

DEADWOOD HISTORIC PRESERVATION COMMISSION

Monday, December 23, 2013 ~ 5:30 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes
 - a. Approval of Minutes from December 11, 2013
3. Voucher Approval
4. Old or General Business
 - a. Neighborhood Housing Services Contract for administration of Revolving Loan and Grant Funds
 - b. State Historic Preservation Office Agreement
5. New Matters before the Deadwood Historic District Commission
 - a. Case #13069 – 601 Main Street – Mineral Palace
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case #13068 – 55 Taylor Street – Tim Coomes
 - b. Special Needs – Windows & Door Program – 55 Taylor Street – Tim Coomes
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. 2 Dudley – Richard Morgan
 - ii. 160 Charles Street – Tess Zupet
 - iii. 65 Forest Ave – Adrian Hoines
 - iv. 81 Steward Street – Travis Floyd
 - v. 21-25 Lee Street – Pineview Group LLC
 - c. Retaining Wall Program/Disbursements
8. Items from Citizens not on agenda (*Items will be considered but no action will be taken at this time.*)
9. Staff Report (*Items will be 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.*

HPC Meeting
Monday, December 23, 2013

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Monday, December 26, 2013

Present Historic Preservation Commission: Chairman Willie Steinlicht, Michael Johnson, Darin Derosier, and Lynn Namminga. Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services and Historic Preservation Officer, Kevin Kuchenbecker, were also present.

Absent: Vice-Chair George Milos, Chuck Williams and Laura Floyd were not present.

Present City Commission: Jim Van Den Eykel and Mayor Charles "Chuck" Turbiville were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Monday, December 23, 2013 at 5:38 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of December 11, 2013 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Derosier to approve the Minutes of Wednesday, December 11, 2013. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Derosier and seconded by Mr. Johnson to approve the HP Operating Account in the amount of \$137,368.67. Aye – All. Motion carried.

Old or General Business:

Neighborhood Housing Services (NHS) Contract for administration of Revolving Loan and Grant Funds

Mr. Kuchenbecker noted to the Commission that though the distributed annual contract agreement with NHS to administer the Revolving Loan Fund is the same agreement as in prior years, he discussed with the City Attorney to modify language in Section 7 on page 3. In reviewing the programs and possibility of administering some grants in-house, the following language "may be terminated or re-negotiated" was added to the contract. Mr. Derosier disclosed he was currently active on the board of the NHS and would not be able to make a motion. (The Agreement is attached hereto as Exhibit A and incorporated herein by this reference.) *It was moved by Mr. Johnson and seconded by Mr. Namminga to make a motion to accept the agreement for the administration of Deadwood Historic Preservation Revolving Loan and Grant Funds by Neighborhood Housing Services. Aye – All. Motion carried.*

State Historic Preservation Office Agreement

Mr. Kuchenbecker referred the Commission to the copy of the State Historic Preservation Office Agreement provided for review. Original agreement was in place up until 2006 which was not renewed; services continued operating under a gentlemen's agreement for past few years. Mr. Kuchenbecker referenced the great working relationship the Deadwood Historic Preservation office has with the State and their quick responses to items prior to our meetings. In discussing the agreement the only reservations were in reference to the State's request of annual payment for services in the amount of \$57,500. However the Agreement placed before the Commission notes annual payment to be \$51,500 for services beginning on July 1, 2014 increasing up to \$57,500 in the next few years. (The Agreement is attached hereto as Exhibit B and incorporated herein by this reference.) *It was moved by Mr. Derosier and seconded by Mr. Johnson to make a motion for recommendation to the*

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City Commission to accept the agreement between the City of Deadwood's Historic Preservation office and the State Historic Preservation Office. Aye – All. Motion carried.

New Matters before the Deadwood Historic District Commission:

Case # 13069 – 601 Main Street – Greater Deadwood LLC – Mineral Palace

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace existing roof/sheetrock board down to plywood and to install foam insulation with a new roof system. In addition Mr. Kuchenbecker reported due to a leaking roof a Building Permit had been issued for repairs prior to the meeting of the Historic Preservation Commission. (The Staff Report is attached hereto on Exhibit E and incorporated herein by this reference.) *It was moved by Mr. Derosier and seconded by Mr. Johnson, based upon the guidance found in DCO 17.68.050, that the exterior alteration proposed is congruous with the historical, architectural, archaeological, or cultural aspects of the district and moved to grant a Certification of Appropriateness to Case# 13069, 601 Main Street as presented. Aye – All Motion carried.*

New Matters before the Deadwood Historic Preservation Commission:

Case # 13068 – 55 Taylor Street – Tim Coomes

Mr. Kuchenbecker informed the Commission the applicant requests permission to repair several existing windows, install wooden storm doors, replace the rear exterior door with a new wooden door and remove a side door which is no longer used and not part of the original house. (The Staff Report is attached hereto on Exhibit C and incorporated herein by this reference.) *It was moved by Mr. Johnson and seconded by Mr. Namminga, based upon all the evidence presented, 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 project approval to Case# 13068, 55 Taylor Street as presented. Aye – All Motion carried.*

Special Needs – Windows & Door Program – 55 Taylor Street – Tim Coomes

Mr. Kuchenbecker informed the Commission the applicant had applied for the Special Needs /Wood Windows & Doors Revolving Loan Fund. (The application is attached hereto on Exhibit D and incorporated herein by this reference.) *It was moved by Mr. Derosier and seconded by Mr. Namminga, to enter into the Special Needs – Windows & Doors Program, 55 Taylor Street 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

It was moved by Mr. Namminga and seconded by Mr. Derosier to approve the HP Revolving Loan Fund disbursement in the amount of \$1,950.59, 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.

2 Dudley – Richard Morgan

It was moved by Mr. Derosier and seconded by Mr. Namminga to forgive the Special Needs Vacant Home Program loan to Richard Morgan, 2 Dudley, in the amount of \$9,979.89 as it met all criteria for forgiveness as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit F and incorporated herein by this reference.)

160 Charles – Tessa Zupet & Jesse Allen

It was moved by Mr. Namminga and seconded by Mr. Derosier to forgive the Special Needs Wood Windows Program loan to Tessa Zupet & Jesse Allen, 160 Charles, in the amount of \$3,000.00 as it

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met all criteria for forgiveness as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit F and incorporated herein by this reference.)

65 Forest Ave – Adrian & Annette Hoines

It was moved by Mr. Derosier and seconded by Mr. Johnson to forgive the Retaining Wall Program loan to Adrian & Annette Hoines, 65 Forest Aves, in the amount of \$5,188.35 as it met all criteria for forgiveness as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit F and incorporated herein by this reference.)

81 Stewart St – Travis Floyd

It was moved by Mr. Derosier and seconded by Mr. Namminga to forgive the Special Needs Wood Windows Program loan to Travis Floyd, 81 Stewart St, in the amount of \$1,122.00 as it met all criteria for forgiveness as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit F and incorporated herein by this reference.)

Pineview Group LLC

It was moved by Mr. Derosier and seconded by Mr. Namminga to deny Pineview Group LLC the request to allow the bank to place a new loan in the amount of \$400,000 into second loan position ahead of the current Revolving Loan as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit F and incorporated herein by this reference.)

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 Archives Report from Mike Runge was included in the packet;
- The Depot Project was completed this past week;
- The Soda Fountain should be shipped out for restoration and repairs in early January 2014;
- The documentation concerning potential Demolition by Neglect for 3 Shine Street in Deadwood is being reviewed by legal counsel;
- The Historic Preservation Commission's next meeting will be on January 8, 2014; and
- Mr. Kuchenbecker wished everyone a very Merry Christmas.

Other Business:

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of December 23, 2013 adjourned at 5:57 p.m.

ATTEST:

Willie Steinlicht
Chairman, Historic Preservation Commission
Kate Storhaug, Historic Preservation Office/ Recording Secretary