

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 10, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – January 27, 2016
3. Voucher Approval
4. Old or General Business
 - a. Soda Fountain Restoration Update -- Exhibit A
 - b. Outside of Deadwood Grant – Second Century Development – Extension Request – Exhibit B
 - c. Mt. Moriah Cemetery Book, Arcadia Publishing Company – Exhibit C
 - d. Request for Travel, Lodging & Per Diem to Sioux Falls & Vermillion February 22-23, 2016 – Exhibit D
 - e. Discussion of use of Block Club Funds
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case #H16003 – 79 Stewart St – Pauline West/Hagen Glass – Exhibit E
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - b. Revolving Loan Program – Exhibit F
 - Erin Little/David Folger – 15 Denver – Loan Extension
 - Bruce and Mary Oberlander – 102 Charles – Request to Forgive Loan
 - Shirlene Joseph – 771 Main Street – Loan Extension
 - Nugget Saloon – 604- & 606 Main Street – Loan Extension
 - 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, February 10, 2016

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

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

Present City Commission: Dave Ruth 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, February 10, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of January 27, 2016 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Toews to approve the minutes of Wednesday, January 27, 2016 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HP Operating Account in the amount of \$48,624.04. Aye – All. Motion carried.

Old or General Business:

Soda Fountain Restoration Update – (Exhibit A)

Mr. Kuchenbecker stated the Historic Preservation office has received pictures of the restoration process of the soda fountain. The company is near completion with the refrigeration portion. However, in looking through the pieces we sent to them it would be more cost effective to replace the pumps. The jars are chipped and in bad shape and should be replaced. There will be an additional cost of \$3,647.75. These items are vital to the operation of the fountain. Mr. Blair asked if there is a plan for the fountain. Mr. Kuchenbecker stated the new owners of the Goldberg building are interested in the fountain and this happens to be the original location of the fountain.

It was moved by Mr. Blair and seconded by Mr. Williams to recommend to the City Commission to purchase the needed parts for the fountain at a cost of \$3,657.75. Aye – All. Motion carried.

Mr. Toews asked where the additional funds will come from. Mr. Kuchenbecker stated it will come out of the public education or capital assets line item. Mr. Berg asked when the fountain will be completed. Mr. Kuchenbecker is hoping for the first of April. Mr. Johnson asked if the jars will be historically accurate. Mr. Kuchenbecker stated yes. Mr. Williams asked how much this project will cost. Mr. Kuchenbecker stated around \$25,000.00. Mr. Toews asked if there will be some type of plaque or marker stating the Historic Significance of the fountain. Mr. Kuchenbecker stated a lease will be drawn up and negotiations will take place for the use of the fountain.

Outside of Deadwood Grant – Second Century Development – Grant Extension – (Exhibit B)

Mr. Kuchenbecker stated the Second Century Development is requesting an extension of their Outside of Deadwood Grant. Mr. Kuchenbecker recommended extending the grant for one year.

It was moved by Mr. Blair and seconded by Mr. Toews to grant a 12 month extension to Second Century Development for the Outside of Deadwood Grant. Aye – All. Motion carried.

Mt. Moriah Cemetery Book, Arcadia Publishing Company – (Exhibit C)

Mr. Kuchenbecker stated the City of Deadwood Archives is requesting permission to enter into a contract with Arcadia Publishing to develop a book on Mt. Moriah Cemetery scheduled for 2017. Mr. Blair asked what the cost would be. Mr. Kuchenbecker stated there would be no costs to the city only staff time.

It was moved by Mr. Johnson and seconded by Mr. Berg to approve entering into a contract with Arcadia publishing to develop a book on Mt. Moriah Cemetery. Aye – All. Motion carried.

Request for Travel, Lodging and Per Diem to Sioux Falls & Vermillion February 22-23, 2016 – (Exhibit D)

Mr. Kuchenbecker informed the Commission he, Mike Runge and Grant Wellford will be meeting with South Dakota Public Broadcasting to discuss the development of a one hour documentary on the remains unearthed at 66 Main.

Grant Wellford will be filming this for the Preservation Moments and will be utilizing his services on the documentary as well. While on that side of the state we will also take mortician ledgers to the SD State Historical Society Archives; meet with representative from Siouxland Heritage Museum to repair popup baseball panels; pick up China Town artifacts. Mr. Kuchenbecker stated no action needs to be taken on this matter.

Discussion for use of Block Club Funds

Mr. Kuchenbecker stated one of the Block Clubs submitted invoices for meeting rentals. In 2012 a letter was sent to Neighborworks stating the Commission will no longer provide funding for holiday parties or other community events. Mr. Blair stated there have been many changes in Deadwood over the past 25 plus years. Mom and pop businesses on Main Street are now gift shops and casinos. Many new owners no longer live in Deadwood. We have lost the cohesiveness that was Deadwood. All that is left is the block clubs. They are the glue that sticks the City of Deadwood together. The Historic Preservation Commission needs to meet with the Block Clubs and see what their needs may be. Chair Floyd asked if the HPC is the clubs only source of income. Mr. Blair stated yes. Mr. Toews stated it would be OK to allow holiday parties along with distributing information about programs or hold educational discussions. Mr. Berg stated 2012 was the last time all the clubs got together and had a big party at the Franklin. From that point forward there was a lot of disappointment from the clubs for not having parties funded. Mr. Blair stated a couple of the commissioners need to attend the block meetings and discuss what their needs are. Chair Floyd stated Mr. Toews idea is good. It is also a good idea the block clubs know what HPC has the money allocated for. It is about keeping the neighborhoods beautiful and what efforts are being made to do this like planting flowers, etc. Chair Floyd suggested we have HPC members attend the next block club meetings and report back to the commission.

New Matters before the Deadwood Historic District Commission

No new matters were addressed at this meeting.

New Matters before the Deadwood Historic Preservation Commission

PA -- Case #H16003 – 79 Stewart St. – Pauline West/Hagen Glass – (Exhibit E)

Mr. Kuchenbecker stated this is a non-contributing structure and the owner wishes to replace four windows on the back side of the structure, southwest corner. None of the windows are visible from the street. The owner is requesting to use Gerkin Comfort Series windows, single-hung and slider styles. Only the operating sash of the windows will be removed and new windows will be inserted into the frame. The exterior brick mold will remain intact. This would be a retrofit application without any alteration to the opening size. The historic house has been altered with modern siding and windows. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time. However, if the siding and windows were to be replaced with proper materials the structure could be considered eligible as a contributing resource for the National Register in the future. Chair Floyd asked if changing the windows back to wood would make it a contributing structure. Mr. Kuchenbecker stated extensive work needs to be done to make it contributing. Mr. Toews asked if this is a contributing house the windows would need to be wood. Mr. Kuchenbecker stated yes. Mr. Toews asked if the house is historic non-contributing can the windows be what we want them to be. Mr. Kuchenbecker stated there are options based on why the structure is eligible or ineligible. On this particular resource there are already windows that have been replaced, it's non-contributing, the windows are on the side and back of the resources which are not visible from the street. It does not further distract from why it's contributing. Mr. Toews wants to assure we have consistent understood rules to go by. It would be nice to have something in writing for us to follow. Chair Floyd asked if there is something in writing that deals with non-contributing. Mr. Kuchenbecker said he can put something together. ***It was moved by Mr. Toews and seconded by Mr. Johnson based upon all the evidence presented, I find that 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. Aye - All. Motion carried.***

Mr. Toews asked if this is non-contributing does it need to be wood windows. Mr. Kuchenbecker stated no. Mr. Toews directed staff to put the requirements in writing regarding contributing and non-contributing so the Commission has guidelines to follow.

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications

No applications were addressed at this meeting.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements – (Exhibit F)

Mike Walker, Neighborworks, presented a consent agenda with Historic Preservation Commission Loan Applications. Erin Little/David Folger, 15 Denver, Loan Extension; Bruce and Mary Oberlander, 102 Charles, Forgive Loan; Shirlene Joseph, 771 Main Street, Loan Extension; Nugget Saloon, 604 & 606 Main Street, Loan Extension.

It was moved by Mr. Blair and seconded by Mr. Johnson to approve the Revolving Loan Fund Consent Agenda. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$4,061.16, based on information as presented by Ms. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Grant Fund disbursement in amount of \$800.00, based on information as presented by Ms. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

The delinquency report, an update on projects and an overview of the revolving loan fund was presented.

Mr. Toews requested an annual report from Neighborworks for 2015. Mr. Walker stated Ms. Wilks is working on it.

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:

- Mayor Turbiville sent an official invitation to the South Dakota State Historical Society Board of Trustees requesting to have their September Board Meeting in Deadwood;
- Deadwood Alive Contract will be executed at next City Commission meeting;
- February 19 is Deadwood History's fundraiser Calamity Shindig;
- We are going out for bid on the Gateway Landscaping, Powerhouse Park, Mt Moriah Restoration and drainage issue;
- There was a revitalization meeting today. The study for CenturyLink is moving forward. Funding for the \$36,000.00 study is coming from the private sector;
- The entrance signs into Deadwood have a new look through the wayfinding program. There will be additional signs going up over the next few weeks. The banner over the parking garage is up;
- Deadwood Trust for Historic Places workshop meeting is March 30;
- In April we are partnering with Black Hills Energy, MDU and Neighborworks to conduct a workshop on energy efficiency where we talk about LED lighting, insulation, HVAC units, windows, those types of things and what programs are available;
- We will be lining up for the 2nd Annual Real Estate Workshop in April or May.

Committee Reports:

Mr. Toews stated he met with City Officials, employees and City Attorney regarding the Fairmont Windows and how does HP approach and make the building owner address repair issues. There are conflicting ordinances. There is the City ordinance that approves the building code and there is HP ordinances and its policies to follow and they are not the same. The recommendation from this meeting is to change the ordinance and remove the minimum maintenance requirements from HP and add it to the City Ordinance. Mr. Kuchenbecker stated there is a program meeting scheduled for February 17 with Ron Russo as well as representatives from the Franklin/Silverado to discuss some of these issues and how the Façade Easement Program works.

Mr. Johnson excused himself from the meeting at 5:36 p.m.

Chair Floyd read a card from Job Corp thanking HP staff for shadowing a student.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:38 p.m.

ATTEST:

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

03/31/20

3:33 PM