

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, January 27, 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 – January 13, 2016
3. Voucher Approval
4. Old or General Business
  - a. Grandstand Log Replacement – Days of 76 Rodeo Grounds – (Exhibit A)
  - b. 2016 Outside of Deadwood Grants Round One – Historic Preservation – (Exhibit B)

All Angels Episcopal Church .....	Stained Glass Window .....	Spearfish .....	20,000.00
Black Hills Mining Museum .....	Signage and Labeling .....	Lead .....	5,000.00
City of Keystone .....	Museum Roof .....	Keystone .....	20,000.00
City of Lead .....	Highway 85 Trestle .....	Lead .....	12,400.00
Butte County Historical Society .....	Fort Pierre to Deadwood Trail ...	West River ...	2,600.00
Historic Rapid City .....	McGillycuddy House .....	Rapid City .....	15,000.00
Old Fort Meade .....	Handicap Access .....	Ft. Meade .....	10,000.00
South Dakota State Archives .....	Photo Digitization .....	Pierre .....	20,000.00
Dell Rapids Society Historic Pres .....	Orphanage Complex Structures ...	Dell Rapids .....	20,000.00
  - c. Society of Black Hills Pioneers Funding Request – (Exhibit C)
  - d. 48<sup>th</sup> Annual Dakota Conference on the Northern Plains Funding Request – (Exhibit D)
  - e. Agreement for Administration of Revolving Loan Fund with Neighborworks – (Exhibit E)
  - f. Historic Residence Rehabilitation Nomination Form – (Exhibit F)
  - g. 2015 Historic Preservation Loan and Grant Program Report – (Exhibit G)
  - h. Anderson Log House Restoration – Grant Extension Request – (Exhibit H)
  - i. 147 Charles – Larry Shama – Contributing vs. Non-Contributing Structure – (Exhibit I)
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications
  - 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 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, January 27, 2016**

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

**Absent:** Michael Johnson, Laura Floyd, and Ms. Terri Williams, City Attorney, were absent.

**Present City Commission:** Dave Ruth was 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, 2<sup>nd</sup> Vice Chair Blair called the Deadwood Historic Preservation Commission meeting to order Wednesday, January 27, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

#### **Approval of January 13, 2016 HPC Minutes:**

***It was moved by Mr. Toews and seconded by Mr. Namminga to approve the minutes of Wednesday, January 13, 2016 as presented. Aye – All. Motion carried.***

#### **Voucher Approval:**

***It was moved by Mr. Toews and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$241,050.12. Aye – All. Motion carried.***

#### **Old or General Business:**

##### Sharon Martinisko – Deadwood Trust for Historic Preservation

Mrs. Martinisko informed the Commission the Deadwood Trust for Historic Preservation is holding its 2<sup>nd</sup> Informational Night March 30, 2016 at 5:30 p.m. at the City of Deadwood City Hall, partnering with the City of Deadwood Historic Preservation and NeighborWorks.

##### Grandstand Log Replacement – Days of 76 Rodeo Grounds – (Exhibit A)

Mr. Kuchenbecker informed the Commission of a heavy timber column and adjoining beams that are deteriorating and is in need of immediate repair at Days of 76 Grandstand. The proposed cost for repair is \$48,400.00, which would be part of a supplemental budget in 2016. Mr. Blair asked if it was an emergency declaration. Mr. Kuchenbecker stated it wasn't conveyed by the engineer as such, but that the seats will have to be held up while the repair is being done. Mr. Toews asked if the Grandstand had work done on it last year. Mr. Kuchenbecker stated there was work on the roof, but the deteriorating area was not in a visible location until the construction of the concessions. Mr. Toews asked if there would be more emergency issues. Mr. Kuchenbecker stated the Grandstand is 85 year old structure that will need maintenance. Mr. Toews stated that a good job of inspecting needs to take place in the future. Mr. Williams asked if annual inspections are conducted. Mr. Kuchenbecker stated yes. Mr. Berg asked when the deteriorating beam was discovered. Mr. Kuchenbecker stated November 2015.

***It was moved by Mr. Namminga and seconded by Mr. Toews to repair the deteriorating beams at the Days of 76 Grandstand, in the amount of \$48,400.00. Aye – All. Motion carried.***

##### 2016 Outside of Deadwood Grants Round One – Historic Preservation – (Exhibit B)

Mr. Kuchenbecker informed the Commission of the 2016 Outside of Deadwood Grant Recommendations Round 1, totaling \$125,000.00. Mr. Kuchenbesker discussed the nine grants for All Angels Episcopal Church, Stained Glass Window, Spearfish, \$20,000.00; Black Hills Mining Museum, Signage and Labeling, Lead, \$5,000.00; City of Keystone Museum Roof, Keystone, \$20,000.00; City of Lead, Highway 85 Trestle, Lead, \$12,400.00; Butte County Historical Society, Fort Pierre to Deadwood Trail, West River, \$2,600.00; Historic Rapid City McGillicuddy House, Rapid City, \$15,000.00; Old Fort Meade, Handicap Access, Ft. Meade, \$10,000.00; South Dakota State Archives, Photo Digitization, Pierre, \$20,000.00; Dell Rapids Society Historic Preservation, Orphanage Complex Structures, Dell Rapids, \$20,000.00.

***It was moved by Mr. Namminga and seconded by Mr. Toews to approve the 2016 Outside of Deadwood Grant recommendations, in the amount of \$125,000.00. Aye – All. Motion carried.***

Mr. Toews asked for clarification regarding the Lead Highway 85 Trestle. Mr. Kuchenbecker stated the City Administrator of Lead, Mr. Mike Stahl, will be managing the project, in coordination with H.P. Office.

Society of Black Hills Pioneers Funding Request – (Exhibit C)

Mr. Kuchenbecker discussed the Society of Black Hills Funding request of \$2,500.00 to create an annual publication on the early pioneers of Deadwood and the surrounding area.

***It was moved by Mr. Berg and seconded by Mr. Toews to approve the funding request for Society of Black Hills Pioneers, in the amount of \$2,500.00. Aye – All. Motion carried***

48<sup>th</sup> Annual Dakota Conference on the Northern Plains Funding Request – (Exhibit D)

Mr. Kuchenbecker discussed the Funding Request for the 48<sup>th</sup> Annual Dakota Conference on the Northern Plains of \$1,000.00 to help cover the formidable costs of sponsoring this regional conference.

***It was moved by Mr. Toews and seconded by Mr. Williams to approve the funding request for the 48<sup>th</sup> Annual Dakota Conference of the Northern Plains, in the amount of \$1,000.00. Aye – All. Motion carried***

Agreement for Administration of Revolving Loan Fund with Neighborworks – (Exhibit E)

Mr. Kuchenbecker discussed the 2016 Agreement for Administration of Revolving Loan Fund with Neighborworks. Mr. Toews asked if this was the proposed contract. Mr. Kuchenbecker stated it was the previous year's contract. Mr. Toews asked if the Historic Residence Rehabilitation Program costs were included in this year's contract. Mr. Toews requested this item to be continued until legal counsel can review.

***It was moved by Mr. Toews and seconded by Mr. Berg to continue the Agreement for Administration of Revolving Loan Fund with Neighborworks until February 10, 2016. Aye – All. Motion carried***

Historic Residence Rehabilitation Nomination Form - (Exhibit F)

Mr. Kuchenbecker informed the Commission of the proposed Historic Residence Rehabilitation program. Mr. Toews stated that we have focused on the commercial side and we need to focus on the residential side as well to get historic homes in a better condition. Mr. Berg asked how long the process was going to take. Mr. Toews stated that the block clubs have shown great interest. Mr. Namminga stated that with the HBO Deadwood movie coming up, we should look into some of the remodel television shows.

***It was moved by Mr. Toews and seconded by Mr. Namminga to approve the Historic Residence Rehabilitation Nomination Form. Aye – All. Motion carried***

2015 Historic Preservation Loan and Grant Program Report – (Exhibit G)

Mr. Kuchenbecker discussed the 2015 Historic Preservation Program Report. Mr. Toews stated that he is requesting historic data for the prior three years. Mr. Kuchenbecker stated that what we are finding that residents are entering the program and having trouble finding contractors and waiting until spring to get projects started. Mr. Kuchenbecker stated that we need to continually evaluate these programs. Mr. Toews stated we only spent approximately \$70,000.00 of \$3,000,000.00 and that residents are not aware of the programs, we are too administratively encumbered, or the programs do not meet their needs. Mr. Toews suggested we change our programs to meet the resident's needs. Mr. Blair suggested we develop a citywide group get together outside of City Hall to inform residents. Mrs. Martinisko stated the intent of the Informational Night is to provide information regarding Historic Preservation programs and that the Trust is available to assist Historic Preservation in marketing programs.

Anderson Log House Restoration – Grant Extension Request – (Exhibit H)

Mr. Kuchenbecker presented the grant extension request for the Anderson Log House Restoration due to the short construction season and being unable to find a contractor within the granted time and that a contractor is now lined up to assist this spring.

***It was moved by Mr. Toews and seconded by Mr. Berg to approve the Grant Extension Request for Anderson Log House Restoration. Aye – All. Motion carried***

#### 147 Charles – Larry Shama – Contributing vs. Non-Contributing Structure – (Exhibit I)

Mr. Larry Shama requested having 147 Charles removed as a contributing resource. Mr. Shama stated he is not seeking program money and he just ~~replace windows with vinyl, not wood~~ wants to install windows that are not wood. Mr. Kuchenbecker stated that in 1993 the residence was classified as a contributing resource. Mr. Kuchenbecker discussed the enclosed photos of the home, stating it appears the home did go from a one story to a two story structure. Mr. Kuchenbecker discussed the grounds for removing properties from the National Register. Mr. Kuchenbecker stated City of Deadwood Historic Preservation and South Dakota Historic Preservation do not see this home as meeting the requirements to be removed from the National Register per 36 CFR Section 60.15. Mr. Shama stated the qualities could have been lost on the home that made it a contributing structure. Mr. Shama discussed the 1993 Survey conducted on the structure and stated there was not a Great Depression in Deadwood and Lead, so historically classifying the home by that context is wrong. Mr. Shama read the Statement of Historical Significance of the home and discussed it stating that it was an economic stagnation for the Deadwood region and how that was inaccurate. Mr. Shama continued reading and stated that the house displayed elements of the Craftsman architectural style, which he stated was a catalog house. Mr. Shama went on through the survey and stated according the Sanborn Insurance Maps, the house was depicted is it is today as it was in 1948, which Mr. Shama stated was wrong and stated the siding was different. Mr. Shama stated that the survey was inaccurate to state that the house had modern metal siding and it was resided with Masonite. Mr. Shama stated the house was built in 1932 and the upper level was added in 1940. Mr. Shama discussed the Sanborn Maps. Mr. Shama discussed the Series 100 Anderson windows to cost \$3066.00 and the cheapest wood windows would be the Lincoln Windows at \$7026.00, with a difference of \$3260.00. Mr. Shama stated he is allowed \$400.00 per window and has eight windows, which is \$3200.00. Mr. Shama stated the cost of priming, staining, and painting the wood windows has never been discussed. Mr. Shama stated the ~~vinyl~~ windows that he wants to install would not have this cost. Mr. Shama stated he would not be participating in the Wood Windows Program. Mr. Shama stated he did not know his home was a contributing resource. Mr. Shama stated he is trying to achieve less maintenance at a lower cost. Mr. Namminga stated making a resource noncontributing would cause greater problems. Mr. Toews asked Mr. Shama to clarify if he was requesting to have his house changed from contributing to noncontributing or if Mr. Shama was trying to get his house off the books. Mr. Shama stated whatever it takes to put in windows. Mr. Kuchenbecker stated this body has no authority over contributing versus noncontributing again per 36 CFR Section 60.15 and suggested Mr. Shama petition the Keeper of the Register the National Park Service. Mr. Kuchenbecker stated based on the regulations the Commission and the State has to follow; there is no way to delist the resource at this level. Mr. Williams asked if there was precedence. Mr. Kuchenbecker stated not that he is aware. Mr. Berg asked if it makes a difference if the windows are on the side of the house. Mr. Toews stated the windows aren't the issue at hand, the issue for Mr. Shama is contributing versus noncontributing, reiterating the Commission cannot act on Mr. Shama stated the goal is to put less expensive and less maintenance windows in. Mr. Blair reiterated the Commission could not get the resource off the National Registry. Mr. Shama stated he was wasting H.P. time and H.P. is wasting his time. Mr. Toews stated he encouraged Mr. Shama to revisit utilizing the Windows Program. Mr. Shama stated he has fought the H.P. Committee on four or five issues and people do not come in and apply because they do not want to deal with the H.P. Committee and he should not have to beg for permission to put in new windows and he should have brought a 12-gauge. Mr. Blair stated Mr. Shama was out of line. Mr. Blair reiterated that Commission is bound by rules that they must follow and the programs of grants and loans are set by these rules. Mr. Shama stated no one told the homeowner about the rules. Mr. Berg stated H.P. does want to help, but figuring out how to help Mr. Shama while staying within the guidelines. Mr. Kuchenbecker stated the item on the agenda was noncontributing versus contributing, no action to be taken. Mr. Toews encouraged Mr. Shama to look at the wood windows again. Mr. Shama stated he hated them and does not want wood windows. Mr. Toews thanked Mr. Shama for bringing the issue forward.

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

No new matters were addressed at this meeting.

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

No new matters were addressed at this meeting.

#### **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 J**

***It was moved by Mr. Toews and seconded by Mr. Namminga to approve HP Revolving Loan Fund disbursement in amount of \$40,723.81, based on information as presented by Mr. Walker, 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.

### **Retaining Wall Program Disbursements**

No Retaining Wall Program Disbursements were addressed at this meeting.

### **Items from Citizens not on Agenda**

Mrs. Martinisko stated thank you to the Commission and stated she has used almost every program offered.

### **Staff Report:** *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker reported on the following items:

- The 2016 Tourism Conference in Pierre went well; the Mayor, Mr. Kuchenbecker, and Mr. Nelson, Jr., had meetings with Tourism, Transportation, Game, Fish and Parks, and Bureau of Information and Telecommunications while in Pierre;
- Staff has been conducting historic research on homes;
- The first five holes have been dug for Wayfinding;
- And performance bond came from Ace for the Gateway.

### **Committee Reports**

Mr. Toews stated he has a bit of frustration with the Fairmont Hotel and that the windows have been boarded up for several years. Mr. Toews stated the City, through the building code, should take action. Mr. Namminga stated he has complained about another building with windows falling out of the frames. Mr. Toews stated he does not want the Building Inspector handling this on his own and he should be backed by the City. Mr. Ruth stated Mr. Toews should voice his concerns at the City Commission and at the voting polls. Mr. Namminga stated he agreed about the building, but Deadwood has a lot of buildings. Mr. Blair stated possibly Mr. Ron Russo should be invited to a Commission Meeting to discuss.

Mr. Namminga stated the collections meeting with Mr. Mike Runge and he has some great things going on.

Mr. Blair read a thank you letter from the Boys and Girls Club for the \$10,000.00 grant and two thank you letters from NeighborWorks, one for the 2016 Deadwood Community Calendar and one for sponsoring the Deadwood Neighborhood Council in 2015.

Mr. Blair discussed the 2016 Tourism Conference. Mr. Blair discussed the success of SnoCross 2016.

### **Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:29 p.m.

ATTEST:

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Laura Floyd

Chairman, Historic Preservation Commission

Jerity Krambeck, Historic Preservation Office/Recording Secretary