

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 25, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes from March 11, 2015
3. Voucher Approval
4. Old or General Business
 - a. "What you need to know when dealing with Historic Properties" Real Estate Workshop – Approved by the South Dakota Real Estate Commissioner to be offered as Continue Education Units (CEU)
 - b. Final Approved Ordinance 17.68 Historic Preservation
5. New Matters before the Deadwood Historic District Commission
 - a. Case #H15007 – 68 Sherman Street – Mechanical Upgrade/Screen wall – TSP/Deadwood Post Office
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - Deadwood Chamber – 767 Main – Loan Modification Request
 - Mary Larson – 51 Sherman – Annual Review
 - 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, March 25, 2015

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

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

Mr. Kevin Kuchenbecker, Historic Preservation Officer; Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services; and Mike Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services were all present.

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, March 25, 2015 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of March 11, 2015 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Williams to approve the minutes of Wednesday, March 11, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$52,586.08. 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 \$25,081.20. Aye – All. Motion carried.

Old or General Business:

What you need to know when dealing with Historic Properties” Real Estate Workshop – No Action needed

Mr. Kuchenbecker informed the Commission the “*What You Need to know When Dealing with Historic Properties*” workshop is set for April 23, 2015 from 8:00am to 3:30pm at the Days of '76 Museum in Deadwood. He noted the workshop was approved by the South Dakota Real Estate Commission for 2 Required hours and 3 Elective hours of Continuing Education Units (a total of 5 CEUs). Workshop invitations along with the registration forms were sent out on Tuesday, March 24 to the Black Hills Association of Realtors and Mount Rushmore Association of Realtors in Spearfish and Rapid City; the first completed registration was received this morning.

Mr. Kuchenbecker stated the speakers for the workshop will consist of himself, Robert Nelson Jr., City Planning & Zoning Administrator; Ted Spencer, State Historic Preservation Office; Trent Mohr, City Building Inspector; and Mike Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services. He reminded the Commissioners if any are interested in attending, they would be welcome and registration comped. He instructed those interested in attending to contact Ms. Fitch or Ms. Storhaug.

Chair Floyd agreed the workshop would be a great opportunity for Realtors as well as Commissioners to better understand how the Historic Preservation programs are presented and benefit not only new, but current property owners.

No action required. (*South Dakota Real Estate Commission's Certificate of Approval attached as Exhibit A*)

Final Approved Ordinance #1211: DCO 17.68 Historic Preservation

Mr. Kuchenbecker informed the Commission the Ordinance Amending Chapter 17.68: Historic Preservation was approved by City Commission with a vote of 3-2 for a second reading of the ordinance; he noted of the 11 proposed modifications, 4 were rejected with votes of 3-2 and 7 were accepted with votes of 5-0.

Mr. Kuchenbecker explained with the City Commission approving second reading of Ordinance#1211, the ordinance will be published; No publish date was known, however once published the ordinance becomes effective after 20 days.

Mr. Kuchenbecker thanked everyone on the Historic Preservation Commission, the City Commission, and staff who had a hand in implementing the changes.

Chair Floyd seconded Mr. Kuchenbecker's statement of gratitude. She noted it was a long process, however stressed the huge benefit it will be to the City and residents. She advised the Commission to continue educating themselves as to what ordinances say, to know their responsibilities within them and assure ordinances mean what they say. She thanked both Mr. Kuchenbecker and the Commission for their diligence.

No action required. (*Ordinance #1211 attached as Exhibit B*)

New Matters before the Deadwood Historic District Commission

Case #H15007 – 68 Sherman Street – Mechanical Upgrade/Screen Wall – TSP/Deadwood Post Office

Mr. Kuchenbecker informed the Commission the applicant requests permission to perform a mechanical upgrade to be surrounded by a 9 foot screen wall. He noted his meeting with the architect to discuss concerns regarding the 9 foot wall around HVAC unit. He suggested they look into an addition where the existing shed is located in their parking lot to address storage needs along with screening of the HVAC unit. Mr. Kuchenbecker stated the architect asked for time to check with their mechanical engineer and the appropriate federal agencies to confirm if doing so was a possibility.

It was moved by Mr. Johnson and seconded by Mr. Berg to continue discussion of Case H15007 until the next Historic Preservation Commission on April 8, 2015. Aye - All. Motion carried. (Staff report attached as Exhibit C)

New Matters before the Deadwood Historic District Commission

No applications were addressed at this meeting.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

It was moved by Mr. Namminga and seconded by Mr. Toews to approve the HP Revolving Loan Fund disbursement in the amount of \$6,000.00, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried. Delinquency Report was reviewed and updates on projects were given. Overview of the Revolving Loan Fund was presented.

51, 53, 55 Sherman – Mary Larson

It was moved by Mr. Johnson and seconded by Mr. Williams to approve the one year refinance of loan for Mary Larson for 51, 53 and 55 Sherman St, in amount of \$293,302.00 as presented. Aye- All. Motion carried. (NeighborWorks packet attached as Exhibit D and incorporated herein by this reference)

767 Main Street – Deadwood Chamber

It was moved by Mr. Toews and seconded by Mr. Johnson to deny the loan modification request for Bleacher Loan for the Deadwood Chamber, 767 Main Street, in amount of \$100,946.71, based on information as presented. Aye- All. Motion carried. (NeighborWorks packet attached as Exhibit D and incorporated herein by this reference)

Mr. Toews asked for a suggestion as to how this can be discussed and a solution devised.

City Commissioner Ruth Jr. suggested a meeting take place among two Historic Preservation Commissioners, two City Commissioners and two Chamber Board members to discuss possible options.

Mr. Kuchenbecker concurred with the idea and stated after the meeting, a new request regarding the loan could be presented to the Historic Preservation Commission for consideration.

Retaining Wall Program/Disbursements:

No applications were addressed at this meeting.

Revolving Loan Fund/Retaining Wall Program Update

No applications were addressed at this meeting.

Items from Citizens not on Agenda

None were presented at this meeting.

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

Mr. Kuchenbecker reported on the following items:

- Wayfinding Conception Design is being reviewed by staff & Parking and Transportation Committee;
- South Dakota State Historical Society 2015 History Conference is on May 29-30 in Pierre and Commissioners are encouraged to attend; if interested, please inform Ms. Storhaug who will make the appropriate arrangements;
- US Forest Service rescheduled their 2014 Regional Forester's Honor Award Ceremony to April 21, 2015; Mr. Kuchenbecker plans to attend;
- *"What You Need to know When Dealing with Historic Properties"* workshop is April 23 from 8:00am to 3:30pm at Days of '76 Museum; please contact either Ms. Fitch or Ms. Storhaug if interested in attending;
- Revitalization Meeting will be engaging with TSP to discuss Main Street Revitalization;
- Rodeo grounds project is underway; Key staff met with kitchen supplier to discuss concession equipment;
- Recreation Center had new windows installed and painted;
- St. Ambrose Cemetery Phase V is underway;
- City Commissioner's Candidate Forum is Tuesday, March 31, 2015 from 6-8pm at Deadwood City Hall;
- Mayor Turbiville's "State of the City" Address is Wednesday, April 1, 2015 from 6-8pm at Springhill Suites;

Committee Reports

- Mr. Williams met with Mr. Runge, City Archivist, and wanted to share how educational the experience was; Mr. Williams emphasized how apparent it is Mr. Runge enjoys his job and what an excellent employee the City has in him;
- Mr. Kuchenbecker informed commission the City Commission did approve the proposed logos for the City.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:32 p.m.

ATTEST:

Laura Floyd
Chairman, Historic Preservation Commission
Kate Storhaug, Historic Preservation Office/Recording Secretary