

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, April 8, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes from March 25, 2015
3. Voucher Approval
4. Old or General Business
 - a. Headstone Grant Applications Recommendations
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
 - a. Case #H15008 – 16 Park Street – Repair/replace wood storm windows – Lanny & Linda Shepherd
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - Dennis Sabo – 152 Charles Street
 - 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, April 8, 2015

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

Absent: Dale Berg 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. and Georgeann Silvernail were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, April 8, 2015 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of March 25, 2015 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Williams to approve the minutes of Wednesday, March 25, 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 \$45,203.76. Aye – All. Motion carried.

Old or General Business:

Headstone Grant Applications Recommendations

Mr. Kuchenbecker informed the Commission that on March 31, 2015 the Cemetery Committee met and reviewed headstone grant applications. After reviewing the three applications received, the Cemetery Committee recommends approval of all three of the applications for the 2015 Headstone Grant Program as they met the required criteria. *(Headstone Grant Memo and Applications attached as Exhibit A) It was moved by Mr. Blair and seconded by Mr. Toews to accept applications #15001 for Carrie Griebel (Mt. Moriah Cemetery); #15002 for John Katen (St. Ambrose Catholic Cemetery); and #15003 for Joseph Pettengill Fletcher (Mt. Moriah Cemetery) into the 2015 HPC Headstone Grant Program as presented. Aye – All. Motion carried.*

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 Deadwood Post Office requests permission to perform a mechanical upgrade and surround the HVAC unit with a masonry screen wall to avoid marring of the stone or markings. The architect proposed moving out existing shed to place the HVAC into the spot on the backside along the sidewalk and existing railing at 68 Sherman Street as presented. *(Staff report and application attached as Exhibit B) Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Johnson this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness as submitted for 68 Sherman Street. Aye- All. Motion carried.*

New Matters before the Deadwood Historic District Commission

Case #H15007 – 16 Park Street – Wood Storm Windows – Lanny & Linda Shepherd

Mr. Kuchenbecker informed the Commission the applicant requests permission to repair existing windows and install new wood storm windows at 16 Park Street as submitted. The applicant has also applied for the Special Needs Wood Windows Program. *(Staff report and applications attached as Exhibit C)*

Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Toews 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 376 Main Street. Aye- All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Toews to approve Lanny & Linda Shepherd be entered into the Special Needs Wood Windows program. 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

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Revolving Loan Fund disbursement in the amount of \$7,716.43, 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.

Ms. McCracken informed the Commission there is a meeting set for Friday, April 10th at 10am in the Commission room with Montana Dakota Utilities (MDU) and Black Hills Power Company (BHPCo). She stated the meeting is to discuss ways of creating Energy Efficiency Programs to assist and address issues of Deadwood residents.

Chair Floyd asked the Commission who would be able to attend.

Mr. Toews, Mr. Namminga and Mr. Johnson all agreed to sit in on the meeting.

152 Charles Street – Dennis Sabo

It was moved by Mr. Toews and seconded by Mr. Blair to approve the four month extension of HP Windows Loan with maturity to be July 31, 2015 for Dennis Sabo of 152 Charles St, as presented. Aye- All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Johnson to approve the four month extension of HP Siding Loan with maturity to be July 31, 2015 for Dennis Sabo of 152 Charles St, as presented. Aye- All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Toews to approve the four month extension of Revolving Loan with maturity to be July 31, 2015 for Dennis Sabo of 152 Charles St, as presented. Aye- All. Motion carried.

(NeighborWorks packet attached as Exhibit D and incorporated herein by this reference)

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

- Mr. Blair expressed his concern with residential properties being taken over by businesses. He noted Deadwood isn't unique in this aspect; however, Deadwood is in the early stages of this happening. Mr. Blair informed the Commission there should be future efforts made to focus on protecting residential properties. He stated as a Commission they have an obligation to help sustain the City's Core Historic District of businesses and residential properties. Mr. Williams stated he thought the Charles street area was zoned commercial and residential. Mr. Blair stated the area was both commercial and residential, but further down Charles Street there are still several residential properties untouched by businesses. He noted Planning & Zoning would need to be involved.
- Mr. Blair gave a touching tribute to Glenn Stratton, his friend and a previous City Commissioner, who recently passed away.

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

Mr. Kuchenbecker reported on the following items:

- May 2015 is "Archaeology and Historic Preservation" month; staff will work on a proclamation to honor the month;

- 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;
- Rodeo grounds project is underway with the structure having been addressed and utility work beginning; bi-weekly meetings will start up next weeks to follow the progress;
- Library Window project started this week;
- St. Ambrose Cemetery Phase IV Fencing project is finishing up and a notice to proceed on Phase V was given;
- Second draft of the Wayfinding Design Development Plans was received and is being reviewed closely;
- There are a few issues with the retaining wall at 2 Dudley; observation report is being compiled by the architect to reflect movement of the coal chute and options for rectifying issue;
- As part of the Revitalization meetings, both the Historic Preservation and Planning & Zoning Commissions are invited to attend a focus group hosted by TSP architects regarding Deadwood's Main Street project on Friday, April 10 at 1:30pm in the Century room;
- Budget process begins in May 2015; Budget meetings will be scheduled within the next 6 weeks;
- Fountain House is to be moved across the street and set on foundation next week. The interpretive panel is being finalized and a meeting to examine items uncovered during the archaeological excavation will be scheduled with NeighborWorks and the archaeology firm they hired;
- The Maryland Archaeological Conservation Lab published findings in an online article about an US Calvary Officer's button uncovered during the Deadwood Chinatown dig;
- Reminder the *"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. As of today there are five realtors signed up to attend along with 2 Commissioners; deadline to sign up is Friday, April 17, 2015;
- Rec Center windows previously rejected were correctly installed as of this week;
- Election is on Tuesday, April 14 at City Hall from 7:00am to 7:00pm;
- The Mayor's "State of the City" address was last week and was well received;
- Loan Committee discussed the Retaining Wall Loan program last week; there are three applicants for the program, however, the engineer's projected costs and program changes made last year are making it difficult to move forward. Further review of the Retaining Wall program is needed;

Committee Reports

- Chair Floyd encouraged Commissioners to attend the focus group hosted by TSP architects regarding Deadwood's Main Street project on Friday, April 10 at 1:30pm in the Century Room;

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:41 p.m.

ATTEST:

Laura Floyd

Chairman, Historic Preservation Commission

Kate Storhaug, Historic Preservation Office/Recording Secretary