

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, April 13, 2005

Chairman Love called the meeting of the Deadwood Historic Preservation Commission to order on Wednesday, April 13, 2005 at 5:15 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

PRESENT HISTORIC PRESERVATION COMMISSION: Dr. Michael Guilbert, Louie Lalonde, Troy Love, Ann Ochse, Sonny Sorenson, Rose Speirs, Jim Wilson – Historic Preservation Officer.

ABSENT HISTORIC PRESERVATION COMMISSION: Terri Keene

ADDITIONS, DELETIONS OR CORRECTIONS TO THE AGENDA:

Mr. Wilson requested *deleting* the following item under New Matters before the Deadwood Historic Preservation Commission:

- b. Approve Contractor Selection for Deadwood Fire Hall

REVIEW MINUTES:

[Dr. Guilbert entered the meeting at this time, 5:17 p.m.]

The minutes of the Historic Preservation Commission meeting conducted on March 23rd, distributed with the commission packets, require the following corrections:

- insert appropriate staff reports pertaining to two agenda items;
- correct misspelling, Randy Havlic, on page two (2), 173-175 Sherman, Dollar Store, New Signage;
- the correct amount for the HP Operating Account voucher is \$68,310.78. Mr. Wilson offered an explanation of the differences between the “HPC Bill List” and the “A/P Regular Open Item Register” the commission reviews at each meeting.

Ms. Speirs moved, seconded by Ms. Lalonde and carried unanimously with Mr. Love abstaining to adopt a resolution approving the minutes of the March 23, 2005 meeting with the aforementioned corrections.

VOUCHER APPROVAL:

Operating Account:

Dr. Guilbert inquired about the status of the soda fountain. Ms. Ochse inquired about the expenditure described as “1st quarter installment” in the amount of \$3,975 to the Deadwood Lead Arts Council. Ms. Lalonde moved, seconded by Ms. Speirs and carried unanimously to adopt a resolution approving the HP Operating Account in the amount of \$81,041.03, as presented.

Bonded Account:

Ms. Ochse moved, seconded by Ms. Lalonde and carried unanimously to adopt a resolution approving the HP Bonded Account in the amount of \$3,746.84, as presented.

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

134 Sherman, Keene, Re/Max Gold

Mr. Wilson referred the commission to the following staff report:

STAFF REPORT

The applicant requests permission to replace two signs at 134 Sherman.

Address: 134 Sherman
Applicant: Keene Partnership, Re/Max Gold

Size: 30" x 48". The size does conform to the ordinance.

Location: These signs will replace the existing Keene signs at either end of the canopy.

Material: Painted wood

Is a variance required? No

Comments: These signs replace identically sized, approved signs.

Ms. Speirs moved, seconded by Mr. Sorenson and carried unanimously to adopt a resolution approving the installation of two (2) replacement signs at 134 Sherman, Re/Max Gold as proposed by the property owner, Keene Partnership, as presented.

Sign ordinance revision regarding banners

Mr. Wilson referred the commission to the proposed sign ordinance revisions outlined in his memorandum dated April 11, 2005. The commission discussed the definition of a "banner" proposed in section 15.32.100 of the ordinance and recommended the words "professionally done sign" be replaced with "machine printed sign". Ms. Lalonde moved, seconded by Ms. Speirs and carried unanimously to adopt a resolution approving the proposed sign ordinance revisions to include the aforementioned change in the definition of a "banner" section replacing the words "professionally done" with "machine printed". Jim Wilson noted the sign ordinance revisions will be presented to the city commission for approval. He welcomed input from the commission regarding notifying all the parties that might be affected by the changes.

Approval of Design/Build for Mt. Moriah

Public Works Director Jim Raysor presented a brief explanation of a proposal to demolish and reconstruct the Mt. Moriah restrooms and shelter area. Ms. Ochse moved, seconded by Mr. Sorenson and carried unanimously to adopt a resolution approving the design/build for Mt. Moriah restrooms/shelter area as presented.

Adams Museum Repointing

Mary Kopco presented written documentation to the commission regarding the issue of tuck pointing at the Adams Museum. Mr. Steve Williams with the firm of Williams and Associates, spoke on the costs associated with this work. At the present time, the project is funded to accommodate thirty percent (30%) of the surface area to be tuck-pointed.

Scanner System Purchase (Budgeted Item)

Ms. Speirs moved, seconded by Ms. Ochse and carried unanimously to adopt a resolution approving the purchase of the Scan File Imaging System, a budgeted item, with \$18,864 in HP funds and \$11,000 from other city departments for a total expenditure of \$29,864.00, as presented.

Base for the T.C. Holloway Statue

Public Works Director Jim Raysor presented a request for funds to purchase and install a pedestal on which to display a bronze statue of T.C. Holloway. The City has been offered the "use" of the statue for eight (8) years. Marvin Lehman submitted a proposal to build a pedestal, 37 inches by 44 inches in size at a total revised cost estimate of \$2,244. John Frederickson expressed concern with the issue of liability. Following discussion, Ms. Lalonde moved, seconded by Ms. Ochse and carried unanimously to adopt a resolution approving the construction of the pedestal for the T.C. Holloway Statue proposed by Marvin Lehman, at a total estimated cost of \$2,244. Mr. Raysor stated the statue would be displayed at the intersection of Main and Deadwood Streets. The family is planning a May 27th dedication ceremony.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

65-67 Sherman, Gray, Rear Doors

Ms. Ochse moved, seconded by Mr. Sorenson and carried unanimously to adopt a resolution approving the installation of a new garage door, a new personnel door and roll up awnings at 65-67 Sherman as proposed by the property owner, Daniel Gray.

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

Retaining Wall Fund Voucher

Ms. Ochse moved, seconded by Ms. Speirs and carried unanimously to approve Retaining Wall Grant Fund Disbursements totaling \$3,132.30 to Lehman Construction for Coddington, 422 Williams, \$108 and Farrell, 395 Williams, \$3,024.30.

Revolving Loan Fund Disbursements

Dr. Guilbert moved, seconded by Ms. Speirs and carried unanimously to adopt a resolution to approve the Revolving Loan Fund Disbursements totaling \$9,941.38 to: Lawrence Title, \$25; Lawrence County Register of Deeds \$36; Roger and Sharon Crago, \$79.48; Lawrence Title, \$25; Hole in the Wall Renovation \$1,500; Lehman Construction, \$4,890.90 and \$3,385.00, as presented.

NHS Financial Report

Joy McCracken presented the HP Revolving Loan Fund balance sheet, statement of revenue and expenditures, total loans outstanding, and the trial balance report for the month of March 2005.

Review Loan Delinquency Report

No changes to report.

Retaining Wall Grant Program Policy Changes

Ms. McCracken referred the commission to revised copies of the Retaining Wall Program policy guidelines for non-owner occupied and owner occupied properties, in lieu of the policy guidelines distributed in the packets. She offered the following summary of the changes proposed by the loan committee:

1. Dividing the retaining wall grant fund into two sections a) non-owner occupied properties and b) owner occupied properties (primary residence);
2. Revise the curriculum by which the grants are determined; no changes are proposed for owner occupied properties however, non-owner occupied properties would become a fifty/fifty grant;
3. The term of retention would change from three years to five years; there is no longer a prorata, full payment is required.

Ms. McCracken stated John Frederickson recommended some revisions to the application form including verbiage stating the property owner is responsible for the engineering costs associated with retaining walls. She also announced a procedural change authorizing NHS staff to conduct title searches at the initial phase of the review process to ensure that the property taxes and federal income taxes are not outstanding. A \$25 application fee will be assessed to cover the costs associated with this research.

Mr. Frederickson requested the commission consider several other suggested changes to the language dealing with the death of the applicant and promissory notes. With policy changes currently under consideration, he requested direction from the commission regarding applications currently in the review process. Dr. Guilbert moved, seconded by Ms. Lalonde to continue the retaining wall grant policy guidelines to the commission meeting scheduled for Wednesday, April 27th, to allow the commission adequate time to review the procedural and language changes proposed. Ms. McCracken also announced staff is currently developing guidelines for the loan subordination process. Ms. Speirs

recommended delaying action on any retaining wall grants scheduled for approval at this meeting until the revised guidelines are in effect. Hearing no further discussion, upon vote taken thereon, the motion carried unanimously.

Retaining Wall Grants

Ms. Speirs moved, seconded by Ms. Lalonde and carried unanimously to continue consideration for any Retaining Wall Grant applications to such time as the Retaining Wall Grant Program Policy Guidelines are approved and in effect.

396 Williams, Harris, Loan

Ms. Speirs moved, seconded by Ms. Lalonde and carried unanimously to approve HP loan funding in the amount of \$8,900 to replace the roof on property owned by Morris Harris located at 396 Williams.

227 Williams, Mattieu, Loan

Ms. Lalonde moved, seconded by Mr. Sorenson to adopt a resolution to approve the loan refinance totaling \$7,242, on property owned by Bill Mathieu located at 227 Williams. Ms. Lalonde amended the motion, seconded by Mr. Sorenson and carried unanimously to approve the loan refinance totaling \$7,242 on property owned by Bill Mathieu located at 227 Williams, contingent upon payment of 2001 real estate taxes and proof of insurance.

64 Denver, Stojack, Refinance

Ms. McCracken presented a request for subordination by Louis and Linda Stojack, owners of property located at 64 Denver. Ms. Speirs moved, seconded by Ms. Ochse and carried unanimously to adopt a resolution to deny the loan refinance for 64 Denver, Stojack, due to previous cash outs.

374 Williams, Gaspers, Place in Retaining Wall Program

Ms. Ochse moved, seconded by Ms. Speirs and carried unanimously to continue 374 Williams, Gaspers, to such time as the Retaining Wall Grant Program Policy Guidelines are approved and in effect.

COMMITTEE REPORTS:

Budget

Nothing to report at this time.

Museum

Mr. Wilson stated a report prepared by the conservator, Helen Alton, regarding the Days of '76 Museum is available upon request.

Discussion commenced regarding the museum committee. There was some confusion about which commission members serve on this committee.

HistoryLink and Advocacy

Mr. Wilson stated these committees would be meeting soon.

Chamber of Commerce

Ms. Lalonde reported on the topics discussed at the recent chamber meeting including city ordinance revisions, renegotiating the ad-agency loan; upcoming HBO events; Wild Bill Days; budgets; and upcoming entertainment. The annual luncheon is scheduled for May 24th.

NHS

Dr. Guilbert stated beautification efforts are underway at the city gateway signs and surrounding landscaping. The committee is researching costs associated with dog-waste containers.

Hall of Fame and Recognition Committee

Mr. Wilson stated a meeting of this committee is scheduled for tomorrow evening.

ITEMS FROM CITIZENS NOT ON THE AGENDA:

None.

OTHER BUSINESS:

Ms. Speirs requested the committee membership list be available at each meeting. Mr. Wilson stated a revised list is distributed anytime there is a change in appointment. Mr. Love asked the recording secretary to have the current list on hand at each commission meeting.

Mr. Love announced a VIP social commemorating the 110th anniversary of the Bullock Hotel is scheduled for 5 p.m. on April 23rd.

Ms. Ochse recently attending an organizational steering committee meeting for the 3rd Annual Festival of the Book to be held in Deadwood, September 23-25, 2005.

Mr. Wilson reported 120 people recently attended the 3rd Annual Deadwood Historic Preservation Symposium. He informed the commission that copies of a number of informational items were distributed in their packets including a letter from Jay D. Vogt, State Historic Preservation Officer in Pierre and President of the National Conference of State Historic Preservation Officers. He concluded by stating the Deadwood Historic Preservation Commission 2004 Annual Report was distributed in the packets.

EXECUTIVE SESSION:

None.

ADJOURNMENT:

As there was no further business to come before the commission at this time, Ms. Speirs moved, seconded by Mr. Sorenson and carried unanimously to adjourn the meeting at 6:15 p.m.

ATTEST:

Mr. Troy Love
Chairperson
Historic Preservation Commission
MBurket/Secretary