

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 26, 2018 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes
 - a. September 12, 2018 Regular Meeting
3. Voucher Approval
4. HP Programs and Revolving Loan Program
 - a. Grant Voucher Approval
 - b. Revolving Loan Program Voucher Approval
 - c. Revolving Loan – Loan Requests – **Exhibit A**
 - i. George Mitchell – 25 Terrace – Request to Forgive
 - ii. Interest Rate Increase
5. Old or General Business
 - a. Main Street Initiative Update
 - b. Headstone Grant Application #201804 – **Exhibit B**
 - c. Quote for Benches – **Exhibit C**
 - d. Façade Program Guidelines Proposed Changes – **Exhibit D**
 - e. Outside of Deadwood Grant Emergency Request – Town of Central City – **Exhibit E**
6. New Matters before the Deadwood Historic District Commission
 - a. COA 180355 – Haverberg Family Ltd Ptr – 5 Burnham – Replace Siding – **Exhibit F**
 - b. COA180363 – Gallows LLC – 12 Lee – Replace Roof – **Exhibit G**
7. New Matters before the Deadwood Historic Preservation Commission
 - a. PA 180351 – Toni and Scotte Burns – 24 Burnham – Gutter Alterations – **Exhibit H**
 - b. PA 180353 – Charlie Struble – 61 Taylor – Replace Roof – **Exhibit I**
 - c. PA 180365 – Anita Knipper – 422 Williams – Repair Foundation – **Exhibit J**
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

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

City of Deadwood
HISTORIC PRESERVATION COMMISSION
Wednesday, September 26, 2018

Present Historic Preservation Commission: Michael Johnson, Lyman Toews, Beverly Posey, Ann Ochse, Robin Carmody, Dale Berg and Thomas Blair

Absent:

Present City Commission: Dave Ruth Jr. and Charlie Struble

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer and Bonny Anfinson, Administrative Assistant was present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Michael Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, September 26, 2018 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

September 12, 2018 Regular Meeting

It was moved by Ms. Ochse and seconded by Ms. Posey to approve the HPC minutes of Wednesday, September 12, 2018. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$103,651.39. Aye – All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Grant Funds

It was moved by Mr. Toews and seconded by Mr. Berg to approve HP Grant Fund disbursements in the amount of \$11,594.16, based on information as presented. Aye - All. Motion carried.

Revolving Loan Program Voucher Approval

It was moved by Mr. Toews and seconded by Mr. Blair to table the Allied Construction invoice until the project is done. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursements in the amount of \$20,296.88, based on information as presented. Aye - All. Motion carried.

Revolving Loan Program – Exhibit A

- i. George Mitchell – 25 Terrace – Request to Forgive
- ii. Interest Rate Increase

It was moved by Mr. Toews and seconded by Mr. Blair to vote on these items separately. Aye – All. Motion carried.

It was moved by Mr. Toews and seconded by Ms. Ochse to approve the loan requests for George Mitchell, 25 Terrace, Request to Forgive. Aye – All. Motion carried.

It was moved by Mr. Toews and seconded by Ms. Posey to approve the interest rate increase from 4% to 4.5% for residential and 5% to 5.5% for commercial effective immediately. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker stated the Economic Restructuring Committee has identified a list of business types they would like to see on Main Street. The Committee is working with Kevin Wagner on putting together a list of property available. There is activity from a developer out of Missouri who is interested in building homes. Five proposals were received for the Construction Manager at Risk for the public gathering space. A committee has been selected to review and select three they wish to interview.

Headstone Grant Application #201804 – Exhibit B

Mr. Kuchenbecker stated a Head Stone Grant Application was submitted for Ada M. Culbertson, Mr. Moriah Cemetery. The Project Committee met on September 13, 2018 and recommend approval of the grant request.

It was moved by Mr. Blair and seconded by Ms. Posey to approve the Head Stone Grant request for Ada M. Culbertson. Aye – All. Motion carried.

Quote for Benches – Exhibit C

Mr. Kuchenbecker stated the Historic Preservation Office is requesting permission to use general maintenance funds from the 2018 Historic Preservation Budget to purchase two benches from Victor Stanley. The benches will be placed by the canon at the elementary school as part of a small plaza. The cost is \$1,674 per bench and \$663 for shipping for a total of \$4,011. The benches match the existing benches and are in the same style and supplier. ***It was moved by Ms. Posey and seconded by Mr. Blair to approve the purchase of two benches from Victor Stanley for a total cost not to exceed \$4,011.00 to be taken out of HP General Maintenance budget. Aye – All. Motion carried.***

Façade Program Guidelines – Proposed Changes – Exhibit D

Mr. Kuchenbecker stated he has been working with the City Legislative Audit and there are some questions regarding expenditures of the Façade Program. According to the South Dakota Codified Law it states anything over \$50,000 needs to be bid. We are working with the attorney in an effort to change the language of the conservation easement. Mr. Kuchenbecker recommends continuing this item. ***It was moved by Ms. Ochse and seconded by Mr. Berg to table the Façade Program Guidelines Proposed Changes. Aye - All. Motion carried.***

Outside of Deadwood Grant Emergency Request – Town of Central City – Exhibit E

Mr. Kuchenbecker stated the Historic Preservation Commission has received an emergency Outside of Deadwood Grant request from the Town of Central City to help cover costs of repairs to the St. Lawrence O'Toole Catholic Church roof. It is leaking badly and is damaging the interior of the structure. The request is for an emergency grant to assist in the costs to repair the roof. A grant has been secured through the State Historical Society Deadwood Fund for the project. The contractor will not start the repairs until all the funds are secured for reimbursement. The Town of Central City is \$3,800 short of the needed amount to pay the contractor. The applicant is matching \$1,100 of this amount and is requesting \$2,700 in emergency funds to repair the roof. The Project Committee has reviewed the request and recommends approval. Ms. Ochse asked if this building is insured. Staff will contact applicant regarding insurance. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the emergency funding request for the Town of Central City in the about of \$2,700 contingent upon proof of insurance. Aye - All. Motion carried.***

New Matters before the Deadwood Historic District Commission

COA 180355 – Haverberg Family LTD Ptr – 5 Burnham – Replace Siding – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the Deadwood City Planning Unit, circa 1924-1925. The applicant is requesting permission to remove the wood siding on the west side because the siding deteriorates due to the snow. The applicant is requesting permission to install three or four feet of distressed galvanized roofing steel along the bottom instead of the wood siding. Traditionally this resource more than likely had a lap siding, it is staff's opinion, the proposed work and changes do not encroach upon, further damage or destroy a historic resource but may have an adverse effect on the character of the building and if allowed cumulatively it could start to have an adverse effect on the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Ms. Ochse based upon the guidelines found in DCO 17.68.050, the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and move to deny the Certificate of Appropriateness. Aye – All. Motion carried.***

COA 180363 – Gallows LLC – 12 Lee – Replace Roof – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in South Deadwood Historic Planning Unit, constructed in 1915. The applicant is requesting permission to replace inappropriate white PVC roofing with black standing seam steel on attached side building on the west and north side. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Berg and seconded by Ms. Posey based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certificate of Appropriateness. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA 180351 – Toni and Scottie Burns – 24 Burnham – Gutter Alterations – Exhibit H

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 24 Burnham Avenue, a contributing structure located in the Highland Park Planning unit, constructed in 1895. The applicant is requesting permission to replace the gutters on the front and back of the house due to hail damage. The gutters on the back of the house will be replaced with historically accurate gutters. The applicants are requesting permission to extend the gutters on the side of the house over the sidewalk and down along the existing fence. The purpose is to

keep water off the foundation to prevent any more damage. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Ms. Ochse based upon all the evidence presented, 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 move to grant a project approval. Aye - All. Motion Carried.***

PA 180353 – Charlie Struble – 61 Taylor – Replace Roof – Exhibit I

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit, circa 1944. The applicant is requesting permission to replace the current roof with an asphalt shake. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Mr. Blair based upon all the evidence presented, 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 move to grant a project approval. Aye - All. Motion Carried.***

PA 180365 – Anita Knipper – 422 Williams – Repair Foundation – Exhibit J

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 422 Williams Street, a contributing structure located in the Forest Hill Planning Unit circa 1898. The applicant is requesting permission to repair the foundation. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the state and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Ms. Ochse and seconded by Ms. Posey based upon all the evidence presented, 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 move to grant a project approval. 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 stated DHI wants to do t-shirts of the Tootsie sign to sale as a fund raiser. They would take the Tootsie Liquor sign and put it on t-shirts. Rose Speirs stated a mini exhibit documenting the history of Tootsie will be installed at both museums where the t-shirts will be sold. Mr. Kuchenbecker stated action cannot be taken at this time but asked if the HP Commission would like to discuss this at their next meeting. There was a positive response to the sale of T-shirts.

Mr. Kuchenbecker stated Winter & Company/Ferber Engineering will be in town October 4 – 6 to interview staff, chamber and business owners regarding the Main Street Master Plan.

Mr. Kuchenbecker stated the Deadwood Mountain Grand Chalet Project will be on the agenda at our next meeting.

Mr. Kuchenbecker stated the Comprehensive Plan Meeting is tomorrow.

Committee Reports:

Ms. Ochse stated the Lawrence County Historic Society Biannual meeting is October 21.

Ms. Posey stated Lee Thompson's house is looking good.

Mr. Toews asked about where the City Commission is on the vacant home issue and 20 Washington. Mr. Ruth Jr. stated the Public Works Director was not at the meeting. There needs to be a resolution.

Other Business:

The Historic Preservation Commission Meeting adjourned at 6:40 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Bonny Anfinson, Historic Preservation Office/Recording Secretary