

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 22, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Regular Meeting Minutes – February 8, 2017
3. Voucher Approval
4. Old or General Business
 - a. Discussion & Possible action on Experiential Tourism work – Exhibit A
 - b. HPC and Main Street Initiative – Partnership Structure Review – Laura Floyd – Exhibit B
 - c. Discussion & Possible Action on Comprehensive Plan Proposal – Exhibit C
 - d. Second Century Development Inc. – Outside of Deadwood Grant Extension – Exhibit D
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17004 43 Forest – Troy Gorans – Addition – Resize Window – Exhibit E
 - b. PA H17005 43 Forest – Troy Gorans – Windows – Exhibit F
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - i. Lee C. Thompson – 47 Forest – Foundation Program – Exhibit G
 - ii. Randi Coddington – 21 Guy – Elderly Resident Program – Exhibit G
 - iii. DGS, LLC – Deadwood Gulch - 560 Main – Façade Program – Exhibit H
 - b. Revolving Loan Program – Exhibit I
 - i. Mike & Esther Schmidt – 17 Lincoln – Extension
 - ii. Erin Little – 15 Denver – Extension
 - iii. Thomas Julius – 33 ½ Denver – Extension
 - iv. Nugget Saloon – 604 & 606 Main – Extension
 - v. Amy Gorzalka – 50 Van Buren – Extension
 - vi. Lance Bobolz – 84 Van Buren – Extension
 - vii. V Carolyn White – 3 Shine St – Extension
 - viii. Tiesse & Montgomery Bialas – 24 Raymond – Vacant Loan Request
 - c. Retaining Wall Program Disbursements
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

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

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, February 22, 2017

Present Historic Preservation Commission: Laura Floyd, Thomas Blair, Lyman Toews, Dale Berg, Lynn Namminga, Chuck Williams, and Michael Johnson.

Absent:

Present City Commission: Dave Ruth was present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, and Jerity Krambeck, Recording Secretary, was present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, February 22, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of February 8, 2017 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the HPC minutes of Wednesday, February 8, 2017 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$15,021.62. Aye – All. Motion carried.

Old or General Business:

Discussion & Possible action on Experiential Tourism work – Exhibit A

Mr. Kuchenbecker discussed the information he sent out to the Commission regarding Opportunities Unlimited projects and references. Mr. Kuchenbecker stated the cost has been negotiated down to \$35,000.00, due to already having established partners. Mr. Kuchenbecker stated Historic Preservation could fund \$25,000.00 and the Deadwood Chamber of Commerce would fund \$10,000.00. Mr. Kuchenbecker stated the funds could come from the planned redesign of the Information Center, which was originally planned to be completed this year, but will be delayed due to other projects, and it will become a 2018 project. Mr. Lee Harstad explained Customer Service training as part of the proposal. Mr. Blair asked if there was any training for employees to answer generalized questions. Mr. Harstad stated that can be addressed and possibly posters can be made. Mr. Toews asked who was leading this project. Mr. Harstad stated HPO, the Chamber, and DHI and it is being led between Mr. Kuchenbecker and Mr. Harstad. Mr. Toews stated there needs to be more leadership outside of the Historic Preservation Office. Mr. Toews asked if the City Commission has received this information. Mr. Kuchenbecker stated it has not been presented. Mr. Kuchenbecker stated there we are starting to witness community buy-in with the local businesses. Mr. Harstad stated each visitor experience will handle their own bookings. Mr. Toews asked if Opportunities Unlimited is only going to work with the four businesses. Mr. Kuchenbecker stated when they do the site visit additional experiences will be identified and planned for next year. Mr. Harstad stated the Chamber will handle the marketing and reaching out to members. Mr. Williams asked what has been done with the Roger Brooks study. Mr. Harstad stated the Revitalization and Sub-Committees were based off Roger Brooks recommendations. Mr. Williams stated he hopes we aren't reinventing the wheel and asked how many studies on revitalization have been done since 1991. Mr. Bill Pearson stated Roger Brooks suggested the community adopting interactive history, so we are following his recommendations with experiential tourism. Mr. Blair stated there are a variety of people that could put this together and there are people who know a lot about Main Street. Mr. Kuchenbecker stated a future experience could be development of a walking tour at Mount Moriah by someone in costume. Mrs. Rose Speirs stated this is a tangible project and will enhance the experience. Mr. Harstad stated Opportunities Unlimited will bring a polished script with consistency and a well told story for our guests. Chair Floyd asked if the script that will be provided is more than we could do ourselves and stated the sample brochure created by the Chamber looked wonderful. Chair Floyd asked if this was created without Opportunities Unlimited. Mr. Kuchenbecker stated it was created as a result of input from Opportunities Unlimited. Mr. Harstad stated that the committee that has worked on this feels that his input and his professional experience is crucial to making this a success. Mrs. Speirs

addressed Mr. Toews concern and stated DHI is 100% committed to this project and these partners are truly invested in this project. Mr. Toews stated he would like to see us as a City not depend so much on Mr. Kuchenbecker. Mr. Toews stated we as a commission have priorities and the more we put on Mr. Kuchenbecker in other roles, the less we will get done for Historic Preservation Commission. Mr. Toews stated he is looking for someone to step up and lead this project. Mr. Harstad stated Mr. Kuchenbecker helped in getting the ball rolling, but the Chamber will take full control of promotion and organization. Mr. Ruth stated the Historic Preservation Office will not be booking these events; just helping to establish this and create the foundation, and then you'll see the expansion of private partners. Chair Floyd asked if the City Commission would be behind this. Mr. Ruth stated he thought they would see the importance of public education and advocacy and increasing the experience of the visitor. Mr. Kuchenbecker stated it fits within the South Dakota Administrative Rules of education, historic interpretation, and visitor management. Chair Floyd asked if these experiences are all meant to be based in history. Mr. Kuchenbecker stated history is our lead reason of Deadwood as a destination. Chair Floyd stated after researching the provided websites and references, none were based on history and if we are funding three quarters of this, at least three quarters of these experiences need to be directly related to history. Mr. Kuchenbecker and Mr. Harstad stated nearly all of the ideas are directly related to history. ***It was moved by Mr. Berg and seconded by Mr. Blair to recommend to City Commission approval of Opportunities Unlimited proposal, in the amount of \$35,000.00, with funds being split between Historic Preservation (\$25,000.00) and Deadwood Chamber of Commerce (\$10,000.00) budgets. Aye – All. Motion carried.***

HPC and Main Street Initiative – Partnership Structure Review – Laura Floyd – Exhibit B

Mr. Kuchenbecker stated a motion was made a month ago to partner with Revitalization toward the long-range goal of revitalizing Deadwood and adopting the Main Street program. The proposed revised committee assignments are in the packets. Mr. Kuchenbecker stated the proposal will downsize Historic Preservation committees to a Projects Committee and a Loan and Grant Programs Committee, with board representation on a variety of committees in the community. Mr. Kuchenbecker stated that we will follow the four-point approach to Main Street, and engage members of HPC to sit on the various committees of the Main Street initiative. Chair Floyd stated working with Revitalization is an excellent opportunity. Mr. Williams asked if combining these committees is legal. Mr. Kuchenbecker stated we have representation on these committees currently. Mr. Williams asked why we are combining them. Mr. Kuchenbecker stated that was the direction that was given a month ago. Mr. Blair stated it was discussed and much of Revitalization falls into Historic Preservation and that it fits with where we want to go and what we want to do. Mr. Kuchenbecker added when revitalization first begun, it fell under the Chamber and the City Commission asked him to help facilitate the meetings. Mr. Williams asked if there are other Historic Preservation Commissions throughout the state doing this. Mr. Kuchenbecker stated Brookings and Mitchell have a Main Street program. Mr. Kuchenbecker stated nationwide some are housed under the Chamber, under the City, private, and some are hybrid. Mr. Blair stated the differences between Deadwood and other cities is our ability to do it; with a marriage with the Chamber and City Commission and Main Street people. ***It was moved by Mr. Blair and seconded by Mr. Johnson to approve the Historic Preservation Commission and Revitalization Committee Assignments to improve partnership structure. Aye – All. Motion carried.***

Discussion & Possible Action on Comprehensive Plan Proposal – Exhibit C

Mr. Kuchenbecker stated Comprehensive Planning has been discussed for a few years and the last one for the City of Deadwood was in 2001, and under state law it should be updated every 10 years. Mr. Kuchenbecker stated by the direction of the City Commission, the City has met with Black Hills Council on Local Governments and requested a proposal to update the Comprehensive Plan. The proposal is in the amount of \$40,000.00. Mr. Kuchenbecker stated the plan is outlined for 12 months, but our goal is December 31, 2017. Mr. Kuchenbecker stated this is a necessary roadmap for Deadwood's future. Mr. Toews asked if Planning and Zoning is leading this charge. Mr. Kuchenbecker stated the general consensus is to have an appointed taskforce with coordinated efforts, facilitated by Black Hills Council on Local Government and entire City Staff. ***It was moved by Mr. Blair and seconded by Mr. Johnson to recommend to City Commission approval of Black Hills Council of Local Government's proposal, in the amount of \$40,000.00, with funds being split between City's Historic Preservation budget (\$20,000.00) and other City line item (\$20,000.00) budgets. Aye – All. Motion carried.***

Second Century Development Inc. – Outside of Deadwood Grant Extension – Exhibit D

Mr. Kuchenbecker stated Second Century Development Inc. is asking for an extension of 6 months and staff would recommend approval. ***It was moved by Mr. Toews and seconded by Mr. Berg to grant six month extension to Second Century Development Inc. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

No applications were addressed at this meeting.

New Matters before the Deadwood Historic Preservation Commission

PA H17004 43 Forest – Troy Gorans – Addition – Resize Window – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 43 Forest Avenue, a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting a window variance to replace the east kitchen window and resize the opening to accommodate a new sink and counter. The applicant is also requesting permission to add a 9' x 5 ¼' utility room to the back of the house. This proposed work does 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 Mr. Toews and seconded by Mr. Johnson 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 H17005 43 Forest – Troy Gorans – Windows – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 43 Forest Avenue, a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to replace all windows in the structure with like double hung wood frame windows. This proposed work does 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 Mr. Johnson 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.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit F

Lee C. Thompson – 47 Forest – Foundation Program – Exhibit G

Randi Coddington – 21 Guy – Elderly Resident Program – Exhibit G

It was moved by Mr. Williams and seconded by Mr. Blair to approve the HP Program Applications, as presented. Aye – All. Motion carried.

DGS, LLC – Deadwood Gulch - 560 Main – Façade Program – Exhibit H

It was moved by Mr. Toews and seconded by Mr. Johnson to approve the Façade Program application, as presented. Aye – All. Motion carried.

Revolving Loan Program/Disbursements

It was moved by Mr. Johnson and seconded by Mr. Williams to approve HP Revolving Loan Fund disbursements in the amount of \$90.00, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Toews to approve HP Grant Fund disbursements in the amount of \$11,579.20, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.

The delinquency report was presented by Mr. Walker.

Revolving Loan Program – Exhibit G

Mike & Esther Schmidt – 17 Lincoln – Extension

Erin Little – 15 Denver – Extension

Thomas Julius – 33 ½ Denver – Extension

Nugget Saloon – 604 & 606 Main – Extension

Amy Gorzalka – 50 Van Buren – Extension

Lance Bobolz – 84 Van Buren – Extension

V Carolyn White – 3 Shine St – Extension

Tiesse & Montgomery Bialas – 24 Raymond – Vacant Loan Request

It was moved by Mr. Berg and seconded by Mr. Namminga to approve the revolving loan requests as submitted. Aye - All. Motion carried.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

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 cornice has gone up on the façade project for Berg's Jewellery and the color scheme is being developed for presentation and approval to the Deadwood Historic District Commission;
- The bay window at 360 Williams is nearing completion;
- The safety railing on the Guy and Forest retaining wall is being installed;
- 3 Shine Street is completing the tuck pointing and will be painting this spring;
- The first Foundation Program application was received tonight and the word is getting out;
- The grand opening for the Deadwood Welcome Center is set for Memorial Weekend;
- Staff has been working with Seaton Publishing to partner on the Deadwood App for the Deadwood Welcome Center kiosks;
- The Rodeo Grounds roof repair has begun and is moving right along;
- Engineering for retaining walls was discussed at the last City Commission and staff was given the direction to finish current projects with Albertson Engineering and issue out a new RFP;
- Revitalization has had several meetings with all of the committees;
- The two Residential Rehabilitation projects are in the beginning stages;
- Conrad's façade easement project on Sherman Street is completed and will be painted in the spring;
- In two weeks the first two windows will be installed in the Fairmont and if they are the proper fit and look, the rest will be ordered;
- Through the Main Street initiative and Historic Preservation we've had some good meetings on upper floor development and did tours on some of the projects that have been recently completed and are currently working on committee meeting schedules.

Committee Reports:

- Mr. Toews spoke of the Real Estate Workshop and stated it was a professional course and was well attended. Mr. Kuchenbecker spoke to the continuing education credits and through the evaluations, it was well rated.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:11 p.m.

ATTEST:

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