

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 9, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – February 24, 2016
3. Voucher Approval
4. Old or General Business
 - a. Request from Larry Shama to address HPC on late fees for 5 Jackson Street – No Exhibit
 - b. Request from Larry Shama to address HPC on windows for 147 Charles Street – No Exhibit
 - c. Permission to print Baseball Book with Moriah Press at a cost of \$7,600.00 – Exhibit A
 - d. Renew contract for services with NeighborWorks for Revolving Loan Program – Exhibit B
 - e. Humidification Project for carriage collection at Days of 76 Museum – Exhibit C
 - f. Architectural Services proposal for Dave Stafford Design for Grandstands Roof at rodeo grounds—Exhibit D
 - g. 2016 Historic Preservation Supplemental Budget review and recommendation – Exhibit E
 - h. South Dakota State Historical Society – State History Conference – Funding request – Exhibit F
 - i. Report from staff on Charles Street Bridge options – Exhibit G
 - j. Public Information Night – HPC & Deadwood Trust for HP – March 30, 2016 – Information only
 - k. “Make Your Old House a Health Home” Open House – April 21, 2016 – Information only
5. New Matters before the Deadwood Historic District Commission
 - b. COA – Case H16008 – 650 Main – Dale Berg – Exhibit H
6. New Matters before the Deadwood Historic Preservation Commission
 - a. COA – Case H16007 – 170 Pleasant – Bonnie Fosso – Exhibit I
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications -- Exhibit J
 - 650 Main – Berg Jewelers – Dale Berg – Façade Program
 - b. Revolving Loan Program
 - 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

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, March 9, 2016

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

Absent: Ms. Terri Williams, City Attorney, was absent.

Present City Commission: Dave Ruth, Jr. was present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken and Mike Walker 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, March 9, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of February 24, 2016 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Williams to approve the minutes of Wednesday, February 24, 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 \$70,090.87. Aye – All. Motion carried.

Old or General Business:

Request from Larry Shama to address HPC on late fees for 5 Jackson Street

Mr. Shama was not present. There was no discussion.

Request from Larry Shama to address HPC on windows for 147 Charles Street

Mr. Shama was not present. There was no discussion.

Permission to Print Baseball Book with Moriah Press at a cost of \$7,600.00 – Exhibit A

Mr. Kuchenbecker stated this is a project the historic preservation office has been working on over the past couple years. This is the last part of the Deadwood baseball project. We have completed the traveling exhibit and interpretive panels. The City Archives is requesting permission to hire Moriah Press of Sioux Falls to publish 1,000 copies of Baseball in the Mining Camps: The Deadwood Baseball Book. The cost of \$7,600.00 will be split between the City Archives and Public Ed budgets. Mr. Blair asked what will be done with the books. Mr. Kuchenbecker stated the books will be sold so we will recapture costs as well.

It was moved by Mr. Blair and seconded by Mr. Toews to recommend to the City Commission to approve the publication of 1,000 copies of the baseball book not to exceed \$7,600.00. Aye – All. Motion carried.

Renew Contract for Services with NeighborWorks for Revolving Loan Program – Exhibit B

Mr. Kuchenbecker stated this item is to be removed from the agenda as a directive from the City Commission. Until a new contract is signed the City will be operating on a month to month basis with NeighborWorks.

Humidification Project for Carriage Collection at Days of 76 Museum – Exhibit C

Mr. Kuchenbecker stated during the CIP budget meeting Deadwood History, Inc. identified a concern regarding the Days of 76 Museum climate control in the carriage gallery. Several of the horse-drawn vehicles have begun to show noticeable structural changes due to low levels of relative humidity. When relative humidity levels are too low, wood loses moisture and shrinks. Numerous wooden wagon wheels have begun to show signs of shrinkage due to low humidity levels. Not only is it expensive to repair the damage, it also presents a potential danger to individuals who use the wagons in parades, events or other occasions. The CIP committee has recommended the installation of a climate control system to regulate humidity and have the project done this spring. Action Mechanical is \$16,856, Freeman's Electric Service, Inc. \$2,600, Stretch's Inc. \$6,887 and Bronse BSB \$2,721.44 for a total cost of \$29,064.44. Since this is an unbudgeted item it will be included in the Historic Preservation Supplemental Budget. Chair Floyd asked what the time line is for the project. Mr. Kuchenbecker stated he would like to give them a notice to proceed in the next 30 to 45 days.

It was moved by Mr. Blair and seconded by Mr. Johnson to recommend to the City Commission approval of the humidification project for the Days of 76 Museum Carriage Collection in the amount of \$29,064.44. Aye – All. Motion carried.

Architectural Services proposal for Dave Stafford Design for Grandstands Roof at Rodeo Grounds – Exhibit D

Mr. Kuchenbecker stated the roof repair is actually going to be a 2017 CIP project. This would be the architectural services which would allow us to be ready to go out for bid this fall with the project starting in the spring of 2017. We have received a proposal from Dave Stafford Architecture to provide limited architectural services. Staff would like to have the design work completed this year so we know the opinion of probable costs for the project and can have the roof completed in spring of 2017.

It was moved by Mr. Blair and seconded by Mr. Johnson to recommend to the City Commission approval of the agreement with Dave Stafford Architecture for limited architectural services for the Days of 76 Rodeo Grounds Roof Replacement in the amount of \$7,200. Aye – All. Motion carried.

2016 Historic Preservation Supplemental Budget Review and Recommendation – Exhibit E

Mr. Kuchenbecker stated we had several projects started in 2015 but have not been completed. The final payment of the Library rehabilitation \$11,082.00, the Adams Museum \$4,896.00, Adams House \$7,193.90, wayfinding and archway \$267,090.80, Highway 85/385 \$288,857.00 which is cabling and lighting. Retaining wall at 10 Harrison \$47,900.00 and unbudgeted expenses for emergency log replacement \$48,400 and Days of 76 Museum climate control at \$29,064.44 for a total of \$704,484.14. Mr. Toews asked if these are projects budgeted for in the 2014/2015 budget year. Mr. Kuchenbecker indicated a majority of the projects were from the previous year. Mr. Toews asked if the Highway 85/385 included the additional lights. Mr. Kuchenbecker stated yes.

It was moved by Mr. Toews and seconded by Mr. Blair to recommend to the City Commission approval of the 2016 Supplemental Budget Request in the amount of \$704,484.14. Aye – All. Motion carried.

South Dakota State Historical Society – State History Conference – Funding Request – Exhibit F

Mr. Kuchenbecker stated the State Historical Society is requesting funds for the 2016 History Conference to be held in April, 2016 in Pierre, SD. This year's theme is "Everybody Eats: South Dakota's Food Heritage". They are asking for \$1,500 to help defray costs expenses associated with presenters.

It was moved by Mr. Toews and seconded by Mr. Johnson to approve the funding request for the State Historical Society History Conference in the amount of \$1,500.00. Aye – All. Motion carried.

Report from Staff on Charles Street Bridge options – Exhibit G

Mr. Kuchenbecker stated in December there was an onsite meeting and discussion on what to do with the old Charles Street Bridge. The Commission asked staff to come up with some options. Ron Green, Bob Nelson Jr. and Mr. Kuchenbecker met and have come up with three possible options regarding the future of the bridge. Option 1: Demolition of Bridge for a cost of \$17,500 and \$1,750 for historic documentation. The pros would be liability eliminated and the cons are loss of historic resource. Option 2: disassemble Bridge and store for future use for a cost of \$35,000 and \$2,750 for historic documentation. Pros are the liability would be eliminated. Cons are loss of historic resource in its current location and future costs will be associated in restoration and reconstruction of bridge. Option 3: rehabilitate Bridge in current location for estimated costs of \$250,000. Pros the liability would be eliminated. Cons would double up on pedestrian access. Mr. Kuchenbecker stated from the historic preservation stand point Option 3 makes the most sense. Option 2 would be the next preferred method. Option 1 would be the most damaging to the historic resource.

It was moved by Mr. Blair and seconded by Mr. Berg to recommend to the City Commission approval of Option 2: Disassemble Bridge and storage for future use. Aye – All. Motion carried.

Public Information Night - HPC and Deadwood Trust for HP – March 30, 2016

Mr. Kuchenbecker stated this office in partnership with the Deadwood Trust for Historic Preservation will be conducting a public information night on March 30, at City Hall. Historic Preservation and NeighborWorks will be presenting information to the public about programs available to residents.

"Make Your Old House a Healthy Home" Open House – April 21, 2016

Mr. Kuchenbecker presented a flyer and stated there will be an open house called "Make Your Old House a Healthy Home" on April 21, 2016. Black Hills Energy, Montana-Dakota Utilities Company, Deadwood Historic Preservation Commission, Deadwood Trust for Historic Preservation and Regional Health will be sponsoring the event. The utility companies will be talking about energy efficient appliances, water heaters, HVAC, lighting, insulation, siding and windows. We will be giving away energy audits as door prizes along with weatherization kits.

New Matters before the Deadwood Historic District Commission

COA - Case #H16008 – 650 Main Street – Dale Berg – Exhibit H

Mr. Kuchenbecker stated this is a contributing resource and the applicant requests permission to remove the canopy, reconstruct the store front cornice and add an awning to improve the proportions of the façade. The upper floor windows will be opened back up to original size and building's cornice will be reconstructed. Along the side and back the masonry will be tuck-pointed, windows and doors opened back to original sizes and the balcony reinstalled.

Dale Berg recused himself from the meeting because he is the owner.

Based upon guidance found in DCO 17.68.050, it was moved by Mr. Toews and seconded by Mr. Johnson the façade improvements at 650 Main Street is congruous with the historical, architectural, archaeological, or cultural aspects of the district and move to grant Certification of Appropriateness for the façade improvements at 650 Main Street. Aye- All. Motion carried.

Dale Berg returned to the meeting.

New Matters before the Deadwood Historic Preservation Commission

PA - Case #H16007 – 170 Pleasant Street – Bonnie Fosso – Exhibit I

Mr. Kuchenbecker stated this is a contributing structure and the owner wishes to repair and replace siding where necessary and install windows and doors on the front and rear elevations which are not original to the resource.

It was moved by Mr. Blair 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 170 Pleasant Street. Aye- All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications

Dale Berg recused himself from the meeting because he is the owner.

Mr. Kuchenbecker presented the Commission with an application from Dale Berg, 650 Main Street to be entered into the Façade Easement Program.

It was moved by Mr. Blair and seconded by Mr. Johnson to approve a Façade Program request for Dale Berg at 650 Main Street. Aye-All. Motion carried.

Dale Berg returned to the meeting.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

The delinquency report was presented by Joy McCracken.

Mr. Toews requested an annual report from NeighborWorks for 2015. Ms. McCracken stated she will meet with Ms. Wilks to see where she is at on the report.

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:

- The foundation for the Main Street Archway has been installed and the archway will be shipped next week and perhaps installed before March 18, 2016;
- The Chamber, who we partner with on the National Travel Association (NTA), has an ad in the NTA booklet;
- The Wayfinding project is coming along and several signs have already been put into place. We will be going out for bid for Phase II this spring;
- We are working on the next Real Estate workshop. We are looking at holding it in May. Sharon Martinesko with the Deadwood Trust has suggested inviting lenders and appraisers to the workshop;

- We are out to bid for the retaining walls at 50 and 84 VanBuren;
- There will be a program meeting Thursday to discuss the Elderly Resident, Facade and Windows Programs. The Rehabilitation program is out and shared with the Neighborhood Block Clubs. There will be a press release going out also;
- The State Historic Society Board will be conducting their July meeting in Deadwood;
- Kevin will be out of the office March 14-21, 2016. Packets will be going out without the staff reports. Historic Preservation Commissioners will receive them on the Tuesday before the meeting.

Committee Reports:

Mr. Blair stated the Revitalization Committee held a planning meeting today to discuss CenturyLink and the possible location of the plaza.

Chair Floyd read a letter from Augustana University thanking the Historic Preservation Commission for their financial support of the Center for Western Studies History Conference.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:40 p.m.

ATTEST:

Laura Floyd
Chairman, Historic Preservation Commission
Bonny Fitch, Historic Preservation Office/Recording Secretary