

DEADWOOD HISTORIC PRESERVATION COMMISSION

City Hall, 108 Sherman Street, Deadwood, South Dakota

Wednesday, June 28 2017 ~ 4:00 p.m.

Site Visit at 21 Taylor for Proposed Projected Approval (No action to be taken)

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 28 2017 ~ 5:00 p.m.

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – June 14, 2017
3. Voucher Approval
4. Old or General Business
 - a. PA H17041 – Ellie Sandidge – 21 Taylor – Raze shed – **Exhibit A**
 - b. Days of 76 Parade Committee – Ron Burns – **Exhibit B**
 - c. Façade Easement Program Policy Guidelines Requirements Correction – Page 2 – **Exhibit C**
 - d. 2017 Round 2 Outside of Deadwood Grants Approval – **Exhibit D**
 - e. Purchase 20,000 Deadwood Downtown Walking Tour Brochures – **Exhibit E**
 - f. 2017 City of Deadwood Ledger Indexing Project Contract – **Exhibit F**
5. New Matters before the Deadwood Historic District Commission
 - a. COA H17044 – Michael Ballard – 643 Main Street – Remove Awning – **Exhibit G**
 - b. COA H17045 – Michael Ballard – 645 Main Street – Remove Awning – **Exhibit H**
 - c. COA H17046 – Michael Ballard – 647 Main Street – Remove Awning – **Exhibit I**
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17043 – Kris Fenton – 27 Lincoln Ave – Repair Foundation/Retaining Wall – **Exhibit J**
 - b. PA H17047 – Luella Krebs – 77 Stewart – Foundation Repair – **Exhibit K**
 - c. PA H17048 – Arthur & Georgeann Silvernail – 47 Burnham – Replace Deck – **Exhibit L**
 - d. PA H17049 – Jo Roebuck-Pearson – 36 Lincoln – Repair existing porch awning – **Exhibit M**
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – **Exhibit N**
 - i. Luella Krebs – 77 Stewart Street – Foundation Program
 - ii. Art and Georgeann Silvernail – 47 Burnham Avenue – Elderly Resident Program
 - iii. Kris Fenton – 27 Lincoln Avenue – Siding Program
 - iv. Kris Fenton – 27 Lincoln Avenue – Foundation program
 - v. Kris Fenton – 27 Lincoln Avenue – Retaining Wall Program
 - vi. Kurt & Dawn Bialas – 24 Raymond Street – Siding Program
 - vii. Kurt & Dawn Bialas – 24 Raymond Street – Foundation program
 - viii. Kurt & Dawn Bialas – 24 Raymond Street – Windows Program
 - ix. Jo Roebuck-Pearson – 36 Lincoln Avenue – Elderly Resident Program
 - b. Revolving Loan Program – **Exhibit O**
 - i. Michael Johnson – 8 Van Buren – Vacant Home 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, June 28 2017 ~ 4:00 p.m.

Site Visit at 21 Taylor for Proposed Projected Approval (No action to be taken)

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

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer

Present City Commission: Dave Ruth was present.

The Deadwood Historic Preservation Commission met at City Hall and drove to 21 Taylor Street to conduct a site visit of the structure the owner wishes to raze. No action was taken at this meeting.

Adjournment:

The Historic Preservation Commission site visit adjourned at 4:40 p.m.

ATTEST:

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

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, June 28, 2017

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

Absent: None

Present City Commission: Dave Ruth was present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, 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, June 28, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of May 24, 2017 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Toews to approve the HPC minutes of Wednesday, May 24, 2017. Ms. Ochse stated under the Demolition by Neglect Hearing, seven rows down, the statement "I have four contractors waiting to put bids in" should be in quotation marks. *It was moved by Ms. Ochse and seconded by Mr. Toews to approve the HPC minutes of Wednesday, May 24, 2017 as corrected. 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 \$139,272.47. Aye – All. Motion carried.

Old or General Business:

PA H17041 – Ellie Dandige – 21 Taylor – Raze Shed – Exhibit A

Mr. Kuchenbecker stated the Historic Preservation Commission performed a site visit at 4:00 p.m. today at 21 Taylor. The applicant is requesting permission to raze the shed/shop behind the garage due to deterioration. The proposed work and changes does destroy a historic resource and has an adverse effect on the character of the building along with the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District; however, the resource has been abandoned for decades and is in an extremely deteriorated state. The structure should be recorded if allowed to be torn down. *It was moved by Mr. Blair and seconded by Mr. Berg based upon all the evidence presented, the HP Commission finds this project does encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. Allow to raze the building but a good accounting of the structure and its historic nature to Deadwood must be completed first. Motion withdrawn.*

It was moved by Mr. Toews and seconded by Ms. Ochse based upon all the evidence presented, the HP Commission finds this project does encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. Aye – All. Motion carried.

It was moved by Mr. Namminga and seconded by Mr. Toews based upon the guidance in the U.S. Department of Interior Standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, the HP Commission finds this project is Adverse to Deadwood and move to DENY the project as presented.

It was moved by Mr. Namminga and seconded by Mr. Toews to continue the decision of approval or denial of the application until the property has been cleaned, an accurate recordation can be completed and a better assessment of the property be conducted. Aye – All. Motion carried.

Days of 76 Parade Committee – Exhibit B

Ron Burns with the Days of 76 Parade Committee stated he is requesting financial support to enhance the Native American Indian participation in this year's parade and rodeo performances as well as providing educational opportunities for residents and visitors to better understand the Native American Culture. ***It was moved by Mr. Berg and seconded by Mr. Blair to fund the request for \$4,000 for Native American Indian participation in the Days of 76 Parade and rodeo performances to be paid out of the Public Education line item. Aye – All. Motion carried.***

Facade Easement Program Policy Guideline Requirements Correction-- Exhibit C

Mr. Kuchenbecker stated when we made changes to the Façade Program it was capped at \$175,000.00. It was changed to \$3,000 per linear foot for front façade and \$1,000 per linear foot for secondary frontage. This needs to be corrected in the policy guidelines. ***It was moved by Mr. Blair and seconded by Ms. Ochse to delete the "and capped at \$175,000" listed under Item 5 a. i of the Façade Guidelines. Aye – All. Motion carried.***

2017 Round 2 Outside of Deadwood Grants Approval – Exhibit D

Mr. Kuchenbecker stated the Project Committee met and reviewed the second round of the 2017 Outside of Deadwood Grant applications. There were 17 applications totaling \$245,070. The applicants were as follows: The committee recommends funding the following projects at the respected amounts:

D.C. Booth Fish Hatchery.....	Booth House	Spearfish	\$13,200.00
Frawley Ranches	Elkhorn Ridge Development	Spearfish	\$3,500.00
Ft. Pierre HPC	Chouteau.....	Pierre.....	\$10,000.00
Ft. Pierre American Legion	Museum	Ft. Pierre	\$12,675.00
Lawrence County Hist. Society	History of LC Book.....	Spearfish	\$11,200.00
Lead/Deadwood Economic Development	Grant Program	Lead/Deadwood.....	\$15,000.00
Mt. Roosevelt Friendship Tower	Mt. Roosevelt Friendship Tower	Deadwood	\$6,875.00
Fall River County.....	Pioneer Museum.....	Hot Springs.....	\$2,550.00
S.D. Game Fish & Parks	Hydro 2	Spearfish	\$20,000.00
Sioux Falls Stock Yards	Sioux Falls Stock Yards.....	Sioux Falls	\$10,000.00
Sully County Courthouse	Courthouse	Onida	\$7,500.00
Verendrye Museum Assoc.	Several Structures	Ft. Pierre	\$12,500.00
TOTAL GRANTS ROUND TWO			\$125,000.00

The HP commission recommends not funding the following projects:

City of Belle Fourche	Bandshell.....	Belle Fourche	\$0
Dell Rapids Society of HP	Odd Fellows.....	Dell Rapids	\$0
Old Finish Church.....	Finish Church.....	Lead.....	\$0
SD State Historical Society Foundation.....	Badger Clark	Pierre	\$0
West River History Conference.....			\$0

It was moved by Mr. Blair and seconded by Mr. Toews to recommend to the City Commission approval of the 2017 Round 2, Outside of Deadwood Grants for the total amount of \$125,000.00. Aye – All. Motion carried.

Purchase 20,000 Deadwood Downtown Walking Tour Brochures – Exhibit E

Mr. Kuchenbecker stated the Historic Preservation Office is requesting permission to print 20,000 walking tour brochures from M.S. Mail to be distributed at the Deadwood Information/Visitor Center. The cost to print the brochures is \$5,000. This expenditure will be paid out of the Public Education line item. ***It was moved by Ms. Posey and seconded by Mr. Toews to recommend to the City Commission approval of printing 20,000 walking tour brochures from M.S. Mail in the amount of \$5,000 to be paid out of the Public Education line item.***

2017 City of Deadwood Ledger Indexing Project – Exhibit F

Mr. Kuchenbecker stated the City Archives is requesting permission to enter into a contract with Donald Toms of Lead, South Dakota to index eight (8) criminal record dockets as part of the 2017 ledger indexing project. These ledgers provide insight into the criminal and legal activities of Lawrence County. The cost to index this collection will not exceed \$8,000 and will come out of the City Archives budget. ***It was moved by Mr. Blair and seconded by Ms. Ochse to recommend to the City Commission to hire Donald Toms to index eight***

criminal record dockets and the cost will not exceed \$8,000 to be paid out of the City Archives budget. Aye – All. Motion carried.

New Matters before the Deadwood Historic District Commission

COA H17044 – Michael Ballard – 643 Main Street – Remove Awning – Exhibit G

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 643 Main a contributing structure located in the City of Deadwood. The applicant is requesting permission to remove the front awning. 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. Blair and seconded by Mr. Berg 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 H17045 – Michael Ballard – 645 Main Street – Remove Awning – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 645 Main a contributing structure located in the City of Deadwood. The applicant is requesting permission to remove the front awning. 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. Blair and seconded by Mr. Berg 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 H17047 – Michael Ballard – 643 Main Street – Remove Awning – Exhibit I

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 647 Main a contributing structure located in the City of Deadwood. The applicant is requesting permission to remove the front awning. 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. Blair and seconded by Mr. Berg 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.***

New Matters before the Deadwood Historic Preservation Commission

PA H17043 – Kris Fenton – 27 Lincoln Avenue – Exhibit J

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 27 Lincoln a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the foundation on the front porch, including rebuilding framing under the porch as necessary and repairing the foundation on the east side of the house. The applicant is also requesting permission to repair and replace the front porch, as necessary. The applicant is also requesting to rebuild and repair the stone retaining wall on the uphill side of the house. 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. Ochse 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. Mr. Toews Abstained for vote. Aye – All. Motion carried.***

PA H17047 – Luella Krebs – 77 Stewart – Exhibit K

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 77 Stewart a contributing structure located in the Cleveland Planning Unit in the City of Deadwood. The applicant is requesting permission to repair the foundation. 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 Mr. Berg, 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.***

PA H17048 – Arthur & Goergeann Silvernail — 47 Burnham– Exhibit L

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 47 Burnham a contributing structure located in the Highland Park Planning Unit in the City of Deadwood. The applicant is requesting permission to replace the porch and roof awning over porch for life safety reasons. 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 Mr. Namminga 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 approval. Aye – All. Motion carried.***

PA H17049 – Jo Roebuck-Pearson – 36 Lincoln – Repair Porch – Exhibit M

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 36 Lincoln a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. The applicant is requesting permission to repair existing porch awning, back porch, wood on garage and enclosed wood balcony. 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 Mr. Blair and seconded by Mr. Namminga, 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.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit N

Luella Krebs – 77 Stewart Street – Foundation Program
Art and Georgeann Silvernail – 47 Burnham Avenue – Elderly Resident Program
Kris Fenton – 27 Lincoln Avenue – Siding Program
Kris Fenton – 27 Lincoln Avenue – Foundation program
Kris Fenton – 27 Lincoln Avenue – Retaining Wall Program
Kurt & Dawn Bialas – 24 Raymond Street – Siding Program
Kurt & Dawn Bialas – 24 Raymond Street – Foundation program
Kurt & Dawn Bialas – 24 Raymond Street – Windows Program
Jo Roebuck-Pearson – 36 Lincoln Avenue – Elderly Resident Program

It was moved by Mr. Blair and seconded by Mr. Toews to vote on the first three applicants and remove Jo Roebuck-Pearson from the consent agenda. Aye – All. Motion carried.

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

It was moved by Mr. Toews and seconded by Ms. Ochse to deny the request as presented for Joe Roebuck-Pearson – 36 Lincoln – Elderly Resident Program. The applicant has already received an Elderly Resident Grant under Bill Walsh. Aye – All. Motion carried.

Revolving Loan Program/Disbursements

Revolving Loan Program – Exhibit O

Chair Johnson recused himself. Mr. Blair conducted the meeting

Michael Johnson – 8 Van Buren – Vacant Loan Request

It was moved by Mr. Toews and seconded by Ms. Ochse to approve the Revolving Loan Program Application, as presented. Aye – All. Motion carried.

Chair Johnson returned to the meeting.

Revolving Loan Program Disbursements

It was moved by Ms. Posey and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$96,701.75, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Ms. Ochse abstained from voting. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Posey to approve HP Revolving Loan Fund disbursements in the amount of \$2,283.99 based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained from voting. Aye - All. Motion carried.

The delinquency report was presented by Mr. Walker.

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 grant programs are being utilized by the owners of the properties in Deadwood;
- Staff will be going through training with the new grant software;
- The Deadwood Welcome Center is getting high traffic and being well received;
- The Comprehensive Plan Committee will start their meetings in July;
- Work has started on the retaining wall at 53 Taylor with archeological review;
- Wayfinding Phase III should be close to starting;
- Landscape islands are being rehabilitated with new rock and plants;
- Trolley numbers are up 9% for the year and almost 20% since Memorial Day;
- Work has begun on 18 Adams. There is a dumpster out front. The agreement from the attorney is ready for review;
- If you hear of a minimum maintenance or demolition by neglect issue a written complaint needs to be sent to the Building Inspector and copy the Deadwood City Commission. The city will take action on written complaints.
- Main Street Initiative Update
 - Negotiating Committee: ready to hold a face to face meeting with CenturyLink;
 - Design Committee: the Champion Sparkplug sign is complete and they have approved the design of the street pole banners;
 - Promotions Committee: is working on a fund raiser called "Little Black Dress". The event will raise money for Deadwood Revitalization and M.S. They are working on a 5K run, Craft Beer event;
 - Economic Restructure committee: held a phone conference meeting with Brian Rex from SDSU to discuss upper floor development. He will be coming to Deadwood July 17-19;
- Budget hearings will be held mid-July;
- A drift was discovered at Cadillac Jacks. Seven pieces of timber was discovered and recovered. This was right under Williams Street. A dendrochronology study will be done to determine when the trees were cut down to construct the mining feature.

Committee Reports:

Mr. Blair stated our Advocacy group needs to attending major fairs in the state. We need to start selling Deadwood again. There is a decrease in the number of gaming machines being leased. The trestle sign has still not been completed.

Mr. Berg stated the cornice letters are ordered.

Chair Johnson stated we need to see how we can get the newsletters to the residents who live in apartments. We should highlight a different program in each newsletter.

Mr. Ruth welcomed Ms. Ochse and Ms. Posey.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:14 p.m.

ATTEST:

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

08/04/17

4:09 PM