

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 13, 2014 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of Minutes
  - a. Approval of HPC Budget Minutes from July 15, 2014
  - b. Approval of HPC Policy and Procedure Minutes from July 23, 2014
  - c. Approval of HPC Minutes from July 23, 2014
3. Voucher Approval
4. Old or General Business
5. New Matters before the Deadwood Historic District Commission
  - a. CoA – Case # 14047 – 25 Lee St – Side Door – Jeff Lamont/Pineview Group LLC
  - b. CoA – Case # 14048 – 788 Main St – Replace Door – Lyman Toews
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA – Case # 14049 – 166 Charles St – Demo shed & 2 additions to house – William Beshara
  - b. PA – Case # 14050 – 29 Van Buren – Replace Front Steps – Bruce Erickson
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
  - b. Revolving loan Program/Disbursements
    - i. Erin Little – 15 Denver (Windows, Life Safety, Siding & RLF extension requests)
    - ii. Shirlene Joseph/Tucker Inn – 771 Main St (Windows)
    - iii. Francis Lauer – 11 Lincoln (RW)
  - 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
13. Executive Session (if needed)

*\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>d</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**CITY OF DEADWOOD  
HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 13, 2014**

**Present Historic Preservation Commission:** Chair Laura Floyd, Michael Johnson, Lynn Namminga, Thomas Blair, Darin Derosier and Lyman Toews (arrived during review of Revolving Loans) were present.

**Absent:** Chuck Williams and Kevin Kuchenbecker, Historic Preservation Officer were absent.

Ms. Terri Williams, City Attorney; and Mr. Mike Walker, Lending Director of NeighborWorks-Dakota Home Services; and Vicki Wilks, Loan Processor of NeighborWorks-Dakota Home Services were all present.

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

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**All motions passed unanimously unless otherwise stated.**

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 13, 2014 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

**Approval of July 15, 2014 HPC Budget Minutes:**

*It was moved by Mr. Blair and seconded by Mr. Derosier to approve the minutes of Tuesday, July 15, 2014 as presented. Aye – All. Motion carried.*

**Approval of July 23, 2014 HPC Policy and Procedure Minutes:**

*It was moved by Mr. Derosier and seconded by Mr. Blair to approve the HPC Policy and Procedure minutes of Wednesday, July 23, 2014 as presented. Aye – All. Motion carried.*

**Approval of July 23, 2014 HPC Minutes:**

*It was moved by Mr. Blair and seconded by Mr. Namminga to approve the minutes of Wednesday, July 23, 2014 as presented. Aye – All. Motion carried.*

**Voucher Approval:**

Operating Account

*It was moved by Mr. Johnson and seconded by Mr. Derosier to approve the HP Operating Account in the amount of \$351,812.29. Aye – All. Motion carried.*

*It was moved by Mr. Johnson and seconded by Mr. Derosier to approve the Bonded Account in the amount of \$14,568.76. Aye – All. Motion carried.*

**Old or General Business:**

No Old or General Business were addressed at this meeting.

**New Matters before the Deadwood Historic District Commission:**

Case # 14047 – 25 Lee Street – Side Door – Jeff Lamont/Pinview Group LLC

Ms. Storhaug, Historic Preservation Office Administrative Assistant, informed the Commission the applicant requests approval to remove window and replace with standard 36" x 84" public entrance door on corner of addition facing the highway and closest to Lee Street as submitted. (The application is attached hereto on Exhibit A and incorporated herein by this reference.) *A motion for the continuation of discussion to the next regularly scheduled meeting, with requested input from the City Building Inspector and Planning Administrator regarding codes and previous variance requests, was made by Mr. Blair and seconded by Mr. Johnson for the Certification of Appropriateness submitted for 25 Lee Street. Aye - All. Motion carried.*

Case # 14048 – 788 Main Street – Replace Door – Lyman Toews

Ms. Storhaug, Historic Preservation Office Administrative Assistant, informed the Commission the applicant requests approval to replace front hollow core wood door as well as metal storm door and frames with a new Therma Tru Fiberglass exterior door with pre-hung oval lite on 788 Main Street as submitted. (The application is attached hereto on Exhibit B and incorporated herein by this reference.) *Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Derosier and seconded by Mr. Namminga that 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 788 Main Street. Aye - All. Motion carried.*

**New Matters before the Deadwood Historic Preservation Commission:**

Case # 14049 – 166 Charles Street – Demo shed & 2 addition to house – William Beshara

Ms. Storhaug, Historic Preservation Office Administrative Assistant, informed the Commission the applicant requests approval to retire the shed in poor condition and two later additions to rear of house at 166 Charles 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. Blair 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 166 Charles Street. Aye - All. Motion carried.***

Case # 14050 – 29 Van Buran Street – Replace Front Steps – Bruce Erickson

Ms. Storhaug, Historic Preservation Office Administrative Assistant, informed the Commission the applicant requests approval to replace the front porch steps and reuse existing railings at 29 Van Buran Street as submitted. (The application is attached hereto on Exhibit D and incorporated herein by this reference.) ***Based upon all the evidence presented, it was moved by Mr. Johnson and seconded by Mr. Blair 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 29 Van Buran 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. Namminga and seconded by Mr. Derosier to approve the HP Revolving Loan Fund disbursement in the amount of \$26,467.85, based on information as presented by Mr. Walker, Lending Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.*** Delinquency report was reviewed by Commission. Overview of the Revolving Loan Fund was presented.

Erin Little – 15 Denver

***It was moved by Mr. Derosier and seconded by Mr. Namminga to grant to approve a 6 month extension of Windows loan for Erin Little, 15 Denver, in the amount of \$3,000.00 as presented. Aye- All. Motion carried.***

***It was moved by Mr. Derosier and seconded by Mr. Namminga to grant to approve a 6 month extension of Life Safety loan for Erin Little, 15 Denver, in the amount of \$10,000.00 as presented. Aye- All. Motion carried.***

***It was moved by Mr. Derosier and seconded by Mr. Namminga to grant to approve a 6 month extension of Siding loan for Erin Little, 15 Denver, in the amount of \$10,000.00 as presented. Aye- All. Motion carried.***

***It was moved by Mr. Derosier and seconded by Mr. Namminga to grant to approve a 6 month extension of Revolving loan for Erin Little, 15 Denver, in the amount of \$25,000.00 as presented. Aye- All. Motion carried.***

Shirlene Joseph – 771 Main Street

***It was moved by Mr. Derosier and seconded by Mr. Blair to approve the Windows Loan Fund to Shirlene Joseph of Tucker Inn, 771 Main Street, in the amount of \$3,000.00 as presented. Aye- All. Motion carried.***

Francis Lauer – 11 Lincoln

***It was moved by Mr. Blair and seconded by Mr. Johnson to forgive the Retaining Wall portion of Loan for Francis Lauer, 11 Lincoln, in the amount of \$12,184.00 as it met all criteria for forgiveness as presented. Aye- All. Motion carried.***

**Retaining Wall Program/Disbursements:**

No applications 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.)

Ms. Storhaug reported on the following items:

- Each Commissioner had in their binder a copy of The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings;
- Reminded Commission an additional Policies and Procedures meeting is scheduled at 3:30 PM prior to the Historic Preservation Commission's next meeting on August 27, 2014 at 5:00 PM.

**Other Business:**

- Mr. Blair raised concerns in the approval of the Historic Preservation Budget and would like to see presentations or submission of reasoning along with budget requests from the Chamber of Commerce and other entries; he stated it would be appropriate to the process to confirm and understand where funds allocated would be going;

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting of August 13, 2014 adjourned at 5:36 PM.

ATTEST:

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