

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, July 12, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – June 28, 2017
3. Voucher Approval
4. Old or General Business
 - a. Fassbender Collection Presentation – Richard Carlson– **No Exhibit**
 - b. Agreement – Deadwood Historic Preservation Commission/City of Deadwood/State Historical Society Board of Trustees/State Historic Preservation Office – **Exhibit A**
 - c. Lawrence County Historical Society – Funding Request – James Ludd's Marker – **Exhibit B**
 - d. 2017 West River History Conference – Funding Request – **Exhibit C**
5. New Matters before the Deadwood Historic District Commission
 - a. COA H17051 – Chris Lamont – 25 Lee Street – HVAC Repairs – **Exhibit D**
 - b. COA H17052 – Pat Eastman – 73 Sherman Street – Install Deck Railing – **Exhibit E**
 - c. COA H17053 – Jeff Snedeker – 818 Main Street – Replace Handrail – **Exhibit F**
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17054 – James Gibbons – 18 Adams – Siding and Windows – **Exhibit G**
 - b. PA H17050 – Bev & Jim Posey – 45 Taylor Ave – Replace Storm Windows – **Exhibit H**
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – **Exhibit I**
 - i. John Walsh – 476 Williams – Wood Windows and Doors Program
 - ii. Jim & Beverly Posey – 45 Taylor Avenue – Wood Windows and Doors Program
 - iii. Tim Coomes – 55 Taylor Street – Retaining Wall Program
 - iv. James Gibbons – 18 Adams – Wood Windows and Doors Program
 - v. James Gibbons – 18 Adams – Siding Program
 - b. HP Grant Program Extensions – **Exhibit J**
 - i. Lee Thompson – 47 Forest – Wood Windows and Doors Grant Extension
 - ii. Lee Thompson – 47 Forest – Siding Program Grant Extension
 - iii. Lee Thompson – 47 Forest – Elderly Resident Program Grant Extension
 - iv. Ron Russo – 31 Charles – Siding Program Grant Extension
 - v. Donna Watson – 24 Adams – Elderly Resident Grant Extension
 - c. Revolving Loan Program – **Exhibit K**
 - i. Donna & Lila Sorenson – 26 Burnham Ave – RLF LS Loan Request
 - ii. Bialas/Thiesse/Montgomery – 24 Raymond – RLF LS Loan Request
 - iii. Oyster Bay (Russo) – 626 Main – Construction Loan Extension Request
 - iv. Fairmont (Russo) – 628 Main – Commercial Loans Extension/Modification Request
 - v. John Hopkins – 308 Williams – Extension (Modification) Loan 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, July 12, 2017

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

Absent: Dale Berg

Present City Commission: Dave Ruth was present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken, of NeighborWorks-Dakota Home Services and Jerity Krambeck, 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, July 12, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of June 28, 2017 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the HPC minutes of Wednesday, June 28, 2017.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$47,161.40. Aye – All. Motion carried.

Old or General Business:

Fassbender Collection Presentation – Richard Carlson– No Exhibit

Richard Carlson and Fassbender intern Dalton Erskin, Sophomore History Education major at Black Hills State University and Graduate of Spearfish High School, presented an update on the Fassbender collection. Mr. Erskin focused his presentation on the historic photos associated with George Sitts, the only person to die in South Dakota's electric chair in 1947.

Agreement – Deadwood Historic Preservation Commission/City of Deadwood/State Historical Society Board of Trustees/State Historic Preservation Office – Exhibit A

Mr. Kuchenbecker presented the proposed agreement between the Deadwood Historic Preservation Commission/City of Deadwood/State Historical Society Board of Trustees/State Historic Preservation Office. Mr. Kuchenbecker stated the contract is written with an annual financial increase. Mr. Kuchenbecker recommended continuing with this agreement until the 2018 budget meetings, and then review the financial terms of the proposed agreement. Mr. Kuchenbecker stated as the agreement increases, the City budget does not and in the future, we will have to cut funding elsewhere. *It was moved by Mr. Blair and seconded by Ms. Ochse to delay and continue action on the agreement between Deadwood Historic Preservation Commission/City of Deadwood/State Historical Society Board of Trustees/State Historic Preservation Office. Aye – All. Motion carried.*

Lawrence County Historical Society – Funding Request – James Ludd's Marker – Exhibit B

Mr. Kuchenbecker presented a request from the Lawrence County Historical Society to purchase a headstone for the unmarked grave of African American James (Jim) Ludd, who was buried in the early 1900s. *It was moved by Mr. Blair and seconded by Ms. Posey to provide funding in the amount of \$650 for the headstone of James Ludd. Aye – All. Motion carried.*

2017 West River History Conference – Funding Request – Exhibit C

Mr. Kuchenbecker presented the request from the West River History Conference requesting funding in the amount of \$500. Ms. Ochse requested the \$500 be reduced to \$350 and \$150 be provided to students to attend the conference. *It was moved by Mr. Blair and seconded by Ms. Posey to approve the funding request for the 2017 West River Conference, in the amount of \$500 - with \$350 to the conference and \$150 for students to attend the conference. Aye – All. Motion carried.*

New Matters before the Deadwood Historic District Commission

COA H17051 – Chris Lamont – 25 Lee Street – HVAC Repairs – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 25 Lee Street, a non-contributing structure located in the City of Deadwood. The applicant is requesting to cut open the HVAC penthouse to correct inadequate airflow and some venting will be framed, along with a new roof installed. 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 to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Ms. Posey and seconded by Ms. Ochse based upon the guidance found in DCO 17.68.050, 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.***

COA H17052 – Pat Eastman – 73 Sherman Street – Install Deck Railing – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 73 Sherman Street, a contributing structure located in the City of Deadwood. The applicant is requesting permission to install a safety rail to the already existing deck. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have a no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Ms. Posey and seconded by Ms. Ochse based upon the guidance found in DCO 17.68.050, 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.***

COA H17053 – Jeff Snedeker – 818 Main Street – Replace Handrail – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 818 Main Street, a contributing structure located in the City of Deadwood. The applicant is requesting permission to remove the handrail, remove failing concrete blocks and loose material, pour concrete wall approximately 15 feet long and 3 feet high, and reinstall existing handrail. Mr. Kuchenbecker stated staff would talk to the applicant to ensure there is some type of rubbed finish on the concrete wall to improve the final appearance and that the current wall is composed of several different materials (brick, CMUs, concrete) and this will start to provide a more uniform appearance. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have a no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon the guidance found in DCO 17.68.050, 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 with the stipulation the final concrete be a rubbed finish. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA H17054 – James Gibbons – 18 Adams – Siding and Windows – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 18 Adams Street, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to reroof, repair windows and siding, install storm windows and rebuild the front porch to an open porch with railings. Mr. Kuchenbecker stated the applicant has submitted the project approval to address the issues found in violation of the Demolition by Neglect Order and staff has worked with the applicant with possible programs to assist in the rehabilitation of the exterior of the resource. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***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 with the stipulation the Demolition by Neglect agreement to complete the project be signed by the applicant. Aye – All. Motion carried.***

Ms. Posey recused herself.

PA H17050 – Bev & Jim Posey – 45 Taylor Ave – Replace Storm Windows – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 45 Taylor Avenue, a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to replace all inappropriate storm windows with storms, replace/repair existing windows as necessary. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have

no adverse effect on the character of the building or to the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark. ***It was moved by Mr. Namminga 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.***

Ms. Posey returned to the meeting.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit I

John Walsh – 476 Williams – Wood Windows and Doors Program

Jim & Beverly Posey – 45 Taylor Avenue – Wood Windows and Doors Program

Tim Coomes – 55 Taylor Street – Retaining Wall Program

James Gibbens – 18 Adams – Wood Windows and Doors Program

James Gibbens – 18 Adams – Siding Program

It was moved by Mr. Blair and seconded by Mr. Toews to approve the HP Program applications, as presented. Ms. Posey abstained from voting. Aye – All. Motion carried.

HP Grant Program Extensions – Exhibit J

Lee Thompson – 47 Forest – Wood Windows and Doors Grant Extension

Lee Thompson – 47 Forest – Siding Program Grant Extension

Lee Thompson – 47 Forest – Elderly Resident Program Grant Extension

Ron Russo – 31 Charles – Siding Program Grant Extension

Donna Watson – 24 Adams – Elderly Resident Grant Extension

It was moved by Ms. Ochse and seconded by Mr. Toews to approve the HP Grant Program extensions, as presented. Aye – All. Motion carried.

Revolving Loan Program/Disbursements

Revolving Loan Program – Exhibit O

Donna & Lila Sorenson – 26 Burnham Ave – RLF LS Loan Request

Bialas/Thiesse/Montgomery – 24 Raymond – RLF LS Loan Request

Oyster Bay (Russo) – 626 Main – Construction Loan Extension Request

Fairmont (Russo) – 628 Main – Commercial Loans Extension/Modification Request

John Hopkins – 308 Williams – Extension (Modification) Loan Request

It was moved by Ms. Ochse and seconded by Ms. Posey to approve the Revolving Loan Program Application, as presented. 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 \$92,486.81, based on information as presented by Ms. McCracken, 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 \$12,073.04, based on information as presented by Ms. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

The delinquency report was presented by Ms. McCracken.

Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported on the following items:

- The retaining wall excavation work at 53 Taylor is completed;
- The Residential Rehabilitation projects are progressing;
- Ted Spencer was in Deadwood and viewed the current projects underway, to include the Forest Service homes and the Residential Rehabilitation projects;
- Budget meeting will be held on Tuesday, July 18 at 9:00 a.m.;

Committee Reports:

Ms. Ochse gave a report on Revitalization. Ms. Ochse stated we need to get people to come to Deadwood as a destination place, rather than come to Deadwood for the day and stay somewhere else. Ms. Ochse stated Sick Boy has made an offer to lease out the top floor to a non-profit to lease for \$20 at \$1 per year for bordello tours.

Mr. Toews stated the Design Committee met this week. Mr. Toews stated banners are being recommended to the City for the tall poles coming into town and Main Street and to get different banners for different events. Mr. Toews stated there is interest in removing the steel-frame billboard on the side of the Nugget. Mr. Blair stated there was an ordinance that passed, which once the building was sold, the billboards were no longer valid; which would mean none of the billboards on Main Street would be authorized.

Ms. Posey stated there are two utility boxes which need wrapped at the Welcome Center.

Mr. Namminga stated there is nothing for kids to do in this town. Mr. Blair stated Rapid's Main Street Square is always busy with kids. Mr. Toews stated we do have some things here for kids to do, but what does our information people do in town to tell families these things are here. Mr. Toews stated we need to work on improving our abilities to communicate information to visitors before visiting building a plaza. Ms. Ochse stated we have museum-like exhibits at the casinos and they should be advertised so people with children know they can take them there. Mr. Toews stated we need to encourage our locals to be approachable and to approach our tourists. Mr. Johnson stated there are 400-700 visitors coming to the Welcome Center daily. Ms. Posey said there has been 5,000 visitors in the past week.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:10 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Jerity Krambeck, Historic Preservation Office/Recording Secretary