

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 13, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. May 23, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. HP Grant Applications – **Exhibit A**
 - i. Mark & Rose Speirs – 34 Van Buren Street – Elderly Resident Program
 - ii. Brett Baumann – 35 Jackson Street – Wood Windows and Doors Program
 - iii. Michael Besso – 407 Williams Street – Elderly Resident Program
 - iv. Renee Bertrand – 34 Washington Street - Wood Windows and Doors Program
 - v. Kristi Villafuerte – 732 Main Street – Façade Easement Program – **Exhibit B**
 - c. Grant Extension Requests – **Exhibit C**
 - i. James Pontius – 118 Charles – Wood Windows and Doors & Siding
 - ii. Dustin & Laura Floyd – 21 Lincoln – Wood Windows and Doors
 - iii. Tom McNary – 14 Van Buren – Wood Windows and Doors
 - iv. Mike Besso – 405 Williams – Foundation
 - d. Revolving Loan Program Voucher Approval
 - e. Revolving Loan – Loan Requests – **Exhibit D**
 - i. Pauline West – 79 Stewart – Life Safety Loan Request
 - ii. Tim Conrad – 52 Lincoln – Request to Forgive 2 Loans
 - iii. Naomi Gathman – 91 Forest – Request to Forgive
5. Old or General Business
 - a. Jachin Ruth – Senior Project Presentation
 - b. Main Street Initiative update
 - c. Deadwood Diorama Proposal – Jack Anfinson – **Exhibit E**
 - d. Soda Fountain – Dina Flores – **Exhibit F**
 - e. Lawrence County Historical Society – Outside of Deadwood Grant Extension – **Exhibit G**
 - f. City of Fort Pierre – Outside of Deadwood Grant Extension – **Exhibit H**
 - g. Broken Boot – Not-for-Profit Grant Request – **Exhibit I**
 - h. Loan Agreement – Traveling Baseball Panels – **Exhibit J**
 - a. 2018.05 – Redfield Carnegie Library
 - b. 2018.06 – American Legion Baseball Class B
6. New Matters before the Deadwood Historic District Commission
 - a. COA 180068 – St. Ambrose Church – 732 Main Street -- Restore Facade – **Exhibit K**
 - b. COA 180070 – Jordan Dahl – 566 Main Street -- Temporary Shed – **Exhibit L**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180066 – Brett Baumann - 35 Jackson Street – Repair/Replace Roof, Deck, Sidewalk, Steps & Siding – **Exhibit M**
 - b. PA 180067 – Michael Besso – 407 Williams Street – Repair Roof & Electrical, Upgrade Plumbing – **Exhibit N**
 - c. PA 180069 – Renee Bertrand – 34 Washington Street – Replace Storm Windows and Paint – **Exhibit O**
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 June 13, 2018

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Thomas Blair, Beverly Posey and Robin Carmody.

Absent: Ann Ochse and Dale Berg

Present City Commission: Dave Ruth Jr.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer and Meghan Wittmis, Administrative Assistant were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, June 13, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Swearing in of New Commissioners:

Under the permission of the City Attorney, Mr. Kuchenbecker swore in Robin Carmody and Beverly Posey as Historic Preservation Commissioners.

Approval of HPC Minutes:

May 23, 2018 Regular Meeting

It was moved by Mr. Blair and seconded by Mr. Toews to approve the HPC minutes of Wednesday, May 23, 2018. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$76,525.31. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Ms. Posey to approve HP Grant Fund disbursements in the amount of \$21,886.21, based on information as presented. Aye - All. Motion carried.

HP Grant Applications – Exhibit A

- i. Mark & Rose Speirs – 34 Van Buren Street – Elderly Resident Program
- ii. Brett Baumann – 35 Jackson Street – Wood Windows and Doors Program
- iii. Michael Besso – 405 Williams Street – Elderly Resident Program
- iv. Renee Bertrand – 34 Washington Street - Wood Windows and Doors Program
- v. Kristi Villafuerte – 732 Main Street – Façade Easement Program – **Exhibit B**

It was moved by Ms. Posey and seconded by Mr. Blair to accept Mark & Rose Speirs, 34 Van Buren, into the Elderly Residents Program; Brett Baumann, 35 Jackson Street, into the Wood Windows and Doors Program; Michael Besso, 405 Williams, into the Elderly Resident Program; and Renee Bertrand, 34 Washington Street into the Wood Windows and Doors Program. Aye All. Motion Carried.

It was moved by Mr. Blair and seconded by Ms. Posey to accept Kristi Villafuerte, 732 Main Street, into the Façade Easement Program. Aye-All. Motion Carried.

Grant Extension Requests – Exhibit C

- i. James Pontius – 118 Charles – Wood Windows and Doors & Siding
- ii. Dustin & Laura Floyd – 21 Lincoln – Wood Windows and Doors
- iii. Tom McNary – 14 Van Buren – Wood Windows and Doors
- iv. Mike Besso – 405 Williams – Foundation

It was moved by Mr. Toews and seconded by Ms. Posey to grant a six month extension to James Pontius, 118 Charles, Wood Windows and Doors and Siding Program; a six month extension to Dustin & Laura Floyd, 21 Lincoln, Wood Windows and Doors Program; a three month extension to Tom McNary, 14 Van Buren, Wood Windows and Doors Program; and a six month extension to Mike Besso, 405 Williams, Foundation Program. Aye-All. Motion Carried.

Revolving Loan Program Voucher Approval

It was moved by Mr. Blair and seconded by Mr. Toews to approve HP Revolving Loan Fund disbursements in the amount of \$5,551.10, based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit D

- i. Pauline West – 79 Stewart – Life Safety Loan Request
- ii. Tim Conrad – 52 Lincoln – Request to Forgive 2 Loans
- iii. Naomi Gathman – 91 Forest – Request to Forgive

It was moved by Ms. Posey and seconded by Mr. Blair to grant a Life Safety Loan to Pauline West, 79 Stewart; forgive two loans for Tim Conrad, 52 Lincoln; and forgive a loan for Naomi Gathman, 91 Forest. Aye All. Motion Carried.

Old or General Business:

Jachin Ruth – Senior Project Presentation – No Exhibit

Mr. Ruth, for his senior project, researched his family history. He is a sixth generation Ruth to live in Deadwood. Mike Runge was Mr. Ruth's mentor for this project. Mr. Ruth was very grateful for all of Mr. Runge's help. Mr. Ruth presented a binder with the family history for the commission to review.

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker stated the Design Committee met yesterday and they approved the design for the Oktoberfest buntings but may need to rethink the size. The flowers on Main Street are up and look good. The Notice for Bid for the archway project will go before City Commission on Monday. There was discussion on dumpsters and the idea of having Job Core help build enclosures. The Promotion Committee is planning Frisky Whisky in November and the Little Black Dress event. Economic Restructuring has not met in a while. Monday is the next Main Street Initiative meeting. Monday night at the City Commission meeting there will be an update from Mr. Kuchenbecker on behalf of the negotiating committee for the Century Link building and we are expecting the appraisals back on the Silverado and the parking lot. Mr. Kuchenbecker stated the Gaming Committee discussed sports betting. It looks like if Deadwood is to get sports betting it would have to be a statewide initiative to be put on the ballot.

Deadwood Diorama Proposal – Jack Anfinson – Exhibit E

Mr. Anfinson stated he would like the commission to consider the proposal for purchase of the diorama of Main Street Deadwood, June 1876. Mr. Toews asked where we would put it. Mr. Anfinson stated the Welcome Center or the Railroad Station is where he was thinking. Mr. Toews asked if the City has a say in what goes in these places. Mr. Kuchenbecker stated the City owns everything in both the Welcome Center and the Railroad Station so we have a say of what exhibits go in. The HP Commission has purchased other exhibits and collections in the past. Mr. Toews stated he would like staff's opinion if this is an appropriate exhibit. Mr. Kuchenbecker stated the diorama is based off the iconic photograph of 1876 Deadwood and a lot of people come to Deadwood to see what it looked like in that picture. Mr. Kuchenbecker suggests taking the purchase of the diorama under consideration for the 2019 budget under public education. Mr. Kuchenbecker would like direction from the Commission on if the diorama fits in with our history, the location, and budget. Mr. Toews wants to make sure the price is fair to all parties. Ms. Posey wants to see the diorama stay in Deadwood. Mr. Anfinson stated if the City would sign a contract he would set the diorama up for display and then receive payment in 2019. All he would ask for up front would be \$1,000 to purchase the glass for the sides of the diorama. Mr. Toews asked Mr. Anfinson to come up with a new proposal including what was discussed tonight. Mr. Ruth Jr. stated the diorama may need to be appraised before purchasing. ***It was moved by Mr. Toews and seconded by Mr. Blair to have Mr. Anfinson submit a new proposal for consideration during the 2019 budget process based on an appraisal at the City's expense and to have staff find a location for the diorama. If the proposal is accepted payment would be made in 2019. Aye – All. Motion Carried.***

Soda Fountain – Dina Flores – Exhibit F

Mr. Kuchenbecker stated he met with Dina and Eric Flores, owners of the Big Dipper on Main Street, and they are interested in the 1902 soda fountain that is sitting in cold storage. Mr. Kuchenbecker stated he would like to see the fountain on display and being utilized. There might need to be a public hearing for use of city property, Mr. Kuchenbecker will check with legal counsel. Mr. Kuchenbecker asked if this is something the Commission would like him to proceed with. They are looking at an installation time of late November early December. There will be some work and expense on our end to get the fountain ready. ***It was moved by Mr. Blair and seconded by Mr. Toews to allow Mr. Kuchenbecker to move forward with the next steps on the Soda Fountain project. Aye-All. Motion Carried.***

Lawrence County Historical Society – Outside of Deadwood Grant Extension – Exhibit G

Mr. Kuchenbecker stated they are looking for a one year extension on compiling the biographies of early Deadwood citizens. ***It was moved by Mr. Blair and seconded by Ms. Posey to grant a one year extension to the Lawrence County Historical Society. Aye-All. Motion Carried.***

City of Fort Pierre – Outside of Deadwood Grant Extension – Exhibit H

Mr. Kuchenbecker stated they are waiting on the tuck-pointing to be completed by November therefore are requesting an extension to December 31, 2018. ***It was moved by Ms. Posey and seconded by Mr. Blair to grant an extension to December 31, 2018 to the City of Fort Pierre. Aye- All. Motion Carried.***

Broken Boot – Not-for-Profit Grant Request – Exhibit I

Mr. Kuchenbecker stated the Program Committee met and there is a grant request for \$10,000. As you know Not-for-Profits can receive up to \$50,000 within a five year period. The Broken Boot has utilized \$65,413 since 2013 and is therefore over their \$50,000. The Program Committee feels this meets the Emergency Grant guidelines and recommends approval. ***It was moved by Mr. Blair and seconded by Ms. Posey to grant a \$10,000 Emergency Grant to Broken Boot. Aye-All. Motion Carried.***

Loan Agreement – Traveling Baseball Panels – Exhibit J

Mr. Kuchenbecker stated use of our baseball panels are requested by Redfield Carnegie Library on display July 1st through August 31, 2018 and on July 31st at Redfield for the American Legion Baseball Class B State Tournament banquet. ***It was moved by Mr. Toews and seconded by Mr. Blair to loan the Traveling Baseball exhibit to the Redfield Carnegie Library and American Legion Baseball Class B State Tournament banquet during the months of July and August. Aye-All. Motion Carried.***

New Matters before the Deadwood Historic District Commission

COA 180068 – St. Ambrose Church – 732 Main Street – Restore Façade – Exhibit k

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning unit circa 1900. The applicants are here to answer any questions. The applicant is requesting permission to remove the roof over-hang, wings and window awnings; install new wood door on main floor, new wood storm windows, new wood lap siding, and new wood door on second story veranda. Applicant will also restore all the exterior window trim, repair damaged stucco and paint the whole house. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Toews to approve the Certificate of Appropriateness for St. Ambrose Church, 732 Main Street, for the proposed changes. Aye-All. Motion Carried.***

COA 180070- Jordan Dahl – 566 Main Street – Temporary Shed – Exhibit K

Mr. Kuchenbecker stated the applicant is requesting permission to put up a temporary 14'x25' open shed for live carving demonstrations. Previously approved was a canvas structure but the applicant has changed his mind. It is reversible. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark District. Mr. Dahl was concerned about the canvas tent and the high winds. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Certificate of Appropriateness for Jordan Dahl, 566 Main Street, for a Temporary Shed. Aye-All. Motion Carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 180066 – Brett Baumann – 35 Jackson Street – Repair/Replace Roof, Deck, Sidewalk, Steps & Siding – Exhibit M

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1905. The applicant is requesting permission to replace the right side of the roof and connect the gables, replace the deck with new materials, remove and re-pour the concrete sidewalk and steps and replace the rotten siding where needed. If you look at the 1993 survey it says this resource is only marginally contributing. The proposed changes mainly deal with the items that are not original to the resource; therefore, it does not further take away from the historic character. As such it is staff's opinion the proposed work and changes does not further encroach upon, damage or destroy a historic resource no does it have an additional adverse effect on the character of the building or the historic character of the local historic district, the State and National Register Historic Districts or the Deadwood National Historic Landmark District. Mr. Blair asked if we put a time frame on projects. Mr. Kuchenbecker stated building permits are good for a year, but as long as work is continual the building permit is good. ***It was moved by Mr. Toews and seconded by Ms. Posey based upon all the evidence presented, 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, and therefore move to grant a project approval. Aye- All. Motion Carried.***

PA 180067 – Michael Besso- 405 Williams Street – Repair Roof & Electrical, Upgrade Plumbing – Exhibit N

Mr. Kuchenbecker stated typically you wouldn't see this as a project approval, but you are since he applied for the Elderly Resident Grant. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Ms. Posey, based upon all the evidence presented, 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, and therefore move to grant a project approval. Aye All. Motion Carried.***

PA 180069 – Renee Bertrand – 34 Washington Street – Replace Storm Windows and Paint – Exhibit O

Mr. Kuchenbecker stated we just entered Renee into the Windows Program; this is for the work being done. This is a contributing structure, circa 1940. The applicant is requesting permission to scrape and repaint trim and replace storm windows. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark District. ***It was moved by Ms. Posey and seconded by Mr. Toews, based upon all the evidence presented, 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, and therefore move to grant a project approval. 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 stated the Selection Committee for the City reviewed seven applications and narrowed it down to three for the Main Street Master Plan. Interviews are scheduled for next Tuesday. Mike Gustafson did accept our offer on the \$3,500. He signed the agreement but it never got to Hayward Baker. Mr. Kuchenbecker emailed the agreement to them today. Friday is the dedication of the Nolin Monument at 3:00; this project was funded with an Outside of Deadwood Grant. The first reading of the noise ordinance is Monday night at the City Commission meeting. It will be a busy weekend in Deadwood with Wild Bill Days. Archaeology camp is in its second week, ends on Friday. We have received preliminary costs estimates on the upper floor for Wayne Morris. There will be a meeting with Deadwood History and the owner to see where that goes. Friday Bob Boze Bell, owner and editor of True West Magazine will be in town for a book signing and Mr. Kuchenbecker will be giving him a tour of Deadwood on Friday.

Committee Reports:

Mr. Toews had a copy of Lead's past and present book of pictures.

Mr. Johnson read several Thank You notes.

The Historic Preservation Commission Meeting adjourned at 6:03 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Meghan Wittmis, Historic Preservation Office/Recording Secretary