

SPECIAL MEETING

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, July 23, 2014 ~ 3:30 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Review of Policies and Procedures
3. Adjourn

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, July 23, 2014 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

4. Call meeting to Order
5. Approval of Minutes
 - a. Approval of Minutes from July 9, 2014
6. Voucher Approval
7. Old or General Business
 - a. 2015 Budget Recommendations
 - b. GRAPE Committee Recommendations
8. New Matters before the Deadwood Historic District Commission
9. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case # 14045 – 18 Adams St – Rehab Porch/Railings – James E Gibbens
10. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. John Martinisko – 53 Taylor
 - ii. Andy Estocelt – 26 Adams
 - iii. Arthur Silvernail – 47 Burnham
 - iv. Pineview Group – 19 Lee Street
 - v. Bob & Mary Sjomeling – 416 Williams
 - c. Retaining Wall Program / Disbursements
11. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
12. Staff Report (*Items considered but no action will be taken at this time.*)
13. Committee Reports (*Items will be considered but no action will be taken at this time.*)
14. Other Business
15. 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, July 23, 2014

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

Absent: Lynn Namminga was absent

Kevin Kuchenbecker, Historic Preservation Officer; Ms. Terri Williams, City Attorney; and Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services were all present.

Present City Commission members: Dave Ruth Jr. and Jim Van Den Eykel were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, July 23, 2014 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of July 9, 2014 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the minutes of Wednesday, July 9, 2014 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$134,177.37. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Williams to approve the Bonded Account in the amount of \$7,653.08. Aye – All. Motion carried.

Old or General Business:

2015 Budget Recommendations

Mr. Kuchenbecker presented the 2015 Budget Recommendations to the Commission. He informed the Commission the proposed work on the Adams House steps budgeted at \$150,000.00 would be put off until 2016; this would make the budget recommended \$10,027,785.00. ***It was moved by Mr. Blair to recommend approval of the 2015 Historic Preservation Commission's Budget in the amount of \$10,177,785.00; however motion was withdrew to exclude the budgeted amount for the Adams House steps.***

It was moved by Mr. Blair and seconded by Mr. Derosier to recommend approval of the 2015 Historic Preservation Commission's Budget in the amount of \$10,027,785.00. Aye - All. Motion carried (The 2015 Budget Recommendation is attached hereto on Exhibit A and incorporated herein by this reference.)

GRAPE Committee Recommendations

On July 22, 2014, the Deadwood Historic Preservation Commission's Grants Recognition Advocacy & Public Education (G.R.A.P.E.) Committee met and reviewed the second round of the 2014 Outside of Deadwood Grants applications. The second round included thirteen (13) applications requesting a total of \$212,728.00. Mr. Kuchenbecker presented a table noting applicant, project, location, amount and brief explanation of the eleven (11) grants totaling \$125,000.00 the G.R.A.P.E. Committee recommended for approval from the second round 2014 Outside of Deadwood Grants applications. (The list of recommendations is attached hereto on Exhibit B and incorporated herein by this reference.)

It was moved by Mr. Blair and seconded by Mr. Derosier to recommend to the City Commission to approve applications proposed into the 2014 Outside of Deadwood Grant Program as presented. Aye – All. Motion carried.

Mr. Kuchenbecker presented the G.R.A.P.E. Committee's recommendation to approval a Not-for-Profit Grant request from the Deadwood Elks to help with masonry repair in the amount of \$6,018.00. (The list of recommendations is attached hereto on Exhibit B and incorporated herein by this reference.) ***It was moved by Mr. Derosier and seconded by Mr. Johnson to recommend to the City Commission to approve Deadwood Elks application for the 2014 Not-For-Profit Grant Program as presented. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission:

No applications were addressed at this meeting.

New Matters before the Deadwood Historic Preservation Commission:

Case # 14045 – 18 Adams Street – Rehab Porch/Railings – James E Gibbens

Mr. Kuchenbecker informed the Commission the applicant requests approval to open front porch and install railings at 18 Adams Street as submitted. (The application is attached hereto on Exhibit C and incorporated herein by this reference.) ***Based upon all the evidence presented, it was moved by Mr. Derosier and seconded by Mr. Toews 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 grant project approval for 18 Adams Street. 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. Derosier and seconded by Mr. Blair to approve the HP Revolving Loan Fund disbursement in the amount of \$6,311.07, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Derosier and seconded by Mr. Blair to approve the HP Retaining Wall disbursement in the amount of \$1,090.50, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried. Delinquency report was reviewed by Commission. Overview of the Revolving Loan Fund was presented.

John Martinisko – 53 Taylor

It was moved by Mr. Derosier and seconded by Mr. Toews to forgive the Windows Loan for John Martinisko, 53 Taylor, in the amount of \$1,800.00 as it met all criteria for forgiveness as presented. Aye-All. Motion carried.

Andy Estocelt – 26 Adams

It was moved by Mr. Blair and seconded by Mr. Johnson to forgive the Windows Loan for Andy Estoclet, 26 Adams, in the amount of \$1,200.00 as it met all criteria for forgiveness as presented. Aye- All. Motion carried.

Arthur Silvernail – 47 Burnham

It was moved by Mr. Blair and seconded by Mr. Johnson to forgive the Special Needs Elderly Loan for Arthur Silvernail, 47 Burnham, in the amount of \$10,000.00 as it met all criteria for forgiveness as presented. Aye- All. Motion carried.

Pineview Group – 19 Lee Street

Jeff Lamont, owner and developer of Pineview Group LLC, addressed the Commission requesting a 6 months extension to the Pineview Group LLC loan that matured in April 2014; he explained the company's situation with the mechanic liens and gave his personal guarantee on the loan that would become due on October 14, 2014 if granted an extension. ***It was moved by Mr. Blair and seconded by Mr. Johnson to approve a 6 month extension of loan for Pineview Group LLC, 19 Lee Street, in the amount of \$250,000.00 with stipulation it would be put onto agenda on October 8, 2014 for further review and discussion. Aye- All. Motion carried.***

Bob & Mary Sjomeling – 416 Williams

It was moved by Mr. Derosier and seconded by Mr. Williams to approve loan for Bob and Mary Sjomeling, 416 Williams, in the amount of \$1,500.00 with closing cost of \$114 waived as presented. Aye- All. Motion carried.

Retaining Wall Program/Disbursements:

It was moved by Mr. Blair and seconded by Mr. Derosier to approve the Retaining Wall disbursement to Sabo Construction in the amount of \$1,387.50, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

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:

- Introduced Bonny Fitch, the new Office Assistant for Planning, Zoning and Historic Preservation, and who has been a great new addition to the office;
- Days of '76 is this week;
- The G.R.A.P.E. Committee meet on July 22 to discuss and recommend to the Commission grant requests for Round Two of the Outside of Deadwood Grant;
- Deadwood hosted the American Institute of Architects (AIA) South Dakota's "Design in the Hills 2014: Restorations" Conference on July 17 & 18, 2014; attendees were given a walking tour of Deadwood's several projects and participated in a design charrette on the Powerhouse Park project;
- Retaining walls continue at 2 Dudley and 91 Forest; Mr. Kuchenbecker offered to take commissioners up there if they wish to view it;
- St. Ambrose Cemetery was seeded last week leaving only the ironwork needed to be completed on the project;
- Several CIP meetings took place last week to finalize the 2015 Budget; Packets will be prepared and sent out to the State shortly to allow enough time for review prior to the annual meeting being held on September 12, 2014 in Pierre, SD; Mr. Kuchenbecker highly recommended to the commissioners to attend the South Dakota State Historic Society Director's meeting in which we present our budget for their review;
- Historic Preservation Commission's next meeting will be August 13, 2014 at 5:00 PM.

Other Business:

- Mr. Johnson encouraged Commissioners to take a look at the improvements done to St Ambrose Cemetery; he noted it is really impressive;
- Mr. Lyman questioned when a Façade meeting would be planned; Chair Floyd stated they would schedule one following further business discussed;
- Mr. Derosier asked when the Chamber meetings take place and was told a calendar would be provided at next meeting;
- Chair Floyd stated she was impressed with the GRAPE Committee and the process it goes through to help worthwhile projects throughout the state;
- Chair Floyd proposed meeting for another Policies and Procedures meeting to discuss façade improvements to be scheduled prior to the Historic Preservation Commission for August 27, 2014 at 3:30 PM.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of July 23, 2014 adjourned at 5:48 PM.

ATTEST:

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