

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, December 9, 2015 ~ 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 – November 23, 2015
3. Voucher Approval
4. Old or General Business
  - a. Results of Bid Opening for Deadwood Welcome Center – Exhibit A
  - b. South Dakota Governor's Conference on Tourism - Exhibit B
  - c. Update on extending historic lighting costs on Highway 85 project
  - d. Adopt revised Retaining Wall Program procedures – Exhibit C
5. New Matters before the Deadwood Historic District Commission
  - a. COA – Case #H15058 – 21 Charles – Mike and Diane Percevich – Exhibit D
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications – Exhibit E
    - Mike and Diane Percevich – 21 Charles – Siding Program
    - Mike and Diane Percevich – 21 Charles – Wood Windows
    - Mike and Diane Percevich – 21 Charles – Vacant Home
    - Bernie Regusaw – 336 Williams – Retaining Wall
  - b. Revolving Loan Program – Exhibit F
    - V Carolyn White – 3 Shine – Revolving Loan
    - V Carolyn White – 3 Shine – Elderly Resident Program
    - V Carolyn White – 3 Shine – Vacant Home Program
    - V Carolyn White – 3 Shine – Windows Program
    - V Carolyn White – 3 Shine – Siding Program
    - Dustin and Laura Floyd – 21 Lincoln – Loan Extension
    - William Zwingelbert – 11 Jackson – Request to Forgive
  - 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, December 9, 2015**

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

**Absent:** Ms. Terri Williams, City Attorney, and Dale Berg were absent.

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

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken of NeighborWorks-Dakota Home Services and Bonny Fitch, Recording Secretary, were all present.

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

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, December 9, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of November 23, 2015 HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Namminga to approve the minutes of Monday, November 23, 2015 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 \$118,884.48. Aye – All. Motion carried.***

**Old or General Business:**

**Results of Bid Opening for Deadwood Welcome Center – Exhibit A**

Mr. Kuchenbecker presented the HP Commission with a bid tabulation for the Deadwood Welcome Center Project. The City Commission has awarded the project to Ainsworth-Benning Construction, Inc. for \$6,180,000.00. The bids were approximately one million under the architects estimate for the project. It is scheduled to be completed by May 2017. The next step for the Historic Preservation Office is to have the archeological research and survey work completed for the site which will include monitoring during excavation. The office is developing a RFP for the design work of the interior display and exhibit space. Mr. Blair asked when the money will start coming out of the HP budget for this project. Mr. Kuchenbecker stated there is three million budgeted for this project for 2016 so we will start seeing expenses come in 2016. HPC will need to budget some expenses in 2017 as well.

**South Dakota Governor's Conference on Tourism – Exhibit B**

Mr. Kuchenbecker stated the SD Governor's Conference on Tourism is in Pierre, January 19-21, 2015. HP Commissioners are invited to attend. HPC also hosts a legislative breakfast and lunch at the statehouse during this time. Please let Bonny know if you wish to go.

**Update on extending historic lighting costs on Highway 85 project**

Mr. Kuchenbecker presented the HP Commission with an estimate of costs from Karin Olson, SD DOT, for decorative lighting instead of standard lighting west of Puma Hill Road to Walnut Street. The preliminary estimate is \$440,000 - \$500,000. At this point, it has been indicated this will not hold up the project. We would need to make a decision by our first meeting in January. Chair Floyd stated we need to have a discussion on whether the cost is worth the historic benefit and what share of it would be that of HP. Is there indication other entities would be willing to partner with us on this change? Mr. Ruth stated last Monday night during the City Commission meeting, because this came in so late, there was a motion to continue the matter until the next meeting so the commission, staff and public would have time to review. Mr. Blair stated there is a block and a half where lights could be shared with Mickelson Trail. Mr. Kuchenbecker stated as far as funding for this project, Mary Jo Nelson, Finance Officer has indicated approximately \$1,100,000 would be available for projects in the future from unencumbered funds in reserves. Chair Floyd stated if we were considering paying for the entire amount out of our budget it will take half of the budget which is significant. Mike Rodman, Executive Director of Deadwood Revitalization Committee, speaking on behalf of the property owners affected by these lights and the Revitalization Committee, stated they strongly urge the HP Commission to consider this proposal. This is a once in a life time chance to enhance the gateway into Deadwood. Chair Floyd asked if any property owners would be interested in partnering with the City on this project. Mr. Rodman stated it had not been discussed. Mr. Kuchenbecker stated he had heard a concern regarding the increased monthly electrical costs for these lights. It would not impact HPs

budget but it would impact the City's budget by perhaps \$4,000 a month according to City Commissioner Jim Van den Eykel. Mr. Blair stated it would be silly to put lights up where there has never been any especially where there is a business with adequate lighting. Chair Floyd asked if the Revitalization Committee would be willing to work with the HP Commission on options for the project. Mr. Rodman stated yes. Mr. Williams asked if we are getting to the point of needing a separate contract. Mr. Kuchenbecker stated this is a DOT contract and he wasn't sure. Mr. Kuchenbecker will set a meeting with Ron Green and Bob Nelson Jr. to discuss the possible options for the lights. Mr. Toews wants to know what will happen with the nonrefundable poles.

***Mr. Blair moved and Mr. Johnson seconded to continue this project so the Commission has time to review and come up with options. Aye – All. Motion carried.***

#### Adopt revised Retaining Wall Program procedures – Exhibit C

Mr. Kuchenbecker presented changes to the Retaining Wall Program Administrative Procedures. Mr. Kuchenbecker said this program has always been a forgivable loan and never a grant. The change in verbiage would be stating it is a forgivable loan instead of a grant. ***Mr. Toews moved and Mr. Johnson seconded to make the submitted changes to the Retaining Wall Program Administrative Procedures. Aye – All. Motion carried.***

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

##### Case #H15058 – 21 Charles – Mike and Diane Percevich – Exhibit D

Mr. Kuchenbecker informed the Commission the applicant is asking permission to relocate the front entry to original location; add and replace windows with wood double hung windows as appropriate; repaint exterior, replace and/or repair siding, add privacy fence and landscape front of property. Chair Floyd asked if this will be a rental property. Mr. Percevich stated they plan on it being a residence. They may move into it or make it a vacation rental. ***Based upon guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Toews 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 21 Charles Street. Aye- All. Motion carried.***

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

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

##### Historic Preservation Program Applications – Exhibit E

Mr. Kuchenbecker presented the Commission with applications received for Historic Preservation programs. These can be approved as consent and approve all at once or make separate motions on each one. Mike and Diane Percevich, 21 Charles Street, Siding, Wood Windows and Doors and Vacant Home Programs; Bernie Requsaw, 336 Williams, Retaining Wall Program. ***It was moved by Mr. Johnson and seconded by Mr. Blair to approve all Historic Preservation Program 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 – Exhibit F

***It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$31,465.68, based on information as presented by Ms. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.***

***It was moved by Mr. Johnson and seconded by Mr. Toews to approve HP Retaining Wall disbursement in amount of \$17,932.50, 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.

##### V Carolyn White – 3 Shine – Revolving Loan

***It was moved by Mr. Toews and seconded by Mr. Williams to approve the Revolving Loan Fund for V Carolyn White, 3 Shine Street, in the amount of \$25,000. Aye- All. Motion carried.***

##### V Carolyn White – 3 Shine – Elderly Resident Program

***It was moved by Mr. Toews and seconded by Mr. Namminga to approve the Elder Loan Program for V Carolyn White, 3 Shine Street, in the amount of \$10,000. Aye- All. Motion carried.***

##### V Carolyn White – 3 Shine – Vacant Home Program

***It was moved by Mr. Toews and seconded by Mr. Williams to approve the Vacant Home Program for V Carolyn White, 3 Shine Street, in the amount of \$10,000. Aye- All. Motion carried.***

V Carolyn White – 3 Shine – Windows and Doors Program

***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Windows and Doors Program for V Carolyn White, 3 Shine Street, in the amount of \$10,000. Aye- All. Motion carried.***

V Carolyn White – 3 Shine – Siding Program

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the Siding Program for V Carolyn White, 3 Shine Street, in the amount of \$10,000. Aye- All. Motion carried.***

Dustin and Laura Floyd – 21 Lincoln – Loan Extension

Chair Floyd recused herself from the meeting. Mr. Johnson conducted the meeting.

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the request for an extension of the Windows Loan for Dustin and Laura Floyd, 21 Lincoln. Aye- All. Motion carried.***

Chair Floyd returned to the meeting.

William Swingelbert – 11 Jackson – Request to Forgive

***It was moved by Mr. Toews and seconded by Mr. Namminga to forgive the Elderly Loan for William and Tamara Swingelbert, 11 Jackson Street, in the amount of \$10,000.00. Aye- All. Motion carried.***

**Items from Citizens not on Agenda**

Dave Ruth Jr. thanked Mike and Diane Perceovich for the work they have done at 21 Charles Street. It is encouraging to have the property in the right hands. The Perceovich's are taking the time to rehab the property and not let it sit in state of disrepair and be lost forever.

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

Mr. Kuchenbecker reported on the following items:

- Thank you also to the Perceovichs. We have received eight boxes of artifacts found at the new location of the Fountain House from the archaeological firm, Quality Services, who conducted the professional work required for new construction. These items date back to the 1883 flood;
- Program Committee will be getting back together. The office is working on the baseline documentation for the approved facade programs. This office has been approached by the Franklin and Fairmont as the cost of repairs are very high. Just to reconstruct the pediment on the Franklin the bid came in at \$190,000 and the windows are about \$3,000 a piece.
- Next meeting will be Tuesday, December 22, 2015. There will be a site visit at 4:00 p.m. at the Charles Street Bridge. A decision needs to be made on what needs to be done with the bridge. It was closed because of the DOT project and some unsafe conditions. It is a contributing resource to the State and National Register District and the National Landmark District. The City Commission along with Ron Green and Bob Nelson Jr. will be in attendance;
- Staff is working on an RFP for the reenactments on Main Street;
- The Revitalization Committee met today and there is ongoing dialog with Century Link. Mike Rodman stated a letter was written to Century Link from the City. U.S. Senator John Thune and the Governor Dennis Daugaard have both expressed their support of Deadwood's project to Century Link. Century Link does wish to have additional dialog to find out more about the project;
- GRAPE Committee will be holding a meeting on Tuesday, December 15, 2015 at 10:00 a.m.;
- The work the Minimum Maintenance Committee is finally seeing some action from our efforts. We are making progress on 3 Shine and 152 Charles; a letter was just sent out regarding 824 Main Street and 227 Williams Street may see some rehabilitation this spring;
- An Archeology Report for the First Gold Parking Expansion Project has been received and recorded with the City as well as SHPO. They have been given notice to proceed.

**Committee Reports**

Chair Floyd read thank you notes from the Days of 76 Chairman's Banquet and for Hosting the CLG Summit.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:50 p.m.

ATTEST:

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Laura Floyd

Chairman, Historic Preservation Commission

Bonny Fitch, Historic Preservation Office/Recording Secretary