

SPECIAL MEETING

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 27, 2014 ~ 3:30 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Policies and Procedures – Secretary of Interior Standards for Rehabilitation Review
3. Adjourn

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 27, 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 August 13, 2014
6. Voucher Approval
7. Old or General Business
 - a. Deadwood Stagecoach Days Update – Mary Kopco, Deadwood History, Inc.
 - b. Recommendations for Limited Architectural Services – Historic Preservation Office
 - i. Deadwood Public Library – Refurbish Windows
 - ii. Rodeo Grounds Grandstand Concessions and Restroom Upgrades
8. New Matters before the Deadwood Historic District Commission
 - a. CoA – Case # 14047 – 25 Lee St – Side Door – Jeff Lamont/Pineview Group LLC
9. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case # 14052 – 28 Taylor Ave – Storm Windows – Ron Underhill
 - b. PA – Case # 14053 – 26 McKinley Street – Siding – Mark Burke
10. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. Donna Kellar – 58 Pleasant
 - ii. Charles Turbiville – 458 Williams
 - iii. Brian Arsaga – 128 Williams
 - iv. Ferd Balkenhol – 834 Main
 - 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
16. Executive Session (if needed)

**CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION**

Wednesday, August 27, 2014

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

Absent: None

Mr. 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: Georgeann Silvernail was present.

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 August 13, 2014 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the minutes of Wednesday, August 13, 2014 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$34,810.04. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Derosier to approve the Bonded Account in the amount of \$2,733.20. Aye – All. Motion carried.

Old or General Business:

Deadwood Stagecoach Days Update – Mary Kopco, Deadwood History, Inc.

Ms. Mary Kopco, Executive Director for Deadwood History Inc, thanked Mr. Kuchenbecker and the commission for their support in putting on the first annual “Deadwood Stagecoach Days: 1876-1890” scheduled for September 5-6, 2014. She encouraged the Commission to attend and take part in the two-day educational program filled with organized lectures, tours, food tasting, entertainment, wagon demonstrations and craftsmanship expo.

Recommendations for Limited Architectural Services – Historic Preservation Office

Deadwood Public Library – Refurbish Windows: Mr. Kuchenbecker informed the Commission of a proposal solicited from Dave Stafford Architecture to provide Architectural and Engineering (A/E) design services for repairs, component replacement, wood consolidation, re-glazing, and re-painting of the interior and exterior of all the windows in the Deadwood Library; Services will include creation of bid documents including plans, elevations, details, specifications, and site investigation required for the project; this proposal includes architectural services only. He stated these repairs will meet the Secretary of Interiors Standards for Rehabilitation and provide detailed specifications to ensure quality craftsmanship. *It was moved by Mr. Derosier and seconded by Mr. Johnson to recommend the City Commission hire Dave Stafford Architecture to develop the necessary plans and specifications ensuring the City of Deadwood gets competitive bids using appropriate preservation measures to refurbish Library windows at the proposed cost of \$8,500 plus mileage and reimbursable expenses. Aye – All. Motion carried.*

Rodeo Grounds Grandstand Concessions and Restroom Upgrades: Mr. Kuchenbecker informed the Commission of a proposal solicited from Dave Stafford Architecture to provide Architectural and Engineering (A/E) design services for upgrade/rehabilitation of the concessions and public restroom facilities incorporated under the grandstands at the Rodeo Grounds. These repairs also include the necessary repairs of the roof and will meet the Secretary of Interiors Standards for Rehabilitation and provide detailed specifications to ensure quality craftsmanship. *It was moved by Mr. Derosier and seconded by Mr. Namminga to recommend the City Commission hire Dave Stafford Architecture for architectural and engineering services as proposed at a cost of \$48,500 with roof to be fixed first followed by restrooms and then concessions area. Aye – All. Motion carried.*

New Matters before the Deadwood Historic District Commission:

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

Mr. Kuchenbecker 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. Mr. Kuchenbecker stressed concern the original Certificate of Appropriateness for construction of this building included an awning on the front of the building; he feels it is critical in establishing the scale of the façade and a contingent of approval of this application should include the installation of the awning on the façade prior to issuance of building permit for the new door as originally approved Certificate of Appropriateness. (The application is attached hereto on Exhibit A 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. Toews this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness with contingency the awning is installed and plans for door and landing meets all codes prior to the issuance of a building permit for the door as submitted for 788 Main Street.***

With a motion on the floor, Chairman Floyd moved for a vote. Vote was 6 to 1. Motion carried.

New Matters before the Deadwood Historic Preservation Commission:

Case # 14052 – 28 Taylor Ave – Storm Windows – Ron Underhill

Mr. Kuchenbecker informed the Commission the applicant requests permission to add storm windows at 28 Taylor Avenue as submitted. (The application is attached hereto on Exhibit B and incorporated herein by this reference.) ***Based upon all the evidence presented, it was moved by Mr. Toews and seconded by Mr. Derosier 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.***

It was moved by Mr. Johnson and seconded by Mr. Williams to enter Ron Underhill at 28 Taylor Ave into the Special Needs Windows Program. Aye – All. Motion carried.

Case # 14053 – 26 McKinley Street – Siding – Mark Burke

Mr. Kuchenbecker informed the Commission the applicant requests permission to remove existing T1-11 siding and install house wrap & insulation; then install 6" engineered lap siding (horizontal) with corner & window trim at 26 McKinley 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. Toews and seconded by Mr. Johnson 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 26 McKinley 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. Williams to approve the HP Revolving Loan Fund disbursement in the amount of \$1,763.05, 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.

Donna Kellar – 58 Pleasant

It was moved by Mr. Derosier and seconded by Mr. Williams to forgive the HP Retaining Wall Loan for Donna Kellar, 58 Pleasant, in the amount of \$16,663.75, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Charles Turbiville – 458 Williams Street

It was moved by Mr. Namminga and seconded by Mr. Blair to forgive the HP Windows Loan for Charles Turbiville, 458 Pleasant, in the amount of \$3,000.00, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Commissioner Blair recused himself from discussion as this property belongs to his daughter and son-in-law.

It was moved by Mr. Derosier and seconded by Mr. Namminga to forgive the HP Retaining Wall Loan for Bryan Arsaga, 128 Pleasant, in the amount of \$54,434.77, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Commissioner Blair rejoined the meeting.

Ferd Balkenhol – 834 Main Street

It was moved by Mr. Blair and seconded by Mr. Toews to forgive the Retaining Wall portion of Loan for Ferd Balkenhol, 834 Main Street, in the amount of \$14,868.00 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.)

Mr. Kuchenbecker reported on the following items:

- Meeting is scheduled tomorrow morning to discuss Retaining Wall at 2 Dudley;
- Change Order for retaining wall at 91 Forest will be presented at City Commission Meeting on Tuesday, Sept. 2, 2014;
- Reviewed Archives Report and pointed out current progress on Chinese Coin collection, skeletal remains and recent donations.

Other Business:

- Mr. Lee Thompson, resident of Deadwood, asked how he could present his request to assume a HP Loan in his purchase of 43 Forest. Ms. Williams recommended he submit a written request to NeighborWorks which can be presented and reviewed by the Loan Committee prior to the next Historic Preservation Commission Meeting;
- Ms. Silvernail wanted to recognize and recommended acknowledging the wonderful volunteers who take time out of their day to help in Archives;
- Mr. Derosier informed Commission Director Ms. Mary Kopco resigned as Executive Director of Deadwood Historic Inc.; Carolyn Weber was named Interim until Board has had time to review replacements;
- Chair Floyd shared Thank You received from Chelsie Bauer for Commission's support of the Archeology Camp held this summer;
- Chair Floyd encouraged those Commissioners not able to attend the Policy & Procedures Meeting prior to the HP Commissions Meeting to get a copy of The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings and review with Mr. Kuchenbecker;

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of August 27, 2014 adjourned at 6:12 PM.

ATTEST:

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