revolving Loan Program
 - a. HP Program Applications – **Exhibit J**
 - i. Amy Gorzalka – 50 Van Buren -- Foundation
 - ii. Amy Gorzalka – 50 Van Buren -- Wood Windows and Doors Program
 - iii. Randy Westendorf – 23 ½ McKinley Street – Foundation Program
 - iv. Randy Westendorf – 23 ½ McKinley Street – Wood Windows and Doors Program
 - v. Ronald Underhill – 32 Taylor – Elderly Resident Program
 - vi. Mark Speirs – 34 Van Buren – Elderly Resident Program
 - vii. Joseph & Julie Opheim – 26 Fremont – Wood Windows and Doors Program
 - viii. Joseph & Julie Opheim – 26 Fremont – Siding Program
 - ix. Joseph & Julie Opheim – 26 Fremont – Foundation Program
 - b. HP Program Grant Extension Request – **Exhibit K**
 - i. Greg Vecchi – 19 Centennial – Wood Windows and Doors Program
 - c. Revolving Loan Program
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, October 11, 2017

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

Absent: Dale Berg and Thomas Blair

Present City Commission: Dave Ruth

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Crystal Murray, 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, October 11, 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:

September 27, 2017 Regular Meeting

It was moved by Mr. Namminga and seconded by Ms. Ochse to approve the HPC minutes of Wednesday, September 27, 2017. Aye – All. Motion carried.

October 5, 2017 Special Meeting

It was moved by Ms. Posey and seconded by Ms. Ochse to approve the HPC minutes of Thursday October 5, 2017 Special Meeting. 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 \$26,205.52.00. 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 Design Committee is working on Phase III of the vehicle wayfinding which should be complete next week. The signs are being installed from the Pluma gateway to Cemetery Street. Job Corp cleaned Whitewood Creek on September 28. Finishing up the beautification and vegetation management for Whitewood Creek from 76 Drive to the Welcome Center. Job Corp may be refurbishing some of our trash cans and benches over the winter. The nine banners are ready to be hung at the Pluma Gateway. We continue to work from the Branding and Marketing Plan. When we get all the banners up we could do a booklet with the history of each character or even bookmarks which would be a fundraising opportunity for the Revitalization Committee.
- The Promotion Committee has been working on the Little Black Dress event which is a fundraiser for Revitalization and MS; Craft Beer Fest November 10 and a Winter Community Mixer December 1 in partnership with the Block Clubs.
- Economic Restructuring is looking at developing an economic indicators dashboard. November 3 – 5 SDSU will be out with the architectural students. There is still discussion on a brothel museum/tour.
- The Organization Committee is starting a speaker's bureau.
- The Negotiation Leadership Team met this morning to discuss an offer from Lawrence & Schiller to assist with a presentation. They are donating their services to help create a three to five minute video to present to CenturyLink regarding the possible donation and moving of the central office.

Headstone Grant Application – Exhibit A

Mr. Kuchenbecker stated the Cemetery Committee met on September 26, 2017 and reviewed a headstone grant applications #17003, Bee Knowles, at Mt. Moriah Cemetery. Applicants are required to furnish photographs, family trees, and any other pertinent information for the historic files. The Cemetery Committee moved to approve the application for the 2017 Headstone Grant Program. *It was moved by Mr. Toews and seconded by Ms. Posey to accept application #17003 Bee Knowles into the 2017 HPC Headstone Grant Program as recommended by the Cemetery Committee on September 26, 2017. Aye – All. Motion carried.*

Proposed 30th Anniversary of the Deadwood Syndicate Fire – Exhibit B

Mr. Kuchenbecker stated the City of Deadwood Archives would like to develop a ten minute information video on the December 18, 1987 Syndicate Fire. The video would be divided into three segments: overview of the building lost in the fire; night of the fire and aftermath; use of the fire for legalization of gaming and the development of

historic preservation in Deadwood. In a historic standpoint, the Syndicate Fire became the “unofficial” rallying cry for limiting gaming in Deadwood. The video would be shown on Monday, December 18, 2017 in the Deadwood Welcome Center and would be posted on the City’s YouTube page and used for fire education/fire awareness and promotion. Macro Vision, LLC has submitted a quote to produce the video. Funding for this project would come from the Deadwood Historic Preservation Public Education line item and the Deadwood Volunteer Fire Department. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend the City Commission the approval to hire Macro Vision, LLC to produce a ten minute video of the December 18, 1987 Syndicate Fire for a cost of \$3,000 to come out of Deadwood Historic Preservation Public Education line item and the Deadwood Volunteer Fire Department. Aye – All. Motion carried.***

Fall/Winter Internship, Evangeline Tarway – Exhibit C

Mr. Kuchenbecker stated the HP Office is requesting permission to hire Evangeline Tarway as the 2017-18 fall/winter Intern for the City of Deadwood Archives. The City Archives internship program provides high school and college students a “Hands on” experience working in an archives and collections repository. This position would begin on October 17, 2017 and the rate of pay would be \$8.93 per hour pending pre drug test screening. ***It was moved by Ms. Ochse and seconded by Ms. Posey to recommend to the City Commission to hire Evangeline Tarway as the Archives Fall/Winter Intern at the rate of \$8.93 per hour pending pre drug test screen. Aye – All. Motion carried.***

Downtown Walking Tour Brochures – Exhibit D

Mr. Kuchenbecker stated the Historic Preservation Office is requesting permission to print 50,000 Mt. Moriah Cemetery brochures and 50,000 downtown walking tour brochures to be distributed at the Deadwood Welcome Center. The cost to print the Mt. Moriah Cemetery brochures is \$3,900 and the Downtown Walking Tour brochures is \$10,000. We are experiencing 5,000 visitors per week at the Welcome Center. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission to print 50,000 downtown walking tour brochures for a cost of \$10,000 and 50,000 Mt. Moriah Cemetery brochures for a cost of \$3,900 from MS Mail. Aye – All. Motion carried.***

Outside of Deadwood Grant – Nolin Monument Project Extension - Exhibit E

Mr. Kuchenbecker stated the Nolin Monument Committee is requesting a six month extension of their Outside of Deadwood Grant. They have substantial completion of the monument with landscaping and electrical installation yet to be done. The project is expected to be completed in the next 60 days with a dedication being planned next spring. ***It was moved by Mr. Ochse and seconded by Ms. Posey to grant a six month extension for the Outside of Deadwood Grant Nolin Monument Project. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA H17072 – Midwest Motels of Deadwood – 633 Main – Repair Step – Exhibit F

Mr. Kuchenbecker stated the applicant is requesting permission to repair the concrete cap on the step. 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Ms. Posey 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 a Certification of Appropriateness. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA H17073 – Randy Westendorf – 23 ½ McKinley – Foundation and Window Repair – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 23 ½ McKinley a contributing structure located in the Large’s Flat Planning Unit. The applicant is requesting permission to repair the foundation along with participate in the wood windows and doors program. 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 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. Aye – All. Motion carried.***

PA H17074–Joseph & Julie Pheim–26 Fremont–Repair Foundation, replace siding/one window/one door - Exhibit H

Mr. Kuchenbecker stated the applicant is requesting permission to replace one existing door and one existing window, repair the foundation and replace the siding. The proposed work and changes does not further 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 H17075 – Margaret Sulentic – 23 Van Buren – Rehab or Replace Carriage House – Exhibit I

Mr. Kuchenbecker stated the applicant submitted two options for the Historic Preservation Commission to review for the Carriage House. The first option is to rehab the carriage home/garage as outlined in the engineering plans drawn by Albertson's Engineering. Rangel Construction has reported the rehab of existing building would cost significantly more with the added risk to employees due to the current structure's condition. The only original items that would remain in a rehab of existing would be the 2x4's; otherwise all other materials would be new but match original. The second option is demolishing the building which would be the quicker and safer route according to Rangel Construction with the least blocking/disturbing for the alley way, it would however remove all historical items and be 100% new but match the original. Staff's opinion is option one would be the preferred approach from the two options provided by the applicant; although, with option one there would be limited materials remaining from the original structure. Under option one, 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. Under the option two approach, the proposed work and changes does damage and destroy a historic resource and has an adverse effect on the character of the building; however, it does not have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Have all options been considered. Staff is not sure if there could be other unidentified options be less expensive and not damage or destroy the historic resource.

Ms. Ochse asked if just stabilizing would have an adverse effect. Mr. Kuchenbecker stated no. Based on what the stabilization plans are as presented they do not look appealing from the street. It may have an adverse effect on the character of the house. The plans presented are for temporary stabilization. Mr. Namminga asked why they need a block in the ground. Why can't they put a post in the ground. Mr. Kuchenbecker stated this is for temporary shoring not permanent shoring. Ms. Posey asked if there are other options out there for shoring it up. Mr. Kuchenbecker stated the building is leaning to a point where if there is a heavy snow it could fall into the house and hit the gas line according to a TSP report. Albertson Engineering has presented a set of plans to rehabilitate the structure. Kuchenbecker inquired if the owners have explored a second contractor or a third engineer take a look at the structure. Mr. Toews stated he feels the engineer has not explored all of the options and recommends bringing the engineer back in and talk him through the idea and see if he could get comfortable with other options. Kuchenbecker stated this perhaps will not solve the problem with the roof. It is saddle backed and if we get another heavy snow it may not survive. Toews requested to bring the engineer back in using historic building mentality not modern construction.

Mr. Rentz with Rangel Construction stated his discussion with Mike Albertson is the biggest reason they are addressing in the manner you are seeing is due to the studs being 36 on center. The biggest concern is the structure is so small and so tall and there is such a pitch that if they try to do turn buckles with studs on 36 on center the nails are keeping it from tipping over right now. It has pulled back enough and those nails are moved enough to let loose of the structure and it could come down. That is the reason why it shows for new roof trusses 16 on center and a 2x6 size to support the weight. The floor is about to fall out as well. Mr. Toews asked if they were planning on running a board across the front and put cables inside to stabilize the building. Mr. Rentz stated the concern is putting someone inside the building to turn the turnbuckle. The structure has been deemed unsafe by two engineers. We cannot put someone in the building. It would not be safe and is a major concern. Mr. Toews stated he does not want to put more money into that building than what we need to but it needs to be safe. We need to explore other options. Ms. Sulentic stated she does not care what happens to it but I want something done to it. I am agreeable to whatever works but find me a guy that will do it. Mr. Toews stated what I am hearing is stabilization is what the commission wants. Ms. Posey stated the commission does not want the structure falling on the house. Mr. Rentz stated he does not want to put an employee into a structure that engineer's state is an unsafe building. Mr. Toews stated the engineers have not put anything in writing that states this structure is not safe. Ms. Sulentic stated what started this whole thing is the concrete contractor would not touch the building stating it was unsafe. That is when engineers were brought in to look at the structure. ***It was moved by Mr. Toews and seconded by Ms. Ochse to have Albertson Engineering look at other design options to stabilize the building and bring them before the HP Commission. Aye – All. Motion carried.***

Mr. Ruth requested having a public meeting so if other city commissioners, staff and public can attend as well. We need to make sure this keeps going forward for the Sulentic's sake.

It was moved by Mr. Toews and seconded by Ms. Posey to continue the project approval for Case H17075 Margaret Sulentic 23 Van Buren Carriage House to the next meeting. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit J

- i. Amy Gorzalka – 50 Van Buren -- Foundation
- ii. Amy Gorzalka – 50 Van Buren -- Wood Windows and Doors Program
- iii. Randy Westendorf – 23 ½ McKinley Street – Foundation Program
- iv. Randy Westendorf – 23 ½ McKinley Street – Wood Windows and Doors Program
- v. Ronald Underhill – 32 Taylor – Elderly Resident Program
- vi. Mark Speirs – 34 Van Buren – Elderly Resident Program
- vii. Joseph & Julie Opheim – 26 Fremont – Wood Windows and Doors Program
- viii. Joseph & Julie Opheim – 26 Fremont – Siding Program
- ix. Joseph & Julie Opheim – 26 Fremont – Foundation Program

It was moved by Mr. Namminga and seconded by Ms. Posey to approve the HP Program applications 1-9 as presented. Aye – All. Motion carried.

HP Program Grant Extension Request – Exhibit K

- i. Greg Vecchi – 19 Centennial – Wood Windows and Doors Program

It was moved by Ms. Posey and seconded by Mr. Namminga to approve the HP Program Grant Extension Request for six months and this will be the last extension allowed for this grant. Aye – All. Motion carried.

Revolving Loan Program/Disbursements

Revolving Loan Program Disbursements

It was moved by Mr. Namminga and seconded by Mr. Toews to approve HP Grant Fund disbursements in the amount of \$42,065.74, based on information as presented by Ms. Murray of NeighborWorks-Dakota Home Services. 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 \$36,876.55, based on information presented by Ms. Murray of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Items from Citizens not on Agenda

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

Mr. Kuchenbecker presented a newsletter from Quality Services regarding the digital scanning performed in Deadwood.

Committee Reports:

Mr. Namminga stated there will be a headstone presentation for Jim Ludd on Monday, October 16, 2017 at the Mountain Meadow Cemetery. No action will be taken.

Adjournment:

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

ATTEST:

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