

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, May 11, 2016 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

---

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – April 27, 2016
3. Voucher Approval
4. Old or General Business
  - a. 2016 Scholarship Program Award Presentation – Cameron Enright & Miranda Gallagher
  - b. Request for partnership on a portable Visitor Information Center – Chamber of Commerce – Exhibit A
  - c. Loan approval to Deadwood History, Inc. for Relic Firearms from Chinatown Collection – Exhibit B
  - d. Staff request for procedure change in review of Roofing Projects – Kevin Kuchenbecker – Exhibit C
  - e. Amendment to contract with KLJ for Phase VI St. Ambrose Cemetery Design Services – Exhibit D
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA - Case H16016–Storm Doors/Porch Railing & Flooring–23 & 25 Lincoln-James & Linda Grothe - Exhibit E
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications -- Exhibit F  
Tim Conrad – 138 & 140 Sherman St. – Façade Program  
Ken & Nancy Motzko – 51 Pleasant St. – Windows & Doors Program
  - b. Revolving Loan Program – Exhibit L
  - 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>d</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

**Wednesday, May 11, 2016**

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

**Absent:** Dale Berg and Ms. Terri Williams, City Attorney, was absent.

**Present City Commission:** Chuck Turbiville and Dave Ruth, Jr. were present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken of NeighborWorks-Dakota Home Services and Bonny Fitch, Recording Secretary, were all present.

---

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

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 11, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of April 27, 2016 HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the minutes of Wednesday, April 27, 2016 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 \$93,834.11. Aye – All. Motion carried.***

**Old or General Business:**

**2016 Scholarship Program Award Presentation – Cameron Enright & Miranda Gallagher**

Chair Floyd and Mr. Kuchenbecker presented a \$1,000 Scholarship award to Miranda Gallagher. Ms. Gallagher stated she will be attending Sheridan College in the fall and will be working towards an Associate's Degree in Science and then will transfer to the School of Mines for Geology. Cameron Enright was not present to receive his award.

**Request for partnership on a mobile Visitor Information Center – Chamber of Commerce – Exhibit A**

Mr. Kuchenbecker stated this is a partnership with Historic Preservation and the Chamber and staff has been working on a recommendation within the Revitalization Plan. What we are looking at is an authentic chuck wagon with slight modifications to the chuck boxes for weather proofing to keep brochures sealed and keep from getting wet. This will also have a canvas cover as shown on the picture in the memo only it would have the Deadwood logo. Chamber would staff the VIC and dress in costume. This would be on Main Street from 12:00 to 8:00 Monday through Friday, Memorial Day to Labor Day. Following Deadwood Alive performances at the 2:00, 4:00 and 6:00 Shootouts and then at the Saloon #10 at 8:00. They would be able to sell tickets to the Trial of Jack McCall so Deadwood Alive will be partnering with us as well helping move the VIC up and down the street. The details on how the VIC will be moved are still being worked on. It would be stored at night at the Silverado or at the Chamber auditorium. Interpretive panels on the history of the chuck wagon will also be placed on the wagon. Bid 7 has committed \$2,500 toward the VIC. The wagon is listed for \$13,995. We will try a do some negotiations with Doug Hansen of the Hansen Wheel and Wagon Shop. Mr. Hansen is very excited about this project. Mr. Harstad stated the canvas will be branded with Deadwood logo items. Information Center and Chamber staff would be dressed in authentic period clothing. It would be available from Memorial to September but will be available for special events as well. This will be a welcome site in Deadwood and by following Deadwood Alive this will help to show visitors the many things available in Deadwood. Mr. Toews stated this is a great idea and it has been well thought out.

***It was moved by Mr. Blair and seconded by Mr. Johnson to recommend to the City Commission the development of a chuck wagon from Hansen Wheel and Wagon Shop into a portable visitor information center and allocate up to \$13,000 from the HP Public Education budget. Aye – All. Motion carried.***

**Loan approval to Deadwood History Inc. for Relic Firearms from Chinatown Collection – Exhibit B**

Mr. Kuchenbecker stated DHI wishes to display five fire arms that were found in the Chinatown Archeological Investigation. It consists of the 1860 Colt, Manhattan Firearms Five Shot, Bacon Excelsior Revolver, unidentified pocket revolver and Remington 1858 Big Bore revolver. The Gun Room in the Days of '76 Museum has all the rifles from the collection and will be displayed as well. The loan agreement will from May 15, 2016 until December 31, 2018.

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the loan request to Deadwood History Inc for Relic Firearms from the Chinatown Collection from May 15, 2016 to December 31, 2018. Aye – All. Motion carried.***

Staff request for procedure change in review of Roofing Projects – Exhibit C

Mr. Kuchenbecker stated after a hail storm a couple of years ago the Historic Preservation Office waived the COA and PA requirement when the owner was re-roofing the structure and using the same materials for the rest of the year. The Commission directed staff to come up with a way to stream line the approval process. Under the current ordinance, no person shall commence any undertaking or project affecting any building, structure or historic resource without approval of such undertaking or project by the historic preservation commission, except when the commission or its staff has determined the undertaking or project will not encroach upon, damage or destroy any historic property. Under this language, staff believes as long as such determination is based upon the guidelines adopted by the Deadwood Historic Preservation and District Commission(s) then the building permit can be issued without the formal application process. Mr. Toews asked if this will be a one year approval or will there be no time limit. Mr. Kuchenbecker stated there will be no time limit on the procedure change. Mr. Toews stated he would also like to see this expanded to painting. Staff should be able to determine if a painting project would fall under the guidelines. Chair Floyd asked if there are many cases where there needs to be approval for just painting. Mr. Kuchenbecker stated only in the local Historic District. The paint program requires review but it is staff review. A COA is required in the local district. Mr. Toews asked why staff couldn't issue the COA for paint projects. These are non-controversial issues and an owner should not have to wait weeks for approval especially with a short painting season. We need to expand our ordinance and do things that are more logical and meaning full. Chair Floyd asked even if there are no building permits required and same colors. Mr. Kuchenbecker stated this is the way Historic Preservation has been enforcing the ordinance. Mr. Kuchenbecker stated he will look through the ordinance to see if we can do this through the existing ordinance. We are past the one year limitation on changes to the ordinance. Mr. Kuchenbecker stated we cannot make changes to the ordinance until June.

***It was moved by Mr. Johnson and seconded by Mr. Blair to waive the standing process of the requirement for a certificate of appropriateness or project approval to be issued for re-roofing projects when using the same materials and staff has determined the project will not encroach upon, damage or destroy any historic property. A building permit will still be required. Aye – All. Motion carried.***

Amendment to contract with KLJ for Phase VI St. Ambrose Cemetery Design Services – Exhibit D

Mr. Kuchenbecker stated this is for the final phase of St. Ambrose Cemetery. This request is to allow an amendment to the current contract for additional services to be performed for the design services of phase VI. The amount is \$65,913.00. Over the past several years the design costs have been coming out of the \$204,387.00 and it has been eating up the budget for design and administration because the project had been broken up into so many phases. This is the final phase. We have budgeted \$400,000 and this requested amendment would come out of this line item and this will complete phase VI and restoration of the cemetery.

***It was moved by Mr. Blair and seconded by Mr. Johnson to recommend to the City Commission approval of the Phase VI St. Ambrose Cemetery amendment in the amount of \$65,913.00 for a total adjusted agreement amount of \$270,000.00. Aye – All. Motion carried.***

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

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

PA - Case H16016 – Storm Doors/Porch Railing & Flooring 23 & 25 Lincoln – James & Linda Grothe - Exhibit E

Mr. Kuchenbecker stated this is for James Grothe, circa 1898. The applicant is requesting permission to replace the existing white steel storm doors with new white steel matching storm doors with insulation value, remove inappropriate porch divider railing, remove and replace existing fir porch flooring with new painted Douglas fir porch flooring. 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 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 Mr. Blair 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 grant project approval for 23 & 25 Lincoln Avenue. Aye- All. Motion carried.***

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

Historic Preservation Program Applications - Exhibit F

138 & 140 Sherman St. – Tim Conrad – Facade Program

03/31/20

3:37 PM

51 Pleasant St. – Ken & Nancy Motzko - Windows and Doors Program

***It was moved by Mr. Johnson and seconded by Mr. Toews to approve all Historic Preservation Program Applications, as submitted. Aye - All. Motion carried.***

Revolving Loan Program

**Revolving Loan Fund/Retaining Wall Program Update:**

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

***It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of \$13,970.00, based on information as presented by Joy McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Johnson and seconded by Mr. Namminga to approve HP Revolving Loan Fund disbursement in amount of \$724.18, based on information as presented by Joy McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

The delinquency report was presented by Joy McCracken.

**Retaining Wall Program Disbursements**

No retaining wall program disbursements 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:

- Program committee meeting will be set for next week;
- The Powerhouse Park project is moving along quite well. Please take some time and go over and see what has been done so far. Foundations have been found under the brick where the chimney was. This will be a neat feature for Deadwood. Mr. Kuchenbecker encouraged HP Commission members to view the site;
- Phase II Wayfinding was submitted today. Historic Preservation will be reviewing and getting back to the designer;
- We have received the concept for the Trestle Sign and will be going over at a upcoming meeting;
- Rodeo Grounds entrance improvements are underway. Lucky Lloyd has been moved to the other side and the utilities will be moved. This will open up the area;
- Staff has been working with Arlet Trehwella on the Residential Rehab project and have done several site visits. A draftsman has been hired. We should have architectural plans of the existing conditions and scope of work in the next week and a half. Keith Umenthum will be the Project Manager;
- Wild Bill sign was approved by the City Commission. The purchase agreement, bill of sale, lease agreement and conservation easement have all been drafted. It will go before City Commission on Monday. The sign company will have it moved within the next week and a half to two weeks;
- Bid 7 has committed \$7,500 for wraps to the utility boxes similar to what has been done at Tin Lizzies;
- Staff is continuing to work on the partnered with newspapers.com and there are about 500 roles of micro film that we would like to have duplicated. This would put all newspaper on line in a digital format. Mr. Kuchenbecker will be bringing a proposal before the HP Commission;
- Mr. Kuchenbecker stated May 8 was his ten year anniversary of working for the City.

**Committee Reports:**

- Mr. Blair canceled the Executive Session.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:24 p.m.

ATTEST:

---

Laura Floyd

Chairman, Historic Preservation Commission

Bonny Fitch, Historic Preservation Office/Recording Secretary