

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 10, 2014 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes
 - a. Approval of Policy & Procedures Minutes from August 27, 2014
 - b. Approval of HPC Minutes from August 27, 2014
3. Voucher Approval
4. Old or General Business
5. New Matters before the Deadwood Historic District Commission
 - a. CoA – Case #14044 – 822 Main St – Siding – Allen & Phyllis Wright
 - b. CoA – Case #14059 – 753 Main St. – Storage Shed – NH Alliance for Children
 - c. CoA – Case #14060 – 555/531 Main St – Connect Tin Lizzie & Four Aces – Deadwood Parking Lots
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case #14054 – 20861 Spruce Gulch – Replace Tower – Ken Schultz/New Cingular Wireless
 - b. PA - Case #14055 - 51 Taylor - Repair Stucco/chimney/add windows & door - Christina Creger
 - c. PA – Case #14056 – 270 Lower Main St – Covered Parking Area – Mike Gustafson/First Gold
 - d. PA – Case #14057 – 2 Fremont St – Demolition – Jeff Snedeker
 - e. PA – Case #14058 – 3 Pearl St – Windows Phase 2 – Brenda Tamillo/Kevin Oberemdt
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. Alan Wright – 822 Main
 - ii. Donna Kellar – 58 Pleasant
 - iii. Fairmont Hotel – Ron Russo
 - iv. Kris & Melanie Fenton – 27 Lincoln
 - v. Brenda Tamillo & Kevin Oberemdt – 3 Pearl
 - vi. Kevin Bloom – 17 Fillmore
 - vii. Ferd Balkenhol – 318 Williams
 - 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

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**

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

Absent: Lyman Toews and Darin Derosier were absent.

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, September 10, 2014 at 5:00 PM in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

On behalf of Commissioner Derosier Mr. Kuchenbecker was asked to read to the Commission prior to the beginning of the meeting a letter of resignation dated September 10, 2014. The Commission acknowledged the letter and thanked Mr. Derosier for his service.

Voucher Approval:

Approval of August 27, 2014 HPC Policy and Procedure Minutes:

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HPC Policy and Procedure minutes of Wednesday, August 27, 2014 as presented. Aye – All. Motion carried.

Approval of August 27, 2014 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the minutes of Wednesday, August 27, 2014 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$119,923.23. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Blair to approve to approve the Bonded Account in the amount of \$12,000.00. 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 # 14044 – 822 Main Street – Siding – Allen & Phyllis Wright

Mr. Kuchenbecker informed the Commission the applicant requests approval to remove and replace siding, repair windows and storms as well as add a stone veneer along the lower section of the front porch on 822 Main Street as submitted (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. Blair and seconded by Mr. Namminga 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 822 Main Street.***

It was moved by Mr. Johnson and seconded by Mr. Namminga to enter Allen Wright at 822 Main Street into the Special Needs Siding Program. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Blair to enter Allen Wright at 822 Main Street into the Special Needs Windows Program. Aye – All. Motion carried.

Case # 14059 – 753 Main Street – Storage Shed – NH Alliance for Children

Mr. Kuchenbecker informed the Commission the applicant proposes to place a 6x12 storage shed in the south east corner outside of the building. The shed will be painted to match the existing structure at 753 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. Blair and seconded by Mr. Johnson 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 753 Main Street.***

Case # 14060 – 531/555 Main Street – Connect Tin Lizzie & Four Aces – Deadwood Parking Lots

Mr. Kuchenbecker informed the Commission the applicant requests approval to build a connector without windows between Tin Lizzie and the Four Aces. The dimensions are approximately 8' long by 14' wide by 10' tall; Exterior finish will be a dark brown brick, matching the brick on the Four Aces, as submitted. (The application is attached hereto on Exhibit C and incorporated herein by this reference.) ***Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Johnson 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 531/555 Main Street.***

New Matters before the Deadwood Historic Preservation Commission:

Case # 14054 – 20861 Spruce Gulch – New Cingular Wireless PCS, LLC / AT&T

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace old tower with new tower which is able to support their upgraded antennas and equipment 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. Namminga 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 for 20861 Spruce Gulch. Aye - All. Motion carried.***

Case # 14055 – 51 Taylor Avenue – Repair Stucco/chimney/add windows & door – Kris & Christina Creger

Mr. Kuchenbecker informed the Commission the applicant requests permission to install 2 windows and French doors; add deck to north side and repair stucco & chimney at 51 Taylor Ave as submitted. (The application is attached hereto on Exhibit E and incorporated herein by this reference.) ***Based upon all the evidence presented, it was moved by Mr. Blair and seconded by Mr. Williams 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.***

Case # 14056 – 270 Main Street – Covered Parking area – Mike Gustafson/First Gold

Mr. Kuchenbecker informed the Commission the applicant requested a continuance until the next meeting scheduled for September 24, 2014. ***It was moved by Mr. Johnson and seconded by Mr. Blair, to continue the application review of Case#14056, 270 Main Street, per the applicant's request until the next Historic Preservation Commission's meeting scheduled for September 24, 2014.*** (The application is attached hereto on Exhibit F and incorporated herein by this reference.)

Case # 14057 – 2 Fremont Street – Demolition – Jeff Snedeker

Mr. Kuchenbecker informed the Commission the applicant requests permission to demolish the structure at 2 Fremont Street as submitted. (The application is attached hereto on Exhibit G and incorporated herein by this reference.)

Mr. Kuchenbecker informed the Commission the structure located at 2 Fremont is a contributing resource in the Deadwood National Historic Landmark District. He noted the structure was build circa 1895 and is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Mr. Kuchenbecker stated Mr. Snedeker purchased the property and requested staff to review the resource to make determination if resource could be demolished. At that time, staff indicated to Mr. Snedeker his desire to demolish the resource would be very difficult and probably not be approved by the Deadwood Historic Preservation Commission.

In October 2012, Mr. Snedeker received Project Approval from Deadwood Historic Preservation Commission to replace the roof, repair and/or replace siding, replace windows and remove and rebuild the later addition to the resource as part of an overall rehabilitation of the resource. Mr. Kuchenbecker informed the Commission Mr. Snedeker provided application information required for HP funded grant programs and was approved for several programs totaling

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\$33,000 which included the siding program (up to \$10,000); windows program (up to \$3000); vacant home program (up to \$10,000); and life/safety program (up to \$10,000).

Mr. Kuchenbecker informed the Commission Mr. Snedeker proceeded to remove a cross-gable portion of the structure as well as a lean-to addition at the rear of the resource; this allowed the applicant to address and remove part of the hillside behind the building to gain access around the property. He noted Mr. Snedeker also removed the roof, windows and siding on the structure showing the construction of the resource which is typical of construction of the time period.

Mr. Kuchenbecker stressed little to no work has been done to replace the roof, windows and siding as well as construction the new addition to the resource as originally approved and Mr. Snedeker has allowed the resource to be subject to weathering for nearly 18 months.

Mr. Kuchenbecker stated the remaining portion of the building is relatively small in size and repairs are comparable to other rehabilitations the office witnesses; however with most projects the construction methods were phased and methodical in the rehabilitation rather than a total gut inside and out leaving the resource in the current condition.

Mr. Kuchenbecker informed the Commission it is staff's opinion; the applicant should follow through with the original rehabilitation plans as initially submitted and approved by the Deadwood Historic Preservation Commission as this historic structure is as a contributing resource within the National Historic Landmark District and the State and National Historic Register Districts. The loss of this structure does damage and destroy a historic resource by the sheer fact of demolition and therefore has an adverse effect on the historic district.

Mr. Kuchenbecker stated based upon the review of this project as submitted and based on the GUIDELINES FOR UNdertakings IN THE CITY OF DEADWOOD NATIONAL HISTORIC LANDMARK DISTRICT, it is staff's opinion this project DOES cause damage and destroys a historic property included in the national register of historic places or the state register of historic places and therefore is adverse to Deadwood.

Mr. Snedeker thanked those Commissioners who took the time to visit the property. He expressed his feeling the property shouldn't have been placed on the National Historic Landmark as the structure was changed when the addition was put onto back in the 1940s. Mr. Snedeker stated as they took off the addition and started to take down sheetrock, the structure was not solid and it contained rot as well as evidence of a fire by the chimney. Mr. Snedeker stated as they continued take apart the roof, he noted it was not made of trusses, but made up of 2x4s that were tacked together. He pointed out the floors were heaved with partial beams supporting them. Mr. Snedeker finished by stating he, along with his neighbors, would really like to clean up that part of their world.

Mr. Namminga asked what his intentions were for that lot if structure was demolished.

Mr. Snedeker stated he would like to build something along the line of single family, apartments or senior living on the lot.

Chair Floyd asked if the structure was rehabbed from its current condition back to basically a visual copy of what it originally was, would it continue to be a contributing structure.

Mr. Kuchenbecker confirmed that until any amendments, change of boundaries or a change in the period of significance, it would continue to be a contributing structure.

Chair Floyd asked whether or not it was still considered a contributing structure even with the additions that were since removed.

Mr. Kuchenbecker confirmed the structure at 2 Fremont was still considered contributing to the district with those additions.

Chair Floyd asked whether or not it would still be considered a contributing structure if the additions were replaced.

Mr. Kuchenbecker stated if additions were replaced, the resource would still be considered contributing. He continued the additions would need to be compatible in scale to the original additions.

Mr. Namminga expressed his concern with the rotted state of the structures materials; his opinion was none of the materials could or should be reused as it would destroy the value of the house.

Chair Floyd questioned the extent of work needed to be done to stabilize and secure the structure or essentially "mothball" the resource. *(The actual mothballing effort involves controlling the long-term deterioration of the building while it is unoccupied as well as finding methods to protect it from sudden loss by fire or vandalism. This requires securing the building from unwanted entry, providing adequate ventilation to the interior, and shutting down or modifying existing utilities. Once the building is de-activated or secured, the long-term success will depend on periodic maintenance and surveillance monitoring.)*

To make the structure stable, Mr. Kuchenbecker stated the resource would require foundation work; walls would need to be secured with sister studs on the inside; sills would need to be replaced; windows put in; house wrapped and sided; and roof reinforced, sheathed and shingled. He stated to "mothball" the resource without putting on the addition, the back wall would need to be rebuilt and sealed to enclose the original structure. Mr. Kuchenbecker noted there is a lot of work needed on this resource, but noted it is typical construction of early Deadwood buildings. He informed the Commission the construction methods seen within the walls and attic of this resource shows how buildings were built back in those days and is very typical of the construction on a majority of historic resources.

Mr. Kuchenbecker reiterated his staff report noting a total gut of a resource is not typically done or advised when rehabbing a resource. He noted several of the Commissioners have been offered and some have taken the opportunity to do site visits where resources were in the same original state as 2 Fremont prior to renovations or rehabilitation taking place; these resources may not have been as small, but condition and construction is similar. Mr. Kuchenbecker reiterated the restoring of this resource to its original state can be done.

Mr. Snedeker argued there really is no roof, let alone anything left of this building to restore.

Mr. Williams asked what rehabilitation plans did the Historic Preservation Commission originally approve.

Mr. Kuchenbecker stated in October 2012 a Mr. Snedeker's Project Approval was approved by the Deadwood Historic Preservation Commission to replace the roof, repair and/or replace siding, replace windows and remove and rebuild the later addition to the resource as part of an overall rehabilitation of the resource. He informed the Commission it was at that time Mr. Snedeker was given information on all the available funding he could apply for to help in doing the approved rehabilitations. The Commission even entered Mr. Snedeker into the programs.

Mr. Namminga stated he didn't see any sense to saving a few pieces of rotten lumber that makes this structure historic somehow. He continued by stating even wrapping them up in new materials just didn't make sense; no one was going to see it. He didn't see how it would affect the historic character of the house.

Mr. Kuchenbecker reminded Mr. Namminga as a Commission there are the Secretary of Interior's Standards for Preservation, Restoration, Rehabilitation and Reconstruction to be followed. He stressed to keep in mind one can reconstruct a structure that is compatible and fits in with the district.

Chair Floyd asked hypothetically, if it was less expensive to reconstruct and take down some of these walls and start with footprint to rebuild this building, what it would do to the historic character of the building.

Mr. Kuchenbecker stated reconstructing or rebuilding structure would add to the fabric of the district. He also noted again if an amendment was made to the national register, it may be moved to non-contributing status, but the resource would not have an adverse effect to the district as it would still represent an 1895 period construction.

Chair Floyd confirmed in the end there are the questions to what it does to structure and what it does to the district.

Mr. Kuchenbecker stated that was correct. He clarified in the previous scenario where reconstructing the resource may not have an adverse effect to the district, it would still be ADVERSE to the structure. Mr. Kuchenbecker stated that if you look at whether it "encroaches upon, damages or destroys a historic property included in the national register of historic places or the state register of historic places", demolition or removal of a resource does have an ADVERSE effect on a district.

Mr. Kuchenbecker informed the Commission a reconstruction of the resource would not be adverse to the district. He stated, depending on if they choose not to save the resource and build something modern in place of it, it may be adverse to the district. He reiterated that no such plans have been submitted at this time.

Mr. Namminga asked what would be the recourse if, when the building was being jacked up to do the foundation and floor work, it fell over.

Mr. Kuchenbecker explained, if he was approved for rehabilitation, Mr. Snedeker would need to come back before the Commission to discuss next step required.

Mr. Namminga asked if the next step required the applicant picking up the 2x4s and putting them back into the building.

Mr. Kuchenbecker stated, if that were to happen, the Commission at that time would need to determine if all reasonable and prudent alternatives were explored.

Mr. Namminga asked if the building was sitting cockeyed already.

Mr. Snedeker replied at this time he hopes the wind doesn't blow it over.

Mr. Namminga noted there are currently only 3 walls still standing.

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Mr. Snedeker confirmed there are 3 sides that currently have foundation under them, however the side in which the addition was removed does not. He noted that is the side that is least stable.

Mr. Williams asked if the building had been condemned.

Mr. Snedeker stated he has not received any notice that it has been condemned.

Mr. Williams asked how condemnation falls on this particular situation.

Mr. Kuchenbecker informed the Commission there are a couple options if they were to go that way. He stated (1) this structure is obviously not livable, however no one has looked at it to determine whether or not it is safe. Mr. Kuchenbecker stated the structure is probably beyond Minimum Maintenance; at this point it would involve the Historic Preservation Commission who could issue a Demolition by Neglect and the process of hearings to determine the structures fate.

Mr. Kuchenbecker informed the Commission at this time nothing has been done to the structure in terms of the building permit. He noted Mr. Snedeker has work on the resource on and off in the past year, but nothing in the past few months.

Mr. Kuchenbecker informed the Commission there was a building permit issued for the approved rehabilitation of the structure.

Mr. Kuchenbecker advised the Commission their first motion is to determine whether or not they agree the demolishment encroaches upon, damages or destroys the historic resource property listed within the national register of historic places as a contributing resource. He reiterated his opinion is the demolition of 2 Fremont does encroach upon, damage or destroy the historic resource. He noted the Commission could find that it does not; however find it hard to believe the Commission would find it as such under the Secretary of Interior's Standards for Preservation, Restoration, Rehabilitation and Reconstruction. Mr. Kuchenbecker explained to the Commission once first motion is made, they could Approve it as not adverse, Deny it as adverse or determine the applicant has explored ALL REASONABLE AND PRUDENT ALTERNITIVES have been explored and approve it.

Based upon all the evidence presented, it was moved by Mr. Johnson and seconded by Mr. Blair that this project DOES encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, for 2 Fremont Street. Aye - All. Motion carried.

Based upon the guidance in the US Department of the Interior Standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCVL 1-19A & 1-19B, et seq, it was moved by Mr. Blair and seconded by Mr. Namminga that this project is ADVERSE to Deadwood, but the applicant has explored ALL REASONABLE AND PRUDENT ALTERNATIVES, and moved to APPROVE the project as presented.

Mr. Blair stated he had visited the property and feels it is a scary structure. He could not see putting the volume of money and resources into this piece of property.

Chair Floyd presented further discussion and pointed out Mr. Snedeker has up to \$33,000 available of HP funding to help with the rehabilitation of the resource. She noted with this being the case Deadwood would not lose another historic resource and looked like a reasonable alternative to demolition. She stressed it isn't the easiest alternative, but it is an alternative the applicant has expressed he is willing to do.

Mr. Johnson expressed it is a difficult decision.

Mr. Namminga stated he felt all historic character of the structure has been lost. He agreed with Mr. Blair statement and noted if any contractor was to look at rehabbing the structure, they would walk away and laugh at the idea.

Mr. Blair stated the first thing a contractor would do is tear down the structure before thinking of redoing it. He stated he knows no contractor who would tackle that building. He pointed out how scary it was walking on the floor thinking the floor would collapse because there is only dirt below it.

Mr. Kuchenbecker agreed the structure is in rough shape; however he noted the methodology of the rehabilitation done by Mr. Snedeker was performed in such a way that took the resource to the state it is currently in. He reiterated if you fix it along the way as you do it one and you don't just take all the siding off and windows, but shore it up, put roof on and finish steps as you go along, rehabilitation can be done on a building of this state. Mr. Kuchenbecker noted with that being said, his only concern is we, the Commission and staff along with the Building Inspector, focus on the main goal of not losing more historic resources. He stressed his concern with one who may in the future take a resource to this point and then come back to say the work needed is more than they want to deal with or do. He

noted it may not even be the fault of the building, but the methodology in which they went about the rehabilitation or restoration.

Mr. Kuchenbecker pointed out resources he could take the Commission to visit, like 17 Fillmore and 15 Denver that were all rotted out, which the owners gutted all out, shored up, and after being entered into HP programs, foundations were put under, sistering up on the studs, reinforcing the roofs and bringing these structures back to life. As the position of the Historic Preservation Officer, he has a concern of the loss of historic resources and the direction the district is going. He stressed he knows of several structures in Deadwood that were built this way back in the day. Mr. Kuchenbecker pointed out early Deadwood homes built in 1895 were built with what they had available to them. He pointed out the materials that built this structure could have been scraps from the mines. He noted in buildings across Deadwood there are things "cobbled up", but that is part of Deadwood's history, that is what makes Deadwood unique. Mr. Kuchenbecker commented if structures are taken down to the state 2 Fremont is, there would be a lot of them that are this shape or worse.

Chair Floyd asked Mr. Kuchenbecker if he has seen a structure this bad taken back to a respectable and stable structure.

Mr. Kuchenbecker stated in the course of his 25 years in Historic Preservation, he has seen several structures like 2 Fremont rehabilitated; however he noted he has not seen a building taken down this far without reinforcements, down to the studs, no walls, no roof, stripped to its bare bones, without some type of rehabilitation started along the way to help save the resource.

Mr. Blair stated the last thing he wants to do is get rid of a historic structure. He stressed the lesson to be learned is not to allow someone to let a resource to get to this level. He stressed without criticizing the actions of previous Commissions, he suggested having due diligence to monitor projects more closely.

Chair Floyd asked Mr. Blair if that makes tearing down structure to rebuild it a reasonable and prudent alternative.

Mr. Blair responded with 'Maybe', but pointed out it is not his building. He advised that Mr. Snedeker has to say it is a reasonable and prudent alternative. Mr. Blair suggested an amendment stating if something is rebuilt on the site, it is rebuilt under the guidelines of reconstruction.

Mr. Namminga stated his feeling was reconstruction isn't an alternative. He noted his opinion is, if the structure was reconstructed, Mr. Snedeker would have more money into it than it would be worth and he would take a huge loss if it was sold.

Mr. Williams commented it sounded familiar.

Chair Floyd agreed with Mr. Williams. She asked the Commission what the price of saving a historic resource is. Chair Floyd stated once a historic resource is lost, it is forever gone.

Mr. Johnson and Mr. Williams agreed.

Mr. Blair agreed, but stated the structure at 2 Fremont is gone now. He noted there is nothing in the building he can see that would be used to reconstruct the building. He pointed out the stringers are bad, the roof trusses made up of 2x4s are toenailed together.

Mr. Williams stressed he wants a standard to follow, however he wanted to know how it would all turn out. He stressed his unhappiness with inconsistencies and advised the Commission either do one thing or the other. But he stressed there be consistencies in doing it right. He noted his concern with the state of confusion that occurs when he attends these meetings.

Chair Floyd pointed out that is why there are Secretary of Interior's Standards for which the Commission must follow.

Mr. Williams stated he understood that, however he feels they do not.

Mr. Namminga asked how the Historic Preservation can help Mr. Snedeker financially besides what funds were available through loans.

Mr. Kuchenbecker informed the Commission there is the property tax memoritorium, the special Needs programs which include Siding, Windows, Vacant homes, Life Safety, and possibly the Retaining Wall for the hillside in the back. However, he stressed none of these would be available for new construction.

Mr. Kuchenbecker stated he didn't want to confuse the Commission; however there is a basis there with the form and size of the structure. Mr. Kuchenbecker informed the Commission the resource can be rehabbed. He agreed it would be expensive and there would be a lot of new materials used to do so, but the loss of the structure would be adverse to the district as Commission stated in the previous motion.

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Mr. Namminga asked Mr. Snedeker if he would do the work himself.

Mr. Snedeker stated he would hire a contractor.

Mr. Namminga suggested Mr. Snedeker get estimates on what a contractor would do to rehab structure as it sits and build around it. Mr. Namminga noted he would love to see Mr. Snedeker restore it historically.

Chair Floyd asked Mr. Snedeker if he would be willing to obtain that information.

Mr. Snedeker expressed he agreed with Mr. Blair that if you bring a contractor up to the structure and ask them to do an estimate to rehab it, they will just laugh.

Mr. Namminga stated that isn't necessarily true if you tell them you want to save and rebuild it historically.

Chair Floyd pointed out there are lots of contractors in Deadwood that are use to seeing that and work primarily on such structures.

Mr. Namminga agreed there is a way of rebuilding it if done correctly. He advised Mr. Snedeker to ask for such estimates to see what he gets back. He noted with that information it would be known whether or not it can be done and the cost of doing so.

Mr. Snedeker argued it takes contractors several hours to put an estimate together and said he would feel bad asking one to take the time to do so on a job that may not happen. He stated he came in front of the Commission to asked for permission to tear it down because there isn't much left of the building and it has become an eyesore in their part of Deadwood.

Mr. Williams asked how long Mr. Snedeker had owned it.

Mr. Snedeker stated 2 years.

Mr. Williams asked if anyone had been living in the house when it was purchased.

Mr. Snedeker stated there were people living in it with 2 large Rottweilers which continuously barked and that was one of the main reasons he purchased the house. Mr. Snedeker also pointed out the roof on the addition had a tarp over it. He stated it was not his intention to spend over \$95,000 on the property and house only to tear it down. Mr. Snedeker stated the intention was to have his son live in it. He informed the Commission the house had become a sweater that as you went along started to just unravel into a huge mess. He argued he felt the house shouldn't have been classified as a historic resource from 1895.

Mr. Namminga stated it is classified probably due to its age and Mr. Johnson agreed.

Mr. Snedeker commented the houses that surround this resource are all well-kept historic homes, however feels this house isn't.

Chair Floyd commented just because a resource is in bad repair does not mean it isn't historic; she noted lots of historic homes do need work and there is no doubt this is one of them.

Attorney Williams advised Commission decide on motion and vote.

Chair Floyd asked Attorney Williams since there is a motion on the floor to be voted on, would it be wise to deny the motion so more information can be requested.

Attorney Williams stated that would be correct.

With a motion on the floor, Chairman Floyd moved for a vote. Vote was 3 to 2. Motion denied.

It was moved by Mr. Namminga and seconded by Mr. Johnson, to continue review of Case#14057, 2 Fremont Street until the next Historic Preservation Commission's meeting scheduled for September 24, 2014 with request for additional information of cost estimate for rebuilding structure. Aye - All. Motion carried.

Case # 14058 – 3 Pearl Street – Windows Phase 2 – Brenda Tamiillo/Kevin Oberemdt

Mr. Kuchenbecker informed the Commission the applicant requests permission to start Phase Two of project which includes replacing 3 front windows due to rot and breakage; restoring the front door as well as 7 windows; and add 10 window storms at 3 Pearl Street as submitted. (The application is attached hereto on Exhibit H and incorporated herein by this reference.) ***Based upon all the evidence presented, it was moved by Mr. Blair 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 3 Pearl 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. Johnson to approve the HP Revolving Loan Fund disbursement in the amount of \$3,634.67, 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.

Allen Wright – 822 Main Street

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Windows Loan for Allen Wright, 822 Main Street, 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.

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Siding Loan for Allen Wright, 822 Main Street, in the amount of \$10,000.00, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Johnson to approve the Special Needs Elderly Loan for Allen Wright, 822 Main Street, in the amount of \$10,000.00, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Donna Kellar – 58 Pleasant

It was moved by Mr. Blair and seconded by Mr. Namminga to approve request to refinance the HP Grant Loan for Donna Kellar, 58 Pleasant, in the amount of \$8,847.18, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Fairmont Hotel/Ron Russo – 628 Main Street

It was moved by Mr. Blair and seconded by Mr. Namminga to approve 6 month extension of HP Loans for Fairmont Hotel/Ron Russo, 628 Main Street, in the amount of \$12,000.00, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Kris & Melanie Fenton – 27 Lincoln

It was moved by Mr. Namminga and seconded by Mr. Johnson to approve the HP Siding Loan for Kris & Melanie Fenton, 27 Lincoln, in the amount of \$10,000.00 for a 10 year Balloon with option that if property becomes owner occupied, the Commission has the right to amend terms of loan, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Namminga and seconded by Mr. Blair to approve the HP Windows Loan for Kris & Melanie Fenton, 27 Lincoln, in the amount of \$3,000.00 for a 10 year Balloon with option that if property becomes owner occupied, the Commission has the right to amend terms of loan, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Kevin Oberembt & Brenda Tamillo – 3 Pearl

It was moved by Mr. Blair and seconded by Mr. Johnson to approve 3 month extension for Kevin Oberembt & Brenda Tamillo, 3 Pearl, in the amount of \$50,000, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Johnson to approve the HP Windows Loan for Kevin Oberembt & Brenda Tamillo, 3 Pearl, in the amount of \$3,000, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Kevin & Jan Bloom – 17 Fillmore

It was moved by Mr. Namminga and seconded by Mr. Blair to approve 6 month extension for Kevin & Jan Bloom, 17 Fillmore, in the amount of \$12,500.00, based on information as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Blair to approve waiving late fees in amount of \$620 for Valerie Wayne per Ferd Balkenhol's request, 318 Williams, as presented by Ms. McCracken, Executive Director of NeighborWorks-Dakota Home Services. 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:

- This past weekend was the first annual Deadwood Stagecoach Days which was very successful with approximately 60 students and over 200 participants attended; event was well received and consisted of some great speakers and demonstrations;
- Those who wish to travel with to the South Dakota State Historic Preservation Board meeting scheduled for this Friday, September 12, 2014, please let the office know by tomorrow as they will be leaving from City Hall at 7AM;
- City Commission approved architectural services of Dave Stafford for the Rodeo Grounds restrooms, concessions area and roof; fencing project has started this week;
- Adams Museum project has been going well, however they are being held up slightly by the manufacturer doing the cast concrete work;
- Adams House Roof touch-ups are anticipated for tomorrow and Friday;
- Rec Center Windows project was delayed due to arches on a couple windows did not match and were rejected; the window manufacture, who was to do custom templates of each window, will be rebuilding and sending them back to be installed;
- Retaining Walls at 2 Dudley and 91 Forest are still moving forward;
- Rotary Park is still scheduled for completion mid to late September;
- GRAPE Committee met and granted emergency funds in amount of \$1000 to Fall River Pioneer Museum and \$500 to Fort Meade's 50th Anniversary book;
- Masonic Temple submitted a grant, however, more information was needed to complete review;
- Wall of Fame deadline is September 19, 2014, and will be discussed at the next GRAPE Committee meeting coming up on September 23 at 4PM.

Other Business:

- Ms. Storhaug read a Thank You to the Commission from the Architects Institute of America (AIA) for Deadwood's hosting of their "Design in the Hills" Conference that took place July 17 & 18, 2014.

Adjournment:

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

ATTEST:

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