

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 11, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – October 28, 2015
3. Voucher Approval
4. Old or General Business
 - a. Acknowledge & welcome guests for the CLG (Certified Local Government) statewide meeting
 - b. Deadwood Main Street Wi-Fi Funding Request – Deadwood Chamber – Exhibit A
 - c. DOT Project – Street lighting standards from Walnut Street to Highway 385 – Tom Blair
5. New Matters before the Deadwood Historic District Commission
 - a. COA – Case #H15056 – 10 Pine Street – VFW Black Hills Post 5969 – Replace Doors – Exhibit B
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - Tom Rensch, Franklin Hotel Building..... 700 Main..... Facade Program – Exhibit C
 - Wayne Morris, Nugget Saloon..... 606 Main..... Façade Program – Exhibit D
 - Wayne Morris, Nugget Saloon..... 604 Main..... Facade Program – Exhibit E
 - b. Revolving Loan Program – Exhibit F
 - Joan Berner 74 Van Buren Retaining Wall Loan
 - Tim Berg 1 Forest Elderly 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 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

Reminder of Statewide CLG Statewide Meeting November 11-13, 2015, Deadwood, SD

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, November 11, 2015

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

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

Present City Commission: Mark Speirs and Dave Ruth Jr. were present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken and 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 Wednesday, November 11, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of October 28, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the minutes of Wednesday, October 28, 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 \$68,674.89. Aye – All. Motion carried.

Chair Floyd welcomed members of the Statewide Certified Local Government Summit. Mr. Don Zeller, of the Pierre/Ft. Pierre Historic Preservation, Ms. Janet Gritzner of the Brookings Historic Preservation, and Ted Spencer of the South Dakota State Historic Preservation Office were present.

Old or General Business:

Deadwood Main Street Wi-Fi Request for Funding – Deadwood Chamber – Exhibit A

Mr. Lee Harstad, of the Deadwood Chamber of Commerce & Visitor's Bureau, was present to address any questions regarding the request of seeking funds to provide a Wi-Fi system on Main Street to be used by visitors when on Main Street. Mr. Harstad stated through partnership with Vast Broadband, Deadwood Main Street Wi-Fi could be used for branding. Mr. Blair asked if Vast would manage the system. Mr. Harstad stated Vast would manage all networking issues. Mr. Blair asked where the modules would be located. Mr. Harstad stated Vast had scouted out several areas and small antennas would be placed within Main Street businesses. Mr. Blair asked if there was the ability to expand the system in the future. Mr. Harstad stated there were expansion capabilities. Chair Floyd asked if Historic Preservation is the right source to fund this project. Mr. Harstad stated the project would be tied into Historic Preservation through the gunfights, Wi-Fi homepage, and links marketing Historic Preservation. Mr. Williams asked if the intent was to eventually expand to Sherman Street. Mr. Harstad stated this is a trial period and if everything works the intent is to expand. Mr. Williams asked if there was a clause for either party to get out of the contract. Mr. Harstad stated it was not in the contract, but verbally it would be about 60 days. Mr. Williams asked if this was ever brought up to the City Commission. Mr. Harstad stated it was brought before the Commission for consideration of Bed and Booze funding and the result was they did not have funding at that time. Mr. Kuchenbecker stated one of the administrative rules governing the use of preservation dollars in Deadwood is visitor management, if approved, the Wi-Fi system must include and incorporate historic preservation. Mr. Namminga suggested the Chamber look into other partners to invest. Mr. Harstad agreed and stated he was confident other entities would participate in funding. Chair Floyd stated the expectation of use is not going to be the exclusive use of Wi-Fi. Mr. Spencer, SHPO, questioned if Historic Preservation is the appropriate resource for this particular project and stated administrative rules are broad and flexible to take liberties to make certain projects fit into HP budget, but other venues should also be used to appropriately fund this project. Mr. Speirs asked what security presence would be available from Vast. Mr. Harstad stated security is not necessarily the network, but the device being used to access the network. Mr. Speirs asked if a databank would be created. Mr. Harstad stated there would not be, unless we created that on the homepage. Mr. Blair stated in his experience, the volume of people using the Wi-Fi as a primary internet connection becomes a concern.

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the Wi-Fi funding request for one year while the Deadwood Chamber looks for other partners.

Mr. Toews stated webpages get old and antiquated and asked whose responsibility it would be to keep it current. Mr. Harstad stated Vast would maintain it. Chair Floyd asked if the information would be changed regularly. Mr. Harstad stated it could be changed daily. Mr. Blair asked if people could buy into advertisement to help costs. Mr. Harstad stated that could be considered. Chair Floyd suggested we wait to see if additional partners could be found prior to consideration. Chair Floyd asked Mr. Kuchenbecker what was in the budget that wasn't already spoken for to be utilized for other projects. Mr. Kuchenbecker stated \$15,000 was available for "other" projects, but it could affect future projects. Mr. Williams stated it is not a historical preservation problem. Mr. Kuchenbecker suggested partners and stated he would be concerned for funding the entire project for a whole year from a budget standpoint. Mr. Williams stated the contract needed review by legal counsel. Mr. Ruth stated the Commission would take it to counsel for guidance.

Aye - Mr. Johnson, Mr. Blair, and Mr. Namminga. Against - Mr. Toews, Chair Floyd, and Mr. Williams. Motion failed.

DOT Project - Street Lighting Standards from Walnut Street to Highway 385

Mr. Blair stated after going through the Highway Project that started in March, several meetings and items have been brought to the forefront regarding sidewalks, gutters, and lighting. Mr. Blair stated the streetlights from Walnut Street to Highway 385 are scheduled to have modern cobra style streetlights and suggested the historic lights be placed instead of modern streetlights. Mr. Blair asked Historic Preservation, the City of Deadwood, and the Department of Transportation to reconsider placing standard streetlights with historic streetlights. Mr. Kuchenbecker distributed a sheet reflecting the estimated cost of extending the historic streetlights from Cemetery Street to Walnut Street. Mr. Kuchenbecker informed the Commission the preliminary estimates of extending the historic streetlights from Walnut Street to Highway 385 could cost approximately \$350,000 to \$500,000 or higher to take the historic style lighting from Walnut Street to Highway 385. The National Historic Landmark District ends at Walnut Street which is based on the 1981 city limits. This is one of the reasons Walnut Street was chosen as the end of the historic lighting and not continued to Highway 385. Mr. Kuchenbecker informed the Commission if this proposal is approved, it needs to go to the City Commission to identify where the funding will come from and then a request needs to be made to the Department of Transportation because the utility lines are going in now and the project appears to be ahead of schedule. Mr. Toews asked why the city chose to stop at the bridge. Mr. Kuchenbecker stated the historic lighting was based on boundaries of the National Historic Landmark District. There are historic resources outside that boundary towards Highway 385 that are eligible and listed as contributing in architectural survey, but are outside the historic districts. These include historic homes, walls, and sites. Mr. Kuchenbecker stated those listed as contributing outside of the Landmark District would be eligible. Mr. Spencer stated he concurred with Mr. Kuchenbecker's assessment. Chair Floyd stated more history adjacent to the landmark is going to be a benefit to the landmark. Mr. Blair stated the city limits had been de-annexed in the 1930s, and the portion of the city being discussed was originally within the city limits. Chair Floyd asked the present City Commissioners if they would weigh in on the discussion. Mr. Ruth stated timing is of the essence and as of right now it seems this would be an easy fix, but as the project is ahead of schedule this matter is going to have to be placed on the agenda and conversations with Department of Transportation needs to happen immediately and there are a lot of questions that need to be answered quickly. Chair Floyd asked if the money would come out of reserves. Mr. Ruth stated a conversation needed to be had with the Finance Office to ensure it is something that could be done. Mr. Namminga asked if this discussion could be tabled until the City Commissioner meeting. Mr. Toews stated he wanted to know what the cost, impact to schedule, and all the details before making a decision. Chair Floyd asked Mr. Kuchenbecker when information would be available. Mr. Kuchenbecker stated if it moved forward, a formal request to Department of Transportation for a cost estimate and time schedule would have to be made. Mr. Ron Island, business owner, stated not having the historic streetlights all the way to Highway 385 is almost a crime. Mr. Island stated right now is the only time to have the historic streetlights and it is for the benefit of the community. Mr. Toews stated he agreed this is the time to do it, but the financial information needs to be presented. Chair Floyd asked Mr. Kuchenbecker if a special meeting could be called once the information is obtained. Mr. Kuchenbecker stated it is possible but will need to be publicized and published at least 24 hours in advance. Chair Floyd stated she would entertain a motion to recommend to the City Commission to obtain costs and feasibility information on proceeding with historic street lighting from Walnut Street to Highway 385.

It was moved by Mr. Namminga and seconded by Mr. Johnson to recommend to the City Commission to obtain costs and feasibility information on proceeding with historic street lighting from Walnut Street to Highway 385.

Mr. Blair asked if he should recuse himself from the vote. Chair Floyd asked the Commission if anyone would like Mr. Blair to recuse himself. Commission did not ask Mr. Blair to recuse himself.

Aye – All. Motion carried.

New Matters before the Deadwood Historic District Commission

Case #H15056 – 10 Pine Street – VFW Black Hills Post 5969 - Replace Doors – Exhibit B

Mr. Kuchenbecker informed the Commission the applicant is asking permission to replace two (2) doors on the upper level. One non-public access on the west side of the building on the upper level. One roof access door on the south side/upper level. Both doors are to be insulated/ painted/ steel/ wood with no glass. Replacement doors to be same dimensions of existing doors with the work to be completed by members of the VFW. ***Based upon guidance found in DCO 17.68.050, it was moved by Mr. Toews and seconded by Mr. Johnson the exterior alteration proposed is congruous with the historical, architectural, archaeological, or cultural aspects of the district and move to grant Certification of Appropriateness for the reconstruction and window restoration located at 10 Pine Street. Aye- All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications

700 Main Street - Franklin Building - Façade Easement Program Approval - Exhibit C

Mr. Kuchenbecker presented the Commission with the application, stating they qualify for the capped amount of \$75,000 for their primary façade and \$25,000 for the secondary façade, for a total of \$100,000 which is the maximum 80% of the project. Mr. Kuchenbecker stated they have committed to at least \$125,000 with a project approval two weeks ago, which includes the reconstruction of the pediment on the top of the building and restoration of many windows. The Selection Committee did meet and recommends approval. Any action would be a recommendation to the City Commission and the grant could not be given until the façade easement is obtained. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Historic Preservation Program Application for Façade Easement for 700 Main Street in the amount of \$100,000, as submitted. Aye - All. Motion carried.***

606 Main Street - Nugget Saloon - Façade Easement Program Approval - Exhibit D

Mr. Kuchenbecker presented the Commission with the application, stating they qualify for the capped amount of \$75,000 for their primary façade, which is 80% of the project. Mr. Kuchenbecker stated the estimated total cost of the façade restoration is \$51,000 and the applicant is requesting \$40,800. The project received Certificate of Appropriateness on 4/22/15 and the work is complete. The Selection Committee did meet and recommends approval. Any action would be a recommendation to the City Commission and the grant could not be given until the façade easement is obtained. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Historic Preservation Program Application for Façade Easement for 606 Main Street in the amount of \$40,800, as submitted. Aye - All. Motion carried.***

604 Main Street - Nugget Saloon - Façade Easement Program Approval - Exhibit E

Mr. Kuchenbecker presented the Commission with the application, stating they qualify for the capped amount of \$75,000 for the façade. Total cost of the façade was \$2,300. The applicant is requesting \$1,840. The project received Certificate of Appropriateness on 4/22/15 and the work is complete. The Selection Committee did meet and recommends approval. Any action would be a recommendation to the City Commission and the grant could not be given until the façade easement is obtained. ***It was moved by Mr. Toews and seconded by Mr. Johnson to approve the Historic Preservation Program Application for Façade Easement for 604 Main Street in the amount of \$1,840, 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. Namminga and seconded by Mr. Williams to approve HP Revolving Loan Fund disbursement in amount of \$27,971.67, 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 Grant Fund disbursements in the amount of \$2,500.00, 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.

74 Van Buren – Joan Berner – Request to Forgive Retaining Wall Loan

It was moved by Mr. Toews and seconded by Mr. Williams to approve the request to forgive for Retaining Wall Loan for Joan Berner, 74 Van Buren, in the amount of \$10,013.85. Aye- All. Motion carried.

1 Forest – Tim Berg & Kathryn Koutavas – Elderly Loan Program

It was moved by Mr. Blair and seconded by Mr. Toews to enter 1 Forest into the Elderly Loan Program. Aye - All. Motion carried.

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 metal and iron work for St. Ambrose Cemetery Phase 5 is being completed over the next week and a half so Phase 4 and Phase 5 are very close to being finalized;
- The City Commission approved the Actors and Performers Ordinance second reading at their last City Commission Meeting;
- City staff is working on rental and usage agreements and ordinance changes for Rodeo Grounds facility to ensure this first-class facility be better utilized;
- Construction of the 10 Harrison retaining wall is progressing in a timely manner;
- The Highway project unearthed, at a depth of five feet, an original city street light. This light was discovered past Walnut Street, proving there was historic lights beyond the current stoppage of the lights. The office will explore restoration of this artifact;
- Mr. Blair, Mr. Johnson and Kevin attended the Ft. Pierre Depot dedication and it was a great event and an outstanding project;
- The Neighborhood Block Council has the residential rehab draft and we are already receiving a few comments back;
- Pre-bid meeting for the Lower Main Welcome Center in Deadwood took place today;
- 3 Shine Street is out of probate and into new ownership. Project approval or certificate of appropriateness will be submitted for the next meeting;
- Staff understands the building inspector has sent a minimal maintenance letter to the owner of 824 Main Street. The resource has been closed up and possibly posted;
- There was a small fire at 424 Main Street. There have been maintenance issues identified before. This fire could have resulted in major damage and is a direct result of a lack of maintenance. Staff understands the building inspector has sent a letter to the owner regarding the concerns.

Committee Report

Mr. Blair stated the Ft. Pierre Depot Reception was a nice event and the Governor recognized Historic Preservation for the grants provided to complete this project;

Mr. Johnson stated great job in Ft. Pierre and it was a must see.

Mr. Spencer thanked the Historic Preservation Committee for their professionalism and dedicated service.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:15 p.m.

ATTEST:

Laura Floyd

Chairman, Historic Preservation Commission

Jerity Krambeck, Historic Preservation Office/Recording Secretary