

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 24, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes from June 10, 2015
3. Voucher Approval
4. Old or General Business
 - a. Historic Preservation Commission Committee Assignments
 - b. 2016 Historic Preservation Budget Approval
 - c. Boys & Girls Club – Thank you and explanation of HPC Fund Allocation
 - d. Buffalo Dreamer's, LLC – Update on request for Financial Support
 - e. Vacant Home Program review and adoption – Loan Committee
 - f. Historic Façade Easement Program review and adoption – Loan Committee
 - g. 2015 Outside-of-Deadwood Grant Round 2 Recommendations and approval
5. New Matters before the Deadwood Historic District Commission
 - a. CoA - Case#H15031 – 136 Sherman St – Pioneer Transfer & Storage – Windows/Exterior Alterations
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA - Case#H15029 – 46 Denver Ave – Aleksandra Mastro – Windows/Retaining Wall/Siding
 - b. PA - Case#H15030 – 390 Main – Wayne Morris – Windows
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - Aleksandra Mastro46 Denver.....Windows
 - Aleksandra Mastro46 Denver.....Siding
 - Aleksandra Mastro46 Denver.....Vacant Home
 - Aleksandra Mastro46 Denver.....Retaining Wall
 - Wayne Morris.....390 MainWindows
 - Jeff & Lauren Trouton33 Jackson.....Retaining Wall
 - Tim Coomes.....55 TaylorWindows
 - b. Revolving loan Fund Disbursements
 - Travis Floyd – 81 Stewart
 - John Hopkins – 308 Williams
 - 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 into Executive Session for Legal Matters pursuant to SDCL1-25-2 (3) with no action to be taken

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION
Wednesday, June 24, 2015

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

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

Mr. Kevin Kuchenbecker, Historic Preservation Officer and Ms. Joy McCracken, Executive Director 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, June 24, 2015 at 5:00 PM in Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of June 10, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Toews to approve the minutes of Wednesday, June 10, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$90,848.21. Aye – All. Motion carried.

Bonded Account

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Bonded Account in the amount of \$21,031.52. Aye – All. Motion carried.

Old or General Business:

Historic Preservation Commission Committee Assignments:

Chair Floyd stated a form is in your binder with the current Committee Assignments. If anyone wishes to make any corrections to please fill out your request in the space provided and give it to her. A finalized list of Committees will be completed in the next couple of weeks. (*Committee Assignment list attached as Exhibit A*)

2016 Historic Preservation Budget Approval:

Mr. Kuchenbecker presented the 2016 HPC Budget to the Commission stating changes in the Powerhouse Park Capital Improvement Line item with the amount being reduced to \$75,000 from \$100,000. The City will pay half and HP will pay the other half. The Lower Main Visitor Information Center will be increased from \$2,000,000 to \$3,000,000. *It was moved by Mr. Blair and seconded by Mr. Johnson to approve the 2016 HPC Budget with the changes. Aye-All. Motion carried. (2016 Budget attached as Exhibit B)*

Boys and Girls Club:

The Boys and Girls Club of Lead-Deadwood sent a letter expressing their thanks to the Historic Preservation Commission for granting them \$2,500 toward the integrated local history curriculum. The letter included a breakdown of how the funds will be allocated. ***Not action required.*** (*Letter attached as Exhibit C*)

Buffalo Dreamers:

A certified letter has been sent out to the Buffalo Dreamer's LLC requesting specific information before funding can be granted. *It was moved by Mr. Johnson and seconded by Mr. Toews to continue the Buffalo Dreamers financial request to the next meeting. Aye-All. Motion carried. (Letter attached as Exhibit D)*

Vacant Home Program Review and Adoption:

Mr. Kuchenbecker presented to the Commission revisions to the Vacant Home Program. The program will cover costs of Historic Preservation and life safety projects; eligibility is for residential properties on historic list or eligible for historic status or life safety projects; property must be in Deadwood and must be vacant for at least two years prior to Owner purchase; Owner must apply within three months of home purchase. New items include: Property must need serious upgrades before it can be occupied; clarification of Historic Preservation and life safety projects; prorate forgivable loan at 10% per calendar year; remaining loan amount payable at ownership change; added new administrative procedure. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Vacant Home Program Application. Aye-All. Motion carried. (Application attached as Exhibit E)***

Historic Façade Easement Program:

Mr. Kuchenbecker stated this is a brand new program to address the commercial needs within the local historic district. This program is for exterior façades only; resolves and allows for the recently removed commercial buildings from windows and siding programs; the standard maximum award per building is 80 percent of the qualified expenditures and capped at \$75,000; any award cap may be increased by up to \$25,000 for buildings on corner lots and with more than one prominent façade for funding the restoration of rehabilitation of additional prominent façades; number of projects funded each year will depend on the maximum budget and the recommendation is to set that at \$300,000 for 2015. ***It was moved by Mr. Johnson and seconded by Mr. Blair to adopt the Façade Easement Program. Aye-All. Motion carried. (Application attached at Exhibit F)***

It was moved by Mr. Toews and seconded by Mr. Johnson to set a 2015 budget for the Façade Easement Program in the amount of \$300,000. Aye-All. Motion carried.

2015 Outside of Deadwood Grant Round 2 Recommendations

Mr. Kuchenbecker stated the G.R.A.P.E. committee met June 9, 2015 and reviewed the second round of the 2015 Outside of Deadwood Grants applications. We received 10 grant applications requesting a total of \$139,177.60. All Angels Episcopal Church Roof, \$25,000; Emanuel Episcopal Church Tuckpointing \$15,463; Honoring Our Heroes Freedom Trail Statue \$10,000; Phillip Masonic Cemetery Association project \$9,139; City of Mobridge Auditorium Bathroom \$5,375; Deadwood Trust for Historic Preservation Mt Roosevelt Friendship Tower \$8,000; Historic Homestake Opera House Society Bushnell Building restoration \$5,564; Pyle House Museum Lead Paint Abatement \$16,755; SD Science & Technology Authority Interactive Elevator Exhibit \$25,000; Windcross Conservancy Inc Building Repairs \$4,6703.50 for a grand total from Round 2 \$125,000. ***It was moved by Mr. Blair and seconded by Mr. Toews to recommend to the City Commission approval of the 2015 Round 2 Outside of Deadwood Grant in the amount of \$125,000. Aye-All. Motion carried. (Memorandum attached at Exhibit G)***

New Matters before the Deadwood Historic District Commission

Case#H15031 136 Sherman Street – Pioneer Transfer & Storage

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace existing storefront and transom windows and doors on front of the building and reopen the windows openings along the side of the building; install garage doors with a similar configuration to the original front of building as submitted. ***(Staff report and application attached as Exhibit H) It was moved by Mr. Toews 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 136 Sherman Street. Aye- All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Case#H15029 – 46 Denver Avenue – Aleksandra Mastro – Windows/Retaining Wall/Siding

Mr. Kuchenbecker informed the Commission the applicant requests permission to restore all windows and replace inappropriate replacement windows, remove incongruous siding, and restore the front porch and open the front and add side porches as submitted. ***(Staff report and application attached as Exhibit I) It was moved by Mr. Namminga and seconded by Mr. Blair based upon all the evidence presented, I find that 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.***

Case#H15030 – 390 Main Street – Wayne Morris -- Windows

Mr. Kuchenbecker informed the Commission the applicant requests permission to restore existing windows and install new wooden storm windows as submitted in Certificate of Appropriateness. *(Staff report and application attached as Exhibit J)* ***It was moved by Mr. Blair and seconded by Mr. Williams based upon all the evidence presented, I find that 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.***

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications

Mr. Kuchenbecker presented the Commission with applications received for Historic Preservation programs. These can be approved as a consent and approve all at once or make separate motions on each one. Aleksandra Mastro, 46 Denver, windows, siding, vacant home and retaining wall; Wayne Morris, 390 Main, windows; Jeff & Lauren Trouton, 33 Jackson, retaining wall; Tim Coomes, 55 Taylor, Windows. Staff recommends entering all of them into the program. *(Memorandum attached as Exhibit K)* ***It was moved by Mr. Blair and seconded by Mr. Johnson to approve all of the Historic Preservation Program Applications as presented. 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

Chair Floyd recused herself from the meeting. Vice Chair Johnson took over the meeting.

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$9,963.47, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Chair Floyd returned to the meeting.

Travis Floyd – 81 Stewart – Refinance

Chair Floyd stated that Travis Floyd is her brother-in-law and asked the Commission if she should recuse herself from the meeting. The balance of commission decided it would not be necessary. ***It was moved by Mr. Blair and seconded by Mr. Toews to approve the Revolving Loan request for 81 Stewart. Aye - All. Motion carried.*** (The NeighborWorks packet is attached hereto as exhibit F and incorporated herein by this reference.)

John Hopkins – 308 Williams – Request to Forgive

It was moved by Mr. Toews and seconded by Mr. Williams to approve the Request to forgive the retaining wall loan at 308 Williams. Aye - All. Motion carried. (The NeighborWorks packet is attached hereto as Exhibit L and incorporated herein by this reference.) Delinquency Report was reviewed and updates on projects were given. Overview of the Revolving Loan Fund was presented.

Retaining Wall Program/Disbursements:

No applications were addressed at this meeting.

Items from Citizens not on Agenda

Deadwood Trust for Historic Preservation:

Sharon Martinesko, Chair, Deadwood Trust for Historic Preservation, thanked the commission for accepting the grant for the Mt. Roosevelt stairs. Ms. Martinesko also invited the Commission to an information night scheduled for July 14, 5:30 p.m. in the Commission Chambers of City Hall. Kevin Kuchenbecker and Joy McCracken with Neighborworks will be doing presentations on the programs available to the public. The Trust looks forward to working with the Historic Preservation Commission in the future.

Wild Bill Sign:

Wayne Morris stated he wishes to make alterations to the Historic Wild Bill Bar sign located at 610 Main Street. The Wild Bill Bar does not want the word "bar" on the sign. Plans are to remove the word "bar" at the bottom of

HPC Meeting

Wednesday, June 24, 2015

the sign and replace with another word or just put an "S" for Will Bills. Sample drawings were presented for Commission review. Mr. Namminga requested a better picture of the design and would like to see different lettering. Chair Floyd requested an actual picture of the sign for review at the next meeting. Mr. Morris will take an actual picture of the sign and present at next meeting along with better drawings of the proposed sign. *(Example of sign is attached as Exhibit M)* No action could be taken at the meeting.

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

Mr. Kuchenbecker reported on the following items:

- Mike Runge, City Archivist, has submitted a monthly staff report. His intern and volunteers have been busy working on a variety of projects;
- Program Committees are nearing the end of the reviews. We are working on commercial and residential revolving loan programs. Staff will also be looking at the applications for the Outside of Deadwood Grants as well;
- There has been dialog with a company that deals in stadium seats and they would be interested in bleacher seats. Staff is following up on that issue;
- Working with the design firms for gateway landscaping enhancements and pull outs which have been budgeted for 2016;
- Wayfinding has been put out for bid a second time, we did receive bids but they were rejected because there were no bonds or insurance so they were incomplete bids;
- St. Ambrose Cemetery restoration is progressing;
- Rodeo Grounds Project is moving along quite well;
- Library windows are near complete;
- 2 Dudley retaining wall is near completion, they just need to complete grading and hydro seeding;
- 376 Main retaining wall has been installed and needs stained;
- Connector Trail is in process of being built;
- Retaining Walls, 10 Harrison is out to bid, 84 VanBuren doing survey work and 50 VanBuren we will be reducing the scope of the wall;
- Mt Moriah bids came in too high and were rejected. Will rebid the project in the fall;
- Will be starting discussions on the Recreation Center Archeological Collection;
- There has been a couple meetings on the Lower Main Visitor Information Center as far as exhibit space and displays, staff will hold off on issuing the RFP for design services until we know it's a go on the project. We will know in October when the bids are solicited;
- Kate Storhaug will be leaving us the first of August. We will be going before the City Commission for permission to advertise in house for five days for an Administrative Assistant and if not filled advertise in newspaper;
- Working on wagon trail maps for the Sidney to Deadwood trail ride.

Committee Reports

- Mr. Toews reported the Minimum Maintenance/Demolition by Neglect Committee has postponed meetings until after the vote on the ordinance change. Mr. Toews has met with the new City Commissioner to ask his opinion of whether we should meet. The commissioner will talk with Ron Green. Loan Committee will be working on the Revolving Loan for Residential and Commercial;
- Mr. Blair stated there was a Deadwood Alive and 1876 Theater group meeting to discuss the entertainment on Main Street and as things get more hectic there needs to be a cooperative group of rules for everyone to follow when operating on Main Street and this should happen this year;
- Chair Floyd read a thank you note from the Rapid City Library Foundation in regards to a very interesting and informative presentation from Mr. Kuchenbecker. Chair Floyd also read a letter from Jay Vogt, Director of the State Historical Society, regarding a Certificate of Recognition sent to Kevin Kuchenbecker and congratulating him for being nominated for an Individual Governor's Award of History. Chair Floyd expressed we are fortunate to be working with someone who is so dedicated and recognized at the state level and thanked Mr. Kuchenbecker on behalf of the HP Commission for his efforts as well.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:55 p.m. and went into executive session per SDCL1-25-2 (3) with no action to be taken.

ATTEST:

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