

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, December 22, 2015 ~ 4:00 p.m.

Charles Street Bridge – Site Visit for Preservation discussion
(No action to be taken)

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, December 22, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – December 9, 2015
3. Voucher Approval
4. Old or General Business
 - a. Charles Street Bridge Project – Exhibit A
 - b. Emergency Funding Nonprofit Grant Masonic Center - Exhibit B
 - c. Update on extending historic lighting costs on Highway 85 project – Exhibit C
 - d. Request for Proposal for Street Reenactments – Exhibit D
 - e. Consideration of a Consent Agenda for Revolving Loan Program
5. New Matters before the Deadwood Historic District Commission
 - a. COA – Case #H15059 – 670-672 Main Street – Scott and Sharon Jacobs – Exhibit E
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - b. Revolving Loan Program – Exhibit F
 - Robin Gorder and James Gregory – 3 Rodenhaus – Loan Extension
 - Bruce and Mary Oberlander – 102 Charles – Loan Extension
 - Leslie Christiansen – 18 Washington – Loan Extension
 - Tim Berg and Kathryn Koutavas – 1 Forest – 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

Tuesday, December 22, 2015

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

Absent: Ms. Terri Williams, City Attorney, and Chuck Williams were absent.

Present City Commission: Jim Van Den Eykel was present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker of NeighborWorks-Dakota Home Services and Jerity Krambeck, 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 Tuesday, December 22, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of December 9, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Berg to approve the minutes of Wednesday, December 9, 2015 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 \$70,038.53. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Bonded Account in the amount of \$64,882.30, Aye – All. Motion carried.

Old or General Business:

Charles Street Bridge Project – Exhibit A

Mr. Kuchenbecker presented the HP Commission with an overview of the recently closed Charles Street Bridge. Ms. Floyd asked the Commission if anyone had questions for Mr. Kuchenbecker. Mr. Toews asked Mr. Kuchenbecker if it was necessary for the bridge to remain in place to maintain the status of historic. Mr. Kuchenbecker stated that is preferred to be left in its current location and if moved it would lose some historic integrity, although the structure itself is a character defining element. Ms. Floyd asked if maximum historical benefit would be leaving the bridge where it is and restoring it as it sits. Mr. Kuchenbecker affirmed. Mr. Namminga stated his concern was a matter of money, as the project will cost roughly \$300,000 and will be unused. Citizen Ms. Posey stated that she'll use it as a pedestrian bridge to go to the trail. Mr. Namminga stated that at the current location there is a new sidewalk leading to the trail and for the cost the money could be better used elsewhere. Mr. Blair stated DOT has made the determination that the sidewalk will go down the edge of the creek and the highway and it is going to be a legitimate sidewalk. Ms. Posey asked if it was plowed today. Mr. Blair stated no, it's not finished yet. Ms. Posey stated that there is a sidewalk to the left of that and that it's not maintained. Mr. Blair stated that the sidewalk is not completed yet, which is why the jersey barriers are up still and that it is not a functional sidewalk yet. Mr. Kuchenbecker stated that it may be difficult to make the existing bridge ADA accessible due to the recent DOT project. Mr. Johnson asked if the bridge is made a pedestrian bridge would it cost less. Mr. Kuchenbecker stated that a study needs to be done to know the costs and for a ball park of preliminary numbers to bring it up to standard as a pedestrian bridge, without altering the size of it or narrowing it was approximately \$250,000. Mr. Blair stated that the cost versus the historic value, when there are so many other projects in need, it is a hard justification. Mr. Blair also stated that the bridge cannot just be left as is because of liability. Mr. Johnson stated that future preservation costs of the bridge also needs to be considered. Ms. Floyd verified that the City owns the bridge. Mr. Blair stated that he liked the idea of salvaging it and for the City to receive bids on it. Ms. Floyd asked if action was being requested. Mr. Kuchenbecker stated that City Staff would like direction on what to do with the bridge. Mr. Kuchenbecker stated that the bridge could be restored, relocated, portions of the bridge could be reused on another location, or the bridge could be scrapped. Mr. Toews stated from an architectural view, the old iron structure is something worth seeing, but in the current location no one will go see it. Mr. Toews stated that the bridge could be demolished or relocated to another location, but the current at the current location there is no use for it. Mr. Johnson asked if there had been suggestions as to where it could be used for a pedestrian bridge. Mr. Kuchenbecker stated that the City was currently in negotiations on a surplus bridge from Keystone which there are plans in Powerhouse Park for the boardwalk that goes to the foundation and to put a pedestrian bridge across

from the foundation to the parking lot. Mr. Kuchenbecker stated that at the Deadwood Welcome Center, there is planned to be a pedestrian bridge. Mr. Kuchenbecker stated that the City is trying to make loops from the sidewalks to the trails so that there are more options for walkability because Deadwood is such a linear community that it would be nice to have different loops for recreational and walking trails. Ms. Floyd asked what it would take in terms of finances to conduct a move, even if it is a visual element, not a structural element. Mr. Kuchenbecker approximated \$150,000 for a new bridge and incorporating components of the existing bridge into that design possibly. Ms. Floyd clarified if that was discussing a new bridge in the current location. Mr. Toews stated that removing or dismantling the bridge at its current location would be difficult with the powerlines overhead. Mr. Kuchenbecker stated that the bridge would probably have to be dismantled to be restored. Mr. Johnson suggested that a portion of the bridge be used at another location and be recognized as the Old Charles Street Bridge. Ms. Floyd asked that Staff make additional inquiries in regards to demolishing, repurposing, or moving and rehabilitating the bridge.

Emergency Funding Nonprofit Grant Masonic Center – Exhibit B

Mr. Kuchenbecker informed the Commission that the Masonic Center Association is requesting \$5,500 to repair a sewer leak in the second floor restroom. Mr. Kuchenbecker stated that it had been brought to the City Commission the night prior and approved contingent upon Historic Preservation Commission approval.

Mr. Blair moved and Mr. Johnson seconded to approve the Emergency Funding Nonprofit Grant for the Masonic Center in the amount of \$5,500. Aye – All. Motion carried.

Update on extending historic lighting costs on Highway 85 project - Exhibit C

Mr. Kuchenbecker presented to HP Commission with an estimated cost from Karin Olson, SD DOT taking the lighting from Walnut Street to the first bridge passed Calamity Lane, reducing the cost from \$439,305 to \$130,976. Mr. Toews asked what Mr. Island thought about the compromise. Mr. Blair stated that he spoke with Mr. Island last week and he agreed that the historic lights that are already there should be duplicated in this area, which reduces the lights by two-thirds. Mr. Kuchenbecker stated that there are certain guidelines that have to be met when updating a road stating there has to be so many luminaries. Mr. Blair stated that short poles should be going up to Mr. Island's gas station. Mr. Toews stated that this proposal is going up to the first bridge. Mr. Berg stated that it was short sided. Ms. Toews asked again if Mr. Island was aware of this. Mr. Blair stated that he is and that Mr. Island wanted it to go to at least his place. Mr. Kuchenbecker clarified to the HP Commission that this particular proposal was only including Walnut Street to the first bridge past Burlington, as it opened up from residential to commercial. Mr. Mike Rodman stated the business community wanted lights up to Thunder Cove curve. Mr. Van Den Eykel stated that for four years the plan for lighting has not been discussed and has not been budgeted for. Mr. Van Den Eykel stated that the City has not heard from the contractor whether or not they are willing to take this on. Mr. Toews offered that HP go up to the first bridge with HP money and let the City work with the business people on the rest of the road. Mr. Johnson stated that aesthetically continuing project to the Texaco Station would look good. Mr. Van Den Eykel asked how many phone calls Commissioners received regarding the lights. The Commission replied with none. Ms. Floyd asked what is on the agenda for the City Commission meeting. Mr. Kuchenbecker stated that he anticipates them asking what direction, support, or non-support of HPC. Ms. Floyd asked for consensus to see who would like to see lighting go up to the bridge. All Commissioners concurred. Ms. Floyd asked for consensus to see who would like to see the lighting go to Highway 385. All Commissioners denied. Mr. Namminga stated that it could be recommended to the City to take the historic lighting to Highway 385. Mr. Blair reiterated that there is already a lighting system in place that's going all the way to 385.

Mr. Toews moved and Mr. Blair seconded to approve Historic Preservation funding the light extension to the first bridge exemption zone at the cost off 100% of the project plus or minus 25% of the current quote of \$130,976. Aye - All. Motion carried.

Request for Proposal for Street Reenactments - Exhibit D

Mr. Kuchenbecker informed the Commission that this topic requires no action, but that the Request for Proposal for Deadwood Main Street Historic Reenactment Performances. Mr. Blair asked if this RFP would encompass all street entertainers. Mr. Kuchenbecker stated that this would allow the HPC to contract with a primary performer's group, which would be the only ones allowed to have the street closed. The RFP also includes services for the reenactment of the Trial of Jack McCall.

Consideration of a Consent Agenda for Revolving Loan Program

Mr. Kuchenbecker presented to the HP Commission consideration of consent agenda for revolving loan program. Mr. Blair stated that one of the reasons it is beneficial it will assist staff with administration.

It was moved by Mr. Johnson and seconded by Mr. Blair to approve a Consent Agenda for Revolving Loan Program. - All. Motion carried.

New Matters before the Deadwood Historic District Commission

Case #H15059 – 670-672 Main Street - Scott and Sharon Jacobs – Exhibit E

Mr. Kuchenbecker informed the Commission the applicant is asking permission to repair windows to include retrofit window over rear door (in alley) with wooden framed storm window. Scrape and repaint all window trim in white. Retrofit two top windows in new Master Loft with Glide thermopane glass and wooden frame for egress/ingress per building codes. Paint trim white. Remove existing (not original) door and upper glass and replace with interior cabinet and thermopane glass. Reposition fire sprinkler hookup into cabinet from other door. Mr. Kuchenbecker provided the HP Commission a digitally created image of the proposed changes. ***Based upon guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Namminga the exterior repairs proposed are congruous with the historical, architectural, archaeological, or cultural aspects of the district and move to grant Certification of Appropriateness for the exterior repairs located at 670-672 Main Street. Aye- All. Motion carried.***

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 F

It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$1,447.56, 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.

Robin Gorder and James Gregory - 3 Rodenhaus - Loan Extension

Bruce and Mary Oberlander - 102 Charles - Loan Extension

Leslie Christiansen - 18 Washington - Loan Extension

Tim Berg and Kathryn Koutavas - 1 Forest - Loan Extension

It was moved by Mr. Toews and seconded by Mr. Johnson to remove Bruce and Mary Oberlander - 102 Charles, from the Consent Agenda. - Aye- All. Motion carried.

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

Mr. Toews stated that he understood that what the Oberlander's had left to do on their house was very minor and that they have been very diligent at keeping up on their property. Mr. Toews stated that the Building Inspector may have some leeway that the projects are substantially complete to keep our residents, who are doing a great job, happy. Mr. Kuchenbecker stated that the Building Inspector is doing an excellent job and doing what he is directed to do and identified bare wood that needs painted; however, he also understands the property owners concerns. Ms. Floyd asked if this was an issue that should be addressed in Committee and be brought back to Commission.

It was moved by Mr. Toews and seconded by Mr. Berg to bring the Loan Extension for Bruce and Mary Oberlander - 102 Charles to Loan Committee for further discussions. Aye - All. Motion carried.

Retaining Wall Program Disbursements

None addressed at this meeting.

Items from Citizens not on Agenda

Mr. Rodman with the Deadwood Revitalization Committee discussed the possibility of CenturyLink donating the unused portion of their building to the City; however, the unresolved issue is the moving of the equipment and a feasibility report needs to be conducted at the cost of \$36,000. Mr. Rodman asked HP if that would be something that they would be interested in funding. Mr. Toews asked how it fits within our guidelines for meeting the State of South Dakota requirements for historic preservation. Mr. Blair stated that this is an all or nothing situation in terms of if the study isn't done, the project is dead in the water. Mr. Blair stated that if the project does not move forward, the money is then returned to the City. Mr. Blair also shared concerns with the building next to the CenturyLink building, as it is approximately 100 years old and stated that it needs to be taken into consideration as they are very close together. Mr. Johnson asked when CenturyLink was built. Mr. Kuchenbecker estimated late 1950s. Mr. Kuchenbecker stated we won't know the condition of the wall unless it is part of the study. Addressing Mr. Toews question of how it meets the guidelines, Mr. Kuchenbecker stated that through the outside of Deadwood grant a planning portion of eligible activities within that. Ms. Floyd asked if putting funding toward a feasibility study to find out whether or not we can do a project that would at least partially benefit Historic Preservation would fall within the guidelines. Mr. Rodman stated another part of the study that should be taken into consideration is that Deadwood wants to become a gig city and that what CenturyLink is proposing to do allows Deadwood to grow to a gig city. Mr. Toews stated that a decision won't be made today, but that the City should pay for this feasibility study as it is hard to justify how Historic Preservation fits in with this cost. Mr. Rodman stated that it is the only non-conforming building on all of Main Street and ensuring that whatever happens at that location conforms with the rest of Main Street is important and preserving history. Mr. Toews also stated that he found this to not fall into Outside of Deadwood Grant funds, but that possibly there could be funds other places to use. Mr. Toews asked if this has been brought up to the City Commission. Mr. Blair stated that he has discussed it and that the general consensus is that they are not interested in funding part of the study. Mr. Berg stated that revitalization is critical to historic preservation. Mr. Rodman stated that there are enough funds to do half of the study through BID. Mr. Toews suggested having this request placed on the City Commission Agenda. Mr. Kuchenbecker suggested that because this item is not on the agenda, no action can be taken and asked that Chair Floyd see if there is a consensus on whether Mr. Rodman should bring forward a proposal or an outline stating how it meets historic preservation criteria for consideration in writing for a future agenda. Mr. Johnson, Mr. Blair, and Mr. Toews agreed. Mr. Toews stated that a detailed proposal relating to historic preservation is needed and not utilizing Outside of Deadwood Grant funds.

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

Mr. Kuchenbecker reported on the following items:

- This office will be finalizing a Request for Qualifications for the design of the interior exhibit display within the Deadwood Welcome Center;
- Deadwood Welcome Center is anticipating a groundbreaking of January 4, 2016 beginning with the creek enhancements, pathway, and retaining wall in the parking lot;
- St. Ambrose Cemetery is complete with Phase IV and V, so both of those projects are closed out and will be working closely with architects for Phase VI, which is the final phase of St. Ambrose;
- 10 Harrison retaining wall is moving along;
- Façade easements were approved for 604 and 606 Main Street and will be finalized and still working with the other façades;
- It has been asked of the State Archeological Research Center to come in to do the architectural and cultural resource survey for the Welcome Center, at \$2970.;
- Mayor Turbiville appointed John Martinesko and Brad Butturff to Fassbender Board.

Committee Reports

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:42 p.m.

ATTEST:

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