

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 14, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – August 24, 2016
3. Voucher Approval
4. Old or General Business
 - a. Advertising Mural Project – Kevin Kuchenbecker – No Exhibit
5. New Matters before the Deadwood Historic District Commission
 - a. COA H16043 Doug and Misty Asermely – 616-618 Main Street – Windows and Re-point Brick – Exhibit A
 - b. COA H16045 – Haverberg Family Ltd Partnership – 1 Burnham – Replace Garage Doors – Exhibit B
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H16042 – Donnie & Becky Coulter – 52 Pleasant – Siding/Steps/Rear Deck/Small Shed – Exhibit C
 - b. PA H16044 – Smith Properties LTD – 136 Charles – Replace Deck – Exhibit D
 - c. PA H16046 – Gordon Mack – 143 Charles – Addition to House/Raze Garage – Exhibit E
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit F
 - i. Greg Vecchi – 19 Centennial – Wood Windows and Doors Program
 - ii. Deb Brown – 31 Burnham – Retaining Wall Program
 - iii. Doug and Misty Asermely – 616-618 Main Street – Façade Easement Program
 - iv. Ron Russo – 626 Main – Façade Easement Program
 - v. Ron Russo – 628 Main – Façade Easement Program
 - b. Revolving Loan Program – Exhibit G
 - i. Janice Heffron-Fogle – 12 Washington – Extension
 - ii. James & Melody Lawson – 3 Emery – Refinance
 - iii. Kevin Bloom – 17 Gillmore – Cancellation of Loans
 - iv. Larry Shama – 5 Jackson – Extension
 - v. Mike Schmidt – 17 Lincoln – Commercial Loan Request
 - vi. Nugget Saloon – 604 & 606 Main Street – Extension
 - vii. Rich Turbiville – 67 Taylor – Extension
 - viii. V Caroline White – 3 Shine St. – Retaining Wall Loan 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

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

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 14, 2016

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

Absent: Ms. Terri Williams, City Attorney, was absent.

Present City Commission: Dave Ruth was present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken, 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, September 14, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of August 24, 2016 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Toews to approve the HPC minutes of Wednesday, August 24, 2016 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$270,592.61. Aye – All. Motion carried.

Old or General Business:

Advertising Mural Project – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker stated there was nothing to report on this project since the last meeting due to the holiday and meetings in Pierre regarding budget, but that he has approached the Celebrity Hotel regarding the idea and is waiting to hear back from the owner.

New Matters before the Deadwood Historic District Commission

COA H16043 Doug and Misty Asermely – 616-618 Main Street – Windows and Re-point Brick – Exhibit A

Mr. Kuchenbecker stated the applicant has submitted an application for a Certificate of Appropriateness for work at 616-618 Main Street, a contributing structure located in the Deadwood City Planning Unit, circa 1894. The applicant is seeking permission to replace windows on the second floor with wood frame windows, repoint brick on front of the building, re-glaze the first floor windows, and paint the front of the building. Mr. Toews asked if double-pane windows would be installed. Mr. Kuchenbecker stated if new windows are installed, they will be double-pane.

It was moved by Mr. Blair and seconded by Mr. Johnson based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Aye- All. Motion carried.

COA H16045 – Haverberg Family Ltd Partnership – 1 Burnham – Replace Garage Doors – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for a Certificate of Appropriateness for work at 1 Burnham Street, a contributing structure located in Elizabeth Town Planning Unit, circa 1925. The applicant is requesting permission to replace the existing metal roll up door and plywood closure garage doors with barn doors. The rear entrance will be covered with salvaged wood, approximately 12'x12' from the seating area of the Old Towne Hall (Gallows). Mr. Kuchenbecker stated this building has been on the demolition by neglect and these actions will continue to improve the resource.

It was moved by Mr. Blair and seconded by Mr. Johnson based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Aye- All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission

PA H16042 – Donnie & Becky Coulter – 52 Pleasant – Siding/Steps/Rear Deck/Small Shed – Exhibit C

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 52 Pleasant Street, a non-contributing structure located in the Highland Park Planning Unit, constructed in 1978. The applicant is requesting to add cedar siding to the front of the house, remove front steps and rear deck, also remove small shed at back edge of the house, remove two small trees in the front of the house and replace.

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 at 52 Pleasant Street. Aye- All. Motion carried.

PA H16044 – Smith Properties LTD – 136 Charles – Replace Deck – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 136 Charles Street, a non-contributing structure located in the Cleveland Planning Unit, constructed in 1939. The applicant is requesting permission to replace the deck.

It was moved by Mr. Berg 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 at 136 Charles Street. Aye- All. Motion carried.

PA H16046 – Gordon Mack – 143 Charles – Addition to House/Raze Garage – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 143 Charles Street, a contributing structure located in Cleveland Planning Unit, circa 1935. The applicant is requesting permission to construct an addition to the back of the house and raise the garage in preparation for a foundation. Mr. Kuchenbecker stated it is staff's opinion the addition to the house as proposed and the removal of the garage do encroach upon the existing resource and destroys the contributing resource. As such, the proposed work and changes does encroach upon, damage or destroy a historic resource and has an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts and the Deadwood National Historic Landmark District. Mr. Kuchenbecker stated staff is willing to work with the applicant to determine if there is another option to construct an addition to the resource that does not encroach upon, damage or destroy the resources. Mr. Mack stated his plans have changed since he submitted his Project Approval request. Mr. Johnson asked if the garage needed to be razed for the addition to be added. Mr. Mack stated yes, because there is no way to get equipment to the site of the addition without razing the garage. Mr. Namminga asked what the alternative would be. Mr. Kuchenbecker stated a two-story addition will be seen from the front of the home and will alter the appearance of the structure. Mr. Mack stated he has altered the plans to lower the structure. Chair Floyd stated the Commission will work with Mr. Mack to come up with a solution that meets his needs and the requirements of the Historic Preservation Commission. Mr. Mack asked if the garage can be razed. Chair Floyd stated as a contributing structure, it will be very difficult to raze the structure. Mr. Namminga asked if the garage could be relocated for the purpose of the addition and put back in place when the project is complete. Mr. Mack stated it could and that it would have to be relocated off site, but it is stucco and could potentially be damaged and how it is fastened down to the concrete foundation. Mr. Williams asked if a compromise could be made. Chair Floyd suggested incorporating the garage into the new living space. Mr. Mack stated that would not work. Chair Floyd stated the Commission would like to see the updated plans and have some additional comments with staff to get closer to not encroaching upon, damage, or destroying a historic property.

It was moved by Mr. Toews and seconded by Mr. Johnson this project does encroach upon, damage, or destroy a historic property included on the National Register of Historic Places or the State Register of Historic Places. Aye - Motion carried.

It was moved by Mr. Toews and seconded by Mr. Blair that based upon the guidance in the U.S. Department of the Interior Standards for Historic Preservation, Restoration, and Rehabilitation Projects adopted by rules promulgated to pursuant to SDCL 1-19A & 1-19B, et seq, to find the project adverse to Deadwood and move to deny the project as presented. Aye - Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

Grant Program – Exhibit F

Greg Vecchi – 19 Centennial – Wood Windows and Doors Program

Deb Brown – 31 Burnham – Retaining Wall Program

Doug and Misty Asermely – 616-618 Main Street – Facade Easement Program

Ron Russo – 626 Main – Façade Easement Program

Ron Russo – 628 Main – Façade Easement Program

It was moved by Mr. Blair and seconded by Mr. Johnson to accept the consent agenda as presented and approve the Program Applications as submitted. Aye - All. Motion carried.

Revolving Loan Program/Disbursements

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Grant Fund disbursement in the amount of \$26,316.84, based on information as presented by Mrs. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Berg and seconded by Mr. Williams to approve HP Revolving Loan Fund disbursement in amount of \$11,887.52, based on information as presented by Mrs. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

The delinquency report was presented by Mrs. McCracken.

Revolving Loan Program - Exhibit E

Janice Heffron-Fogle – 12 Washington – Extension

James & Melody Lawson – 3 Emery – Refinance

Kevin Bloom – 17 Gillmore – Cancellation of Loans

Larry Shama – 5 Jackson – Extension

Mike Schmidt – 17 Lincoln – Commercial Loan Request

Nugget Saloon – 604 & 606 Main Street – Extension

Rich Turbiville – 67 Taylor – Extension

V Caroline White – 3 Shine St. – Retaining Wall Loan Request

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the Revolving Loan 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.

Retaining Wall Program Disbursements

No disbursements were addressed at this meeting.

Items from Citizens not on Agenda

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

Mr. Kuchenbecker reported on the following items:

- The Powerhouse Park Ribbon Cutting and Chamber Mixer went well and had a good turn out;
- On Friday, September 9, the budget was presented in Pierre to the South Dakota State Historical Society Board of Trustees, a copy of the presentation is in your packet. Kevin went through the three concerns brought up;
- The Deadwood Chamber provided a copy of the most recent marketing ads, which reflect the history of Deadwood. The Deadwood Chamber will be providing updates quarterly or on an as needed basis;
- 350 Williams Street held an open house this weekend;
- The Community Picnic was held on September 11 with a light attendance;
- Deadwood Alive is considering expanding to September, as it is good for our heritage tourism efforts. Deadwood Alive is looking at finding funding, not necessarily through Historic Preservation, to keep the fall season going strong;
- The Commission was invited to a meeting regarding the proposed chalets at the Deadwood Mountain Grand, but it must be mentioned there cannot be a quorum present as it has not been posted;
- Minimum maintenance should be reviewed where the standards are equal for all properties, to include those who are not participating in the programs;
- Mark your calendars for September 29 at 11:00 a.m. at Mt. Moriah for the reinternment for the Deadwood Pioneer;
- September 28 at 9:00 a.m. the Lead-Deadwood School District will provide a focus group for Revitalization and Historic Preservation Commission.

Committee Reports:

Mr. Blair stated he encouraged everyone to go to Pierre and listen to the questions the committee had for Deadwood.

10/25/16

12:45 PM

Mr. Toews stated Mr. Kuchenbecker did a fantastic job presenting the budget in Pierre. Mr. Toews stated he hopes the Demolition and Minimal Maintenance meeting results in a direction for measuring performance on the properties that are currently on the list. Mr. Toews discussed the need for an updated comprehensive plan. Mr. Kuchenbecker stated the office is currently reviewing the existing plans and developing a report on the work completed to date from these plans. This will provide a base-line of what has been accomplished and what should be still considered in the next comprehensive plan which should begin next year.

Mr. Johnson thanked the Staff for the excellent work they do.

Mr. Blair stated the sesquicentennial is approaching in 10 years and that planning should begin soon.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:01 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Jerity Krambeck, Historic Preservation Office/Recording Secretary