

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, April 13, 2016 ~ 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 Minutes
  - a. March 23, 2016
  - b. January 27, 2016 Revision Approval
3. Voucher Approval
4. Old or General Business
  - a. Old Charles Street Bridge – Evaluation/Structural Engineering Proposal, Albertson Engineering – Exhibit A
  - b. Design and Coordination New Trestle Sign – Berberich Design -- Exhibit B
  - c. Emergency Grant Request, City of Mobridge – Exhibit C
  - d. Phase II Botanical Project – Exhibit D
  - e. Historic Residence Rehabilitation Administrative Procedure Correction – Exhibit E
  - f. Annual Report for the South Dakota Historical Society Press – Deadwood Fund – Exhibit F
  - g. Request for consideration of purchase of the Wild Bill Bar / Eagle Bar sign
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – Case H16011 – Garage & Deck 350 Williams – David Peterson – Exhibit G
  - b. PA – Case H16012 – Re-Shingle Roof 31 Sampson – Patricia McKenzie – Exhibit H
  - c. PA – Case H16013 – Replace Window & Storm Windows – Donna Watson – Exhibit I
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications -- Exhibit J
    - 11 Jackson – William & Tam Zwingelberg – Windows & Doors Program – Continued from 3/23/16 meeting
    - 31 Sampson – Patricia McKenzi – Elderly Resident Program
    - 24 Adams – Donna Watson – Windows & Doors Program
    - 8 Adams – Jean Makley – Elderly Resident Program
    - 18 Jefferson St. – Kevin Schilling – Retaining Wall Program
  - b. Revolving Loan Program -- Exhibit K
    - 17 Filmore—Kevin Bloom—Loan Modification Request
    - 170 Pleasant—Bonnie Fosso—Cancel Loans to Roll to Grants
    - 170 Pleasant—Bonnie Fosso—Life Safety Loan Extension
    - 170 Pleasant—Bonnie Fosso—RLF Preservation Loan Request
    - 12 Dakota—Edwin & Anita Smith--Siding Loan Request
    - 33 ½ Jackson—Thomas & Dorrene Julius—Loan Modification
    - 33 ½ Jackson –Thomas & Dorrene Julius—Windows 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. Adjourn

Executive Session for Legal Matters per South Dakota Codified Law 1-25-2 (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, April 13, 2016**

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

**Absent:** Laura Floyd and Ms. Terri Williams, City Attorney, was absent.

**Present City Commission:** Chuck Turbiville, Dave Ruth, Jr., and Jim Van Den Eykel were present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker of NeighborWorks-Dakota Home Services and Jerity Krambeck, Recording Secretary, were all present.

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

A quorum present, Vice-Chair Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, April 13, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of March 23, 2016 HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Williams to approve the minutes of Wednesday, March 23, 2016 as presented. Aye – All. Motion carried.***

**Approval of January 27, 2016 Revision HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Berg to approve the revision of the minutes of Wednesday, January 27, 2016 as presented. 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 \$148,062.73. Aye – All. Motion carried.***

**Old or General Business:**

Old Charles Street Bridge – Evaluation/Structural Engineering Proposal, Albertson Engineering – Exhibit A

Mr. Kuchenbecker discussed the HPC meeting of March 9, 2016 where City Staff presented three options to the Commission: 1) record and demolish the bridge; 2) record and disassemble bridge for future use; or 3) rehabilitate bridge in current location. The HPC originally recommended to the City Commission option 2) record and disassemble the bridge and store for future use. Mr. Kuchenbecker stated the Deadwood City Commission received correspondence from citizens of Deadwood and is requesting HPC to gather more information. The City Commission request that HPC work with City Staff for collecting more accurate pricing on complete demolition as well as complete rehabilitation. Mr. Toews asked what the vision of rehabilitation included, to make it brand new or just do minimal maintenance. Mr. Kuchenbecker stated the City currently has a liability in the current condition of the bridge. Mr. Ruth stated if the bridge has not been certified or deemed safe, the City is assumed liable. Mr. Toews asked who holds the liability if an engineer states it is safe. Mr. Blair said the City is always liable. Mr. Williams asked if a pedestrian bridge had to be certified. Mr. Blair stated the bridge has not been used as a vehicular bridge in several years. Mr. Blair stated the new sidewalk on the new highway almost shuts the bridge down. Mr. Blair stated there is substantial rust on the bridge.

Mr. Ruth stated it was sent back to HPC to get a more specific targeted number as to what the options would cost, rather than a general estimate. Mr. Blair stated the three options that were explored were accurate estimates. Mr. Toews asked if the \$9,325 would provide fixed prices for all three options. Mr. Kuchenbecker stated it is just to evaluate condition and come up with the rehabilitation costs. Mr. Toews clarified that this would not provide a cost estimate for the other options. Mr. Kuchenbecker stated it will be providing recommendations for restorations and repairs for pedestrian use. Mr. Toews stated that would only solve one of three parts of the question. Mr. Kuchenbecker stated it was referred back to HPC to have two questions answered: full demolition and full rehabilitation costs. Mr. Toews stated to get the second question answered we will have to spend more money. Citizen Marlin Maynard stated a structural evaluation by a professional engineer should cost much less than the provided quote.

***It was moved by Mr. Blair and seconded by Mr. Namminga to revert to previous vote of disassembling the bridge for future use. Aye – Mr. Blair and Mr. Namminga; Opposed - Mr. Toews, Mr. Berg, and Mr. Williams. Motion denied.***

***It was moved by Mr. Toews and seconded by Mr. Berg to continue the item and direct city staff to investigate a lower cost quote from the engineer company focusing on pedestrian bridge scope. Aye – All. Motion carried.***

Design and Coordination New Trestle Sign – Berberich Design – Exhibit B

Mr. Kuchenbecker stated HPC has worked with the City of Lead by providing an Outside of Deadwood Grant for the rehabilitation of the trestle. Mr. Kuchenbecker stated the proposed sign from Roger Brooks International does not meet DOT standards. Mr. Kuchenbecker recommended working with Berberich Design for the design and coordination of the new trestle sign in the amount of \$5,100.00. This is the current design firm for the archway and wayfinding projects which has been well received by the community.

***It was moved by Mr. Blair and seconded by Mr. Berg to approve Berberich Design for the Design and Coordination of the New Trestle Sign in the amount of \$5,100.00. Aye – All. Motion carried.***

Emergency Grant Request, City of Mobridge – Exhibit C

Mr. Kuchenbecker informed the Commission the City of Mobridge was requesting an emergency grant for water damage in the basement of the Scherr Howe auditorium and is requesting an emergency grant of \$3,800.00.

***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Emergency Grant Request for the City of Mobridge in the amount of \$3,800.00. Aye – All. Motion carried.***

Phase II Botanical Project – Exhibit D

Mr. Kuchenbecker stated this is Phase II of the Botanical Project with Black Hills State University (BHSU) focusing on the plant specimens unearthed during the 2001 to 2004 Deadwood Chinatown archaeological investigations.

***It was moved by Mr. Blair and seconded by Mr. Berg to approve the Phase II Botanical Project in the amount of \$6,8000.00. Aye – All. Motion carried.***

Historic Residence Rehabilitation Administrative Procedure Correction – Exhibit E

Mr. Kuchenbecker presented to the Commission the proposed changes to the guidelines and administrative procedures for the Historic Residential Rehabilitation Program. The changes would address the grant conditions containing assignment of a conservation easement and agreement for 50% cost recovery including at the end of each full calendar year, 10% of the recovery costs (50% of the original grant) will be forgiven for a term of up to 10 years. If the owner desires to sell the property before the end of the 10-year term, the remaining portion of the recovery costs will be due in full. In the event the property is sold or transferred of ownership due to the Nominee's death or becomes disabled and is unable to live in the property the recovery cost will be forgiven.

***It was moved by Mr. Berg and seconded by Mr. Williams to adopt the proposed guidelines for cost recovery and the new Administrative Procedures for the Historic Residential Rehabilitation Program. Aye – All. Motion carried.***

Annual Report for the South Dakota Historical Society Press – Deadwood Fund – Exhibit F

Mr. Kuchenbecker reviewed the Annual Report for the South Dakota Historical Society Press. Mr. Kuchenbecker stated next month the *Grizzly Survivor*, a South Dakota Biography Series on Hugh Glass, will be released.

Request for consideration of purchase of the Wild Bill Bar / Eagle Bar sign

Mr. Kuchenbecker stated this has been discussed previously, but now the owners would like the HPC to consider purchasing the Wild Bill Bar sign and putting it in a museum or leasing it to the existing Wild Bill Bar location. Mr. Kuchenbecker stated there are two historic signs in our collection; Lariat Hotel, which is on display at the Days of '76 Museum and the other is the Spot Liquor Tootsie sign, which is on an easement on a building down town. Matt Steiner, the current owner of the Eagle Bar, stated the sign is located at the wrong location and it is confusing for everyone. Mr. Blair asked what it was worth. Mr. Kuchenbecker stated it could be at least in the \$10,000-\$15,000 range, but an official appraisal would need to be done to really determine the value. Mr. Kuchenbecker stated Mr. Steiner has received quotes to have the Eagle Bar sign recreated. Mr. Johnson clarified if a new sign would be created or the Wild Bill Bar sign would be renovated. Mr. Kuchenbecker clarified it would be recreating a new sign for the Eagle Bar. Mr. Namminga asked how old the sign is. Mr. Kuchenbecker stated it was from the 1930s. Mr. Blair asked if the intent was to remove the sign and put it someplace else or to lease it to the proper building. Mr. Kuchenbecker stated Rick and Margi Olesen could speak to that interest. Mr. Blair asked if the present owner of the sign is willing to sell it. Mr. Steiner agreed. Mr. Toews asked about the timeframe. Mr. Steiner stated the sooner the better. Mr. Kuchenbecker showed a photo of the original Eagle Bar sign. Mr. Blair clarified that Mr. and Mrs. Olesen would be willing to lease the sign. They agreed. Mr. Williams asked if this should be handled as a civil matter.

***It was moved by Mr. Blair and seconded by Mr. Namminga to continue with an appraisal and proposal negotiation of lease. Aye – Mr. Blair, Mr. Namminga, Mr. Toews, Mr. Berg; opposed - Mr. Williams. Motion carried.***

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

No new matters presented.

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

PA – Case H16011 – Garage & Deck 350 Williams – David Peterson – Exhibit G

Mr. Kuchenbecker informed the Commission the applicant is requesting permission to build a wooden deck off the south side of the structure and to construct a vaulted garage onto the southwest side of the house. The Deadwood Historic Preservation Commission approved a larger sized garage in this location in December 2009.

***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 350 Williams Street. Aye- All. Motion carried.***

PA – Case H16012 – Re-Shingle Roof 31 Sampson – Patricia McKenzie – Exhibit H

Mr. Kuchenbecker informed the Commission the applicant is requesting permission to re-shingle the roof of the structure.

***It was moved by Mr. Toews and seconded by Mr. Namminga 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 31 Sampson Street. Aye- All. Motion carried.***

PA – Case H16013 – Replace Window & Storm Windows 24 Adams – Donna Watson – Exhibit I

Mr. Kuchenbecker informed the Commission the applicant is requesting permission to repair or replace a window and install 10 new wooden storm windows through the windows and doors program.

***It was moved by Mr. Toews and seconded by Mr. Berg 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 24 Adams Street. Aye- All. Motion carried.***

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

Historic Preservation Program Applications - Exhibit J

11 Jackson – William & Tam Zwingelberg – Windows & Doors Program – Continued from 3/23/16 meeting

31 Sampson – Patricia McKenzie – Elderly Resident Program

24 Adams – Donna Watson – Windows & Doors Program

8 Adams – Jean Makley – Elderly Resident Program

18 Jefferson St. – Kevin Schilling – Retaining Wall Program

11 Jackson - William and Tam Zwingelberg - Windows Program

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

Revolving Loan Program - Exhibit K

17 Filmore—Kevin Bloom—Loan Modification Request

170 Pleasant—Bonnie Fosso—Cancel Loans to Roll to Grants

170 Pleasant—Bonnie Fosso—Life Safety Loan Extension

170 Pleasant—Bonnie Fosso—RLF Preservation Loan Request

12 Dakota—Edwin & Anita Smith--Siding Loan Request

33 ½ Jackson—Thomas & Dorrene Julius—Loan Modification

33 ½ Jackson –Thomas & Dorrene Julius—Windows Loan Request

***It was moved by Mr. B;aor and seconded by Mr. Namminga to approve all Historic Preservation Loan Applications, as submitted. Aye - All. Motion carried.***

## **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. Berg and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$5,970.00, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

The delinquency report was presented by Mike Walker.

### **Retaining Wall Program Disbursements**

### **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:

- March 30, 2016 Deadwood Trust for Historic Preservation and Community Information Night was a success with 34 attendees;
- April 21, 2016 is another education opportunity, Make Your Old House a Healthy Home partnership between Regional Health, Black Hills Energy, MDU, Neighborworks, Deadwood Trust for Historic Preservation, and Deadwood Historic Preservation;
- Archway has gone up and has been well received;
- Bid opening on Mt. Moriah yesterday came in lower than engineer's estimate;
- Bids for 50 Van Buren and 84 Van Buren are tomorrow and permission to go out to bid for 77 Stewart will be requested at next City Commission meeting;
- Staff is utilizing a draftsman for developing floor plans for current projects which should help with developing a scope of work for some of the smaller projects.

### **Committee Reports:**

- Mr. Berg discussed the GRAPE meeting and scholarship recipients;
- Mr. Williams seconded Mr. Berg on the GRAPE scholarships.

### **Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:02 p.m.

ATTEST:

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Laura Floyd  
Chairman, Historic Preservation Commission  
*Jerity Krambeck, Historic Preservation Office/Recording Secretary*