DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 23, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

---

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – September 9, 2015
3. Voucher Approval
4. Old or General Business
   a. St. Ambrose Catholic Church Request – Jerry Apa
   b. Governor's Conference on Tourism – Deadwood Chamber of Commerce
5. New Matters before the Deadwood Historic District Commission
   a. COA -- Case #15045 – 136 Sherman Street – Remove Window and Frame In – Exhibit A
6. New Matters before the Deadwood Historic Preservation Commission
   a. PA – Case #15046 – 512 Cliff – Tracy Lewis – Rebuild Addition, Re-shingle, Replace Windows, Replace Lap Siding, and Rebuild Front Porch – Exhibit B
   b. PA – Case #15047 – 46 Denver – Chris & Margaret Bloom – Repair/Replace Windows, Siding, Reconstruct Porch – Exhibit C
7. Revolving Loan Fund & HP Programs Update
   a. HP Program Applications – Exhibit D
      - Bernie Requsaw……299 Williams…... Siding Program
      - Chris & Margaret Bloom ……..46 Denver……...Windows Program
      - Chris & Margaret Bloom ……..46 Denver ……..Siding Program
      - Chris & Margaret Bloom ……..46 Denver ……..Vacant Home
      - Veronica (V.) Carolyn White……3 Shine…….. Siding Program
      - Veronica (V.) Carolyn White……3 Shine…….. Wood Windows and Doors
      - Veronica (V.) Carolyn White……3 Shine…….. Elderly Residents Program
      - Veronica (V.) Carolyn White……3 Shine…….. Retaining Wall
      - Veronica (V.) Carolyn White……3 Shine…….. Vacant Home Program

   b. Revolving Loan Program – Exhibit E
      - Dennis Sabo …… 152 Charles ……. Siding 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

Wednesday, September 23, 2015

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

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

Present City Commission: Dave Ruth Jr. was present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services, Mike Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services, Bonny Fitch, Recording Secretary and Jerity Krambeck 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, September 23, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of September 9, 2015 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Williams to approve the minutes of Wednesday, September 9, 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 $496,631.94. 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 $29,313.01. Aye – All. Motion carried.

Old or General Business:

St. Ambrose Catholic Church Request – Jerry Apa

Jerry Apa with St. Ambrose Catholic Church stated they have received $50,000 of Not-For-Profit funding over the past five years to help stabilize the north side of the building. We now need to make repairs to the concrete at the Southwest Corner Entrance Stairs for a cost of $36,845.00. Mr. Apa stated the new grant period begins in 2016 and asked for the board's approval to accelerate that so they can do the project this year which would probably save 10 to 15 percent of the construction costs. Mr. Apa asked the board to forgo the next few months and start a new period. Mr. Kuchenbecker stated the Not-For-Profit grant guidelines are $10,000 per year or $50,000 in a five year period. On January 1, 2016 they are eligible for another $50,000. Chair Floyd asked if the expenses will be paid in 2015 or can we approve the project and not make payments until 2016. Mr. Apa stated they would have enough cash flow to get the project started. ***It was moved by Mr. Namminga and seconded by Mr. Williams to approve the Non-Profit funding request for St. Ambrose Catholic Church concrete repairs for $36,845.00 to be granted in 2016. Aye – All. Motion carried.***

Governor's Conference on Tourism – Deadwood Chamber of Commerce

Mr. Kuchenbecker stated through a joint effort with the Chamber of Commerce we are co-sponsoring this event at the Gold Level which is $2,000 with the funds coming out of Advocacy. ***It was moved by Mr. Namminga and seconded by Mr. Johnson to co-sponsor the 2016 Governor's Conference in the amount of $2,000. Aye -- All. Motion carried.***

New Matters before the Deadwood Historic District Commission

Case #**H15045** – 136 Sherman Street – Remove Window and Frame In – Exhibit A

Mr. Kuchenbecker informed the Commission the applicant is asking permission to remove a window and frame on the east side of the building to install an air-exchange unit including duct work and frame the remaining portion of the window with wood and paint to match the building. ***Based upon guidance found in DCO 17.68.050, it was moved by Mr. Johnson and seconded by Mr. Toews 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 removal of the window and installation of an air-exchange unit located at 136 Sherman. Aye- All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Case #H15046 – 512 Cliff Street – Tracy Lewis – Rebuild Addition, Re-shingle, Replace Windows, Replace Lap Siding, and Rebuild Front Porch – Exhibit B

Mr. Kuchenbecker informed the Commission the applicant is requesting permission to rebuild the deteriorated side addition, re-shingle the roof with asphalt shingles, repair and/or replace windows, remove inappropriate siding and replace with a narrow reveal, horizontal lap siding and rebuild front porch. Because this property is not in the Landmark District, typically, we would not need approval for this but because they are using our programs, they have to have approval. ***Based upon all evidence presented, it was moved by Mr. Toews and seconded by Mr. Johnson 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 grant project approval for 512 Cliff Street. Aye- All. Motion carried.***

Case #H15047 – 46 Denver – Chris and Margaret Bloom – Repair/Replace Windows, Siding, Reconstruct Porch – Exhibit C

Mr. Kuchenbecker informed the Commission the applicant desires to reconstruct the front porch from an enclosed porch to the open porch evident in the 1972 photo. Furthermore, the applicant desires to repair the existing windows, install new wooden storm windows and replace the inappropriate window on the early addition of the resource. The applicant also desires to remove the inappropriate asphalt siding and repair horizontal lap siding. ***Based upon all evidence presented, it was moved by Mr. Namminga and seconded by Mr. Williams 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 grant project approval for 46 Denver Avenue. Aye- All. Motion carried.***

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications – Exhibit D

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. Bernie Requsaw, 299 Williams Street, Siding Program; Chris and Margaret Bloom, 46 Denver, Wood Windows, Siding and Vacant Home Programs; Veronica (V.) Carolyn White, 3 Shine Street, Siding, Wood Windows, Elderly Resident, Retaining Wall and Vacant Home Programs. ***It was moved by Mr. Namminga and seconded by Mr. Williams to approve the Historic Preservation Program Applications. 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 E

It was moved by Mr. Namminga and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of $3,027.32, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Namminga and seconded by Mr. Johnson to approve HP Grant Fund disbursement in the amount of $1,389.39, based on information as presented by Ms. Joy McCraken, Executive Director 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.

Dennis Sabo – 152 Charles – Siding Extension

Mike Walker stated the applicant is withdrawing from the Wood Windows Loan Program and re-appling for the Wood Windows Grant program. Mr. Sabo is asking for a third extension to the Siding Program with a maturity date of November 30, 2015. The Loan Committee did meet with Mr. Sabo and he is getting work done. He has fallen behind a bit. Mr. Toews voiced a concern in allowing this applicant to receive yet another extension on the loan. Shouldn't we have some kind of policy in place so contractors will get these projects done? Mr. Kuchenbecker stated we have no power to say they have a certain amount of time to get a project done. The HPC has no authority to expedite projects. This would fall under the building department or the loan.

It was moved by Mr. Namminga and seconded by Mr. Johnson to grant an extension on the Siding Program at 152 Charles. Mr. Namminga, Mr. Johnson, Mr. Williams and Chair Floyd voted Yes. Mr. Toews voted No. Motion carried.

Items from Citizens not on Agenda

None presented.

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

Mr. Kuchenbecker reported on the following items:

- The SHPO Budget meeting was Friday, September 11, 2015 and thanked the HP Commissioners who attended the meeting. We did receive a unanimous approval.
- St. Ambrose Cemetery Phase 5 should be complete in the next 30 to 60 days.
- Several of the Facade Program recipients have suggested adding design costs as part of the rehabilitation to the program. The Commission concurred.
- Bonnie Fosso requested extending the dollar amount of the paint grant but the Commission did not want to approve.
- "Pap" Madison Cabin dedication was September 18, 2015. Thank you to all who attended;
- Thomas Blair will be attending the Great Sioux Horse Effigy event in Pierre, October 11, 2015.

Committee Reports

There were no committee reports.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:40 p.m.
ATTEST:

_____

Laura Floyd
Chairman, Historic Preservation Commission
Bonny Fitch, Historic Preservation Office/Recording Secretary