

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 14, 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 23, 2015
3. Voucher Approval
4. Old or General Business
 - a. St. John's Church Grant Extension – Exhibit A
5. New Matters before the Deadwood Historic District Commission
 - a. COA -- Case #H15051 – 760 Main Street – Repair or Replace Existing Steps – Exhibit B
 - b. COA – Case #H15048 – 90 Sherman Street – Lawrence County Courthouse – Chimney Cap – Exhibit C
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case #H15049 – 3 Rodenhaus – James Gregory – Replace Current Garage – Exhibit D
 - b. PA – Case #H15050 – 16 Park Street – Lanny and Linda Shepherd – Repair/Replace Storm Windows and Repair Back Window – Exhibit E
 - c. PA – Case #H15052 – 1 Forest Avenue – Tim Berg & Kathryn Koutavas – Step & Masonry Repairs – Exhibit F
 - d. PA – Case #H15053 -- 35 Denver Avenue – William Stott – Install Wood Railing – Exhibit G
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit H
 - Kathryn Koutavas.....1 Forest..... Elderly Resident Program
 - Michael Kadlec316 WilliamsRetaining Wall Program
 - b. Revolving Loan Program – Exhibit I
 - Dean George – 65 Centennial – Retaining Wall Request to Forgive
 - David Swaney – 37 Forest Street – Retaining Wall Extension
 - Joan Berner – 74 Van Buren – Retaining Wall Extension
 - Bryan Arsaga – 128 Williams – Refinance Request
 - Ferd Balkenhol – 834 Main Street – Windows Extension
 - Greg Vecchi – 19 Centennial – Windows Request to Forgive
 - Kris & Melanie Fention – 27 Lincoln – Windows Extension
 - Lanny Shepherd – 16 Park St. – Windows and Siding Applications
 - Travis Floyd – 81 Stewart – Retaining Wall Extension Request
 - 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, October 14, 2015

Present Historic Preservation Commission: Chair Laura Floyd, Chuck Williams, Lynn Namminga, Thomas Blair, and Dale Berg were present.

Absent: Michael Johnson, Lyman Toews, 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, 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, October 14, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of September 23, 2015 HPC Minutes:

It was moved by Mr. Namminga and seconded by Mr. Blair to approve the minutes of Wednesday, September 23, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Namminga and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$135,288.13. Aye – All. Motion carried.

Old or General Business:

St. John's Church Grant Extension – Exhibit A

Mr. Kuchenbecker informed the Commission St. John's Church was requesting an extension on a grant in the amount of \$50,000 to repair its historic pipe organ. St. John's Church will not be able to complete it within the one year guideline because the original contractor is not going to be able to do the project. Staff recommended an extension be granted through December 31, 2016.

It was moved by Mr. Berg and seconded by Mr. Namminga to approve the grant extension request for St. John's Church organ repairs through December 31, 2016. Aye – All. Motion carried.

New Matters before the Deadwood Historic District Commission

Case #H15051 – 760 Main Street – Repair or Replace Existing Steps – Exhibit B

Mr. Kuchenbecker informed the Commission the applicant is asking permission to repair or replace the existing steps located at St. Andrews Church, as submitted. *Based upon guidance found in DCO 17.68.050, it was moved by Mr. Namminga and seconded by Mr. Williams 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 repair or replacement of existing steps located at 670 Main Street. Mr. Blair abstained from vote because he attends this church. Aye- All. Motion carried.*

Case #H15048 – 90 Sherman Street – Lawrence County Court House – Chimney Cap – Exhibit C

Mr. Kuchenbecker informed the Commission the applicant is asking permission to replace the existing chimney cap with a weather proof chimney cap, as submitted. *Based upon guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Berg 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 replacement of existing chimney cap located at 90 Sherman Street. Aye- All. Motion carried.*

New Matters before the Deadwood Historic Preservation Commission

Case #H15049 – 3 Rodenhaus – James Gregory – Replace Current Garage – Exhibit D

Mr. Kuchenbecker informed the Commission the applicant is requesting permission to replace the current garage structure with a new garage as per historical design. The proposed work and changes does not encroach upon the historic integrity of the residential resource, but does damage or destroy a historic resource as the garage is listed as a contributing structure built in 1902. It will not have an overall adverse effect on the district. Mrs. Floyd asked if

the structure was unusable as it sits. Mr. Kuchenbecker stated it was; however, it was probably not economically feasible to repair. ***Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Williams this project does 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 requiring a second motion. Aye- All. Motion carried.***

Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by the rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, it was moved by Mr. Blair and seconded by Mr. Namminga to grant project approval for the replacement of the garage located at 3 Rodenhaus. Aye- All. Motion carried.

Case #H15050 – 16 Park Street – Lanny and Linda Shepherd – Repair/Replace Storm Windows – Exhibit E

Mr. Kuchenbecker informed the Commission the applicant requests permission to repair/replace current storm windows with new windows and to replace window on the back of the house with a new window, scrape, prime, paint, and re-caulk existing windows, as submitted. ***Based upon all evidence presented, it was moved by Mr. Namminga and seconded by Mr. Berg 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 16 Park Street. Aye- All. Motion carried.***

Case #H15052 – 1 Forest Avenue – Tim Berg & Kathryn Koutavas – Step & Masonry Repairs – Exhibit F

Mr. Kuchenbecker informed the Commission the applicant requests permission to repair steps and masonry, as submitted. ***Based upon all evidence presented, it was moved by Mr. Berg and seconded by Mr. Namminga 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 1 Forest Avenue. Aye- All. Motion carried.***

Case #H15053 – 35 Denver Avenue – William Stott – Install Wood Railing – Exhibit G

Mr. Kuchenbecker informed the Commission the applicant requests permission to install a treated wood railing on the top deck of the porch, as submitted. It is staff's opinion the proposed porch would not be the same style of the original design of the house, however, this office has not been able to locate a historic photo to accurately determine the original style. Mr. Kuchenbecker stated that it is staff's opinion the proposed work is not a dramatic change to the resource, as submitted. ***Based upon all evidence presented, it was moved by Mr. Berg and seconded by Mr. Blair 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 35 Denver Avenue. Aye- All. Motion carried.***

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications – Exhibit H

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. Kathryn Koutavas, 1 Forest Avenue, Elderly Resident; Michael Kadlec, 316 Williams Street, Retaining Wall Program. ***It was moved by Mr. Blair and seconded by Mr. Berg to approve the 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 E

It was moved by Mr. Berg and seconded by Mr. Namminga to approve HP Revolving Loan Fund disbursement in amount of \$59,764.11, 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. Berg and seconded by Mr. Williams to approve disbursement of the grant for 10 Harrison, retaining wall, in the amount of \$11,428.00, 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. Berg and seconded by Mr. Namminga to approve disbursement of the window grant for 33 Jackson Street, HP Grant Fund disbursement in the amount of \$2,200.00 based on information as presented by Ms. Joy McCracken, 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.

65 Centennial – Dean & Kimberly George – Request to Forgive

It was moved by Mr. Berg and seconded by Mr. Namminga to approve the request to forgive for Retaining Wall Loan for Dean & Kimberly George, 65 Centennial, in amount of \$31,140.00 to mature October 25, 2015, based on information as presented. Aye- All. Motion carried.

37 Lee Street – David Swaney – Request for Retaining Wall Loan Extension

It was moved by Mr. Berg and seconded by Mr. Blair to grant an extension on the Retaining Wall Loan for 37 Lee Street. Aye - All. Motion carried.

74 Van Buren – Joan Berner – Request for Retaining Wall Loan Extension

It was moved by Mr. Berg and seconded by Mr. Namminga to grant an extension on the Retaining Wall Loan for 74 Van Buren. Aye - All. Motion carried.

128 Williams Street – Bryan & Roberta Arsaga – Refinance Request

It was moved by Mr. Namminga and seconded by Mr. Berg to grant refinancing on the loan for 128 Williams Street. Mr. Blair abstained from vote because the applicant is a relative. Aye - All. Motion carried.

834 Main Street – Ferd Balkenhol – Request for Windows Loan Extension

It was moved by Mr. Berg and seconded by Mr. Namminga to grant an extension on the Windows Loan for 834 Williams Street. Aye - All. Motion carried.

19 Centennial – Gregory Vecchi – Request to Forgive

It was moved by Mr. Blair and seconded by Mr. Berg to approve the request to forgive for Windows Loan for Gregory Vecchi, 19 Centennial, in amount of \$1,200.00 to mature September 27, 2015, based on information as presented. Aye- All. Motion carried.

27 Lincoln – Kris & Melanie Fenton – Request for Windows Loan Extension

It was moved by Mr. Namminga and seconded by Mr. Blair to grant an extension on the Windows Loan for 27 Lincoln. Aye - All. Motion carried.

16 Park Street – Lanny Shepherd – Request for Windows Loan

It was moved by Mr. Blair and seconded by Mr. Namminga to grant the Windows Loan for 16 Park Street. Aye - All. Motion carried.

16 Park Street – Lanny Shepherd – Request for Siding Loan

It was moved by Mr. Berg and seconded by Mr. Blair to grant the Siding Loan for 16 Park Street. Aye - All. Motion carried.

Mrs. Floyd disclosed that the next item is her brother-in-law and asked if anyone would like her to abstain. No objections or concerns were voiced.

81 Stewart – Travis Floyd – Request for Retaining Wall Loan Extension

It was moved by Mr. Namminga and seconded by Mr. Williams to grant an extension on the Retaining Wall Loan for 81 Stewart. Aye - All. Motion carried.

Mr. Blair stated when the building inspector has to be sent out three or four times to the same property for the same issues, there should be a consequence, as the building inspector is very busy. Mrs. Floyd stated there should be further discussion on this topic at the Loan Committee.

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:

- St. Ambrose Cemetery progress update was discussed and should be wrapping up shortly;
- The Deadwood Welcome Center will be on the agenda to go out to bid for the next City Commission meeting
- Inspection of 10 Harrison was completed, so that project is moving along;
- Engineers were up today looking at retaining walls that are in the program. These walls are starting the engineering design;
- Smith and Wesson model 2, reportedly Wild Bill's gun, possibly being donating to Deadwood;
- We received 12 new Deadwood Funding signs from Pheasant Industries which will be going onto properties;
- The South Dakota State Historical Society Foundatoin is having a gathering this Friday at the Days of 76 and you are all invited to attend;
- Preservation Thursday is tomorrow;
- Additional bike racks are being considered to encourage bikers to see more of the community;

- There is an "attic fly" problem in the smoke room of the Adams House, which is being addressed;
- Review of budget report;
- We have two interns starting, Blu Gay, who is with Job Corp., and Cady Harrington, who will be working on cataloging the Clowser Collection;
- Buffalo Dreamers letter was sent certified, but has not been picked up yet;

Committee Reports

Mr. Blair reported on the Great Sioux Horse Effigy banquet which he attended.

Mr. Berg requested an update on Deadwood Alive. Mr. Kuchenbecker stated they approved their budget today and stated they extended their season through November 21st and are working on the 2016 schedule.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:51 p.m.

ATTEST:

Laura Floyd

Chairman, Historic Preservation Commission

Jerity Krambeck, Historic Preservation Office/Recording Secretary