

## DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 8, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
  2. Approval of HPC Meeting Regular Meeting Minutes – January 25, 2017
  3. Voucher Approval
  4. Old or General Business
    - a. SD Planners Association/Western Planning Resource Conference Sponsor Request - Exhibit A
    - b. Trestle Sign redesign options – Exhibit B
    - c. Discussion & Possible action on Experiential Tourism work – Exhibit C
  5. New Matters before the Deadwood Historic District Commission
  6. New Matters before the Deadwood Historic Preservation Commission
    - a. PA H17002 850 Main – Iven & Monica Gibbs – Garage – Exhibit D
    - b. PA H17003 21 Lincoln Avenue – Laura and Dustin Floyd – Windows – Exhibit E
  7. Revolving Loan Fund & HP Programs Update
    - a. HP Program Extension – Exhibit F
      - i. Robert and Mary Sjomeling – 416 Williams – Elderly Program
    - b. Revolving Loan Program – Exhibit G
      - i. Jodi Campbell – 21 Burnham Avenue – RLF Preservation Loan
      - ii. Shirley Black – 800 Main Street – Request to Forgive
      - iii. Henry Johnson(deceased) – 78 Williams – Request to Forgive
      - iv. Tracy Lewis – 512 Cliff Street – Request to Forgive
    - 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 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, February 8, 2017

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

**Absent:** Laura Floyd was absent.

**Present City Commission:** None Present

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

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**All motions passed unanimously unless otherwise stated.**

A quorum present, Vice-Chair Blair called the Deadwood Historic Preservation Commission meeting to order Wednesday, February 8, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of January 25, 2017 HPC Minutes:**

*It was moved by Mr. Toews and seconded by Mr. Namminga to approve the HPC minutes of Wednesday, January 25, 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 \$75,497.17. Aye – All. Motion carried.*

**Old or General Business:**

SD Planners Association/Western Planning Resource Conference Sponsor Request – Exhibit A

Mr. Kuchenbecker stated the South Dakota Planners Association and the Western Planners are hosting a Joint Conference in Spearfish, SD on September 13-15, 2017. Kevin and Bob Nelson Jr. attended this conference in Laramie, WY two years ago and Mr. Nelson attended last year in Great Falls, MT. Our office received a request to help sponsor the event. Staff is recommending contributing as a Platinum Sponsor for \$1,000. The sponsorship will include prime exhibit space, two conference registrations, top recognition in the conference program, an in meeting common space advertising. Staff is recommending splitting the cost between Historic Preservation and Planning and Zoning. *It was moved by Mr. Berg and seconded by Mr. Toews to approve sponsoring the South Dakota Planners Association and the Western Planner Joint Conference to be held in Spearfish, September 13-15, 2017, in the amount of \$1,000 with funds being split between Historic Preservation and Planning and Zoning budgets. Aye – All. Motion carried.*

Trestle Sign Redesign Options – Exhibit B

Mr. Kuchenbecker presented a draft of the Trestle Sign with the requested revisions. Mr. Toews suggested making the fonts on the sides wider and darker. *It was moved by Mr. Toews and seconded by Mr. Johnson to approve the Trestle Sign design with the suggested changes of the lettering on the sides to be wider and darker. Aye – All. Motion carried.*

Discussion & Possible action on Experiential Tourism Work – Exhibit C

Mr. Kuchenbecker stated Deadwood is developing a partnership for Experiential Tourism with the Deadwood Historic Preservation Office, Deadwood History and the Chamber. We went to Minneapolis for a workshop on experience on tourism called the Experience Lab. This is a new marketing initiative and has been popular in communities such as Columbus, St. Paul, and Minneapolis. Joe Veneto is the leading expert out of Boston. He was the presenter at Experience Lab. A working committee has been put together including Deadwood Alive, Deadwood History, Inc., Deadwood Chamber of Commerce, the Broken Boot Gold Mine and this office. We will eventually add other businesses such as Saloon #10, Wild Bill Bar, Mind Blown Studios, etc. Dawn Burns, Deadwood Chamber, handed out a flyer that was created as a result of this workshop. Dawn stated she has taken the flyer to the National Tourism Association and the American Bus Association (ABA) and it was well received. Kevin stated Deadwood needs to make sure we deliver on the experiential tourism offerings. Hopefully this will engage other partners and give current ones more ideas. Are we doing it right, do we have the right script? Staff has received a

proposal from Joe Veneto, Opportunities Unlimited, to come to Deadwood for a series of visits and training at a cost of \$48,000.00 with the Chamber commitment of paying for \$10,000 of the cost. Mr. Kuchenbecker stated he would like to phase this project or possibly negotiate the price down. Dawn Burns stated we have so much to offer and what we have to offer is so unique we need to know how to deliver it to the general public as well as group tours. The flyer was presented in Cleveland at the ABA and received excellent reviews. The Bus Tours would like to bring people back to Deadwood but would like more to do than gamble. This is a plan could be implemented to get people here. We need to have someone come here who hasn't been here before, take a look and what we have and point us in the right direction. Mr. Toews would like to know more about this company and the project before making any recommendations. Mr. Blair stated this meeting was for discussion and the item will be continued to our next meeting. Mr. Kuchenbecker will provide the Commission with additional opportunities to research experiential tourism and Mr. Veneto.

### **New Matters before the Deadwood Historic District Commission**

No applications were addressed at this meeting.

### **New Matters before the Deadwood Historic Preservation Commission**

#### **PA H17002 850 Main – Iven & Monica Gibbs – Garage – Exhibit D**

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 850 Main Street, a contributing structure located in Upper Main Planning Unit. The applicant is requesting permission to construct a detached 24' x 24' two stall garage on an existing slab against the back wall located on the side of the current house. Siding and trim will be the same colors as house along with decorative time period garage doors. The storage building will also be removed. 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. 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.***

#### **PA H17003 21 Lincoln Avenue – Laura and Dustin Floyd – Windows – Exhibit E**

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 21 Lincoln, a contributing structure located in Ingleside Planning Unit. The applicant is requesting permission to restore two windows on the second floor to their original size. 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.***

### **Revolving Loan Fund and Historic Preservation Programs:**

#### **HP Program Extensions – Exhibit F**

Robert and Mary Sjomeling – 416 Williams – Elderly Program Extension.

***It was moved by Mr. Toews and seconded by Mr. Johnson to extend the Elderly Program for Robert and Mary Sjomeling, 416 Williams, for an additional three months which will expire on 05/04/17. Aye – All. Motion carried.***

### **Revolving Loan Program/Disbursements**

***It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Grant Fund disbursements in the amount of \$26,372.79, 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. Toews and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursements in the amount of \$14,593.06, 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**

- a. Jodi Campbell – 21 Burnham Avenue – RLF Preservation Loan
- b. Shirley Black – 800 Main Street – Request to Forgive

- c. Henry Johnson(deceased) – 78 Williams – Request to Forgive
- d. Tracy Lewis – 512 Cliff Street – Request to Forgive

***It was moved by Mr. Johnson 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:

- City staff has met with Black Hills Council of Local Governments to put together a proposal to update the Comprehensive Plan.
- HP Staff and Commissioners have met with the Revitalization Committee regarding the National Trust for Historic Preservation's Main Street America program. This results of this meeting consisted of updating the current organizational chart for revitalization and the Historic Preservation Committee list. HP has committees that are basically obsolete. How will historic preservation get involved in this committee structure? A proposed revision will be presented at the next meeting;
- The Real Estate Workshop is scheduled for next week.

**Committee Reports:**

**Adjournment:**

The Historic Preservation Commission Meeting adjourned at 5:47 p.m.

ATTEST:

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