

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 13, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – August 23, 2017
3. Voucher Approval
4. Old or General Business
 - a. Main Street Initiative update
 - b. SDSHS Budget presentation – Friday, September 15, 2017 – **Exhibit A**
5. New Matters before the Deadwood Historic District Commission
 - a. COA H17065 – Sandy McCallon – 675 Main – Window Restoration – **Exhibit B**
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17061 – Rand Williams – 415 Williams – Brick Wall & Siding – **Exhibit C**
 - b. PA H17062 – Lou & Linda Stojack – 64 Denver – Replace Windows – **Exhibit D**
 - c. PA H17063 – Terry Vaughan – 408 Williams – Stabilize Front Foundation – **Exhibit E**
 - d. PA H17064 – Jill & Todd Weber – 562 Williams – Exterior Repairs – Remove Cellar – **Exhibit F**
7. HP Programs and Revolving Loan Program
 - a. HP Program Applications – **Exhibit G**
 - i. Terry Vaughan - 408 Williams – Foundation Program
 - ii. Lou & Linda Stojack – 64 Denver – Wood Windows and Door Program
 - iii. Jill & Todd Weber – 562 Williams – Retaining Wall Program
 - iv. Jill & Todd Weber – 562 Williams – Foundation Program
 - v. Jill & Todd Weber – 562 Williams – Wood Windows and Doors Program
 - vi. Jill & Todd Weber – 562 Williams – Siding Program
 - vii. Jill & Todd Weber – 562 Williams – Vacant Home Program
 - viii. Steven Olson – 53 Lincoln – Elderly Resident
 - b. HP Program Extensions – **Exhibit H**
 - i. Tom McNary—14 Van Buren – Wood Windows and Doors
 - ii. Lee Thompson – 47 Forest -- Foundation
 - iii. Joe & Gwen Martin – 214 McGovern -- Wood Windows and Doors Program
 - iv. Joe & Gwen Martin – 214 McGovern -- Siding Program
 - v. Lita & Lester Westbrook – 69 Lincoln -- Wood Windows and Doors Program
 - c. Revolving Loan Program – **Exhibit I**
 - i. Lee Thompson – 47 Forest – Loan Request
 - ii. Gorder/Gregory – 3 Rodenhous – Subordination Extension Request
 - iii. Kris Fenton – 27 Lincoln – Retaining Wall Loan Request
 - iv. Gregory Vecchi – 19 Centennial – Request to Forgive
 - v. Kevin Oberembt – 3 Pearl – Request to Forgive
 - vi. Peggy Fierro-Bailey – 36 Jackson – Request to Forgive
 - vii. Ronald Underhill – 28 Taylor Request to Forgive
 - viii. Gary Herdt – 15 Madison – Request to Forgive
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
Wednesday, September 13, 2017

Present Historic Preservation Commission: Thomas Blair, Michael Johnson, Lynn Namminga, Dale Berg, Beverly Posey and Lyman Toews.

Absent: Ann Ochse

Present City Commission: Dave Ruth

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, Bonny Anfinson, Recording Secretary and Meghan Wittmis were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Johnson called the Deadwood Historic Preservation Commission meeting to order Wednesday, September 13, 2017 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

Approval of HPC Minutes:

August 23, 2017 Regular Meeting

It was moved by Mr. Blair and seconded by Mr. Toews to approve the HPC minutes of Wednesday, August 23, 2017.

Voucher Approval:

It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$55,138.90. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker updated the commission Main Street Initiative Committees:

- The Economic Restructuring Committee hosted School of Architecture students from SDSU. Nine students were assigned nine buildings. They complete digital scanning, measurements and took photos and will be doing 3D models of the structures. They will be back in November and December;
- The Promotion Committee has been working on the Little Black Dress event and the Wild Bill run;
- Design Committee has approved the pole banners. They are also discussing banners across main street;
- The Negotiation Team has conducted a face to face meeting with Kevin Ancell from CenturyLink. CenturyLink is in the process of acquiring another company and there is expected management changes which will delay further decisions at CenturyLink for the time being.

SDSHS Budget Presentation – Friday, September 15, 2017 – Exhibit A

Mr. Kuchenbecker stated the SDSHS Budget Meeting is scheduled for Friday, September 15, 2017. The HP Budget will be presented to the board at 11:00 a.m. in Pierre. If any HP Commissions wish to attend let Bonny know. They will be leaving the City Hall at 6:30 a.m.

New Matters before the Deadwood Historic District Commission

COA H17065 – Sandy McCallon – 675 Main – Window Restoration – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 675 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood. The applicant is requesting permission to restore existing windows on the west strip and rebuild sashes where required. Replace glass where required, re-glaze glass and prime with oil base paint, caulk windows to weather tight finish. The proposed work and changes does 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. Blair and seconded by Mr. Namminga 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 Certification of Appropriateness. Aye – All. Motion carried.*

New Matters before the Deadwood Historic Preservation Commission

PA H17061 – Rand Williams – 415 Williams – Brick Wall and Siding – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval to remove the failing brick wall on the south side of the structure. Fix any failing studs, sheathe with OSB and replace with siding or brick. 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 District or the Deadwood National Historic Landmark District if brick is used. The brick is a character identify element of the lower level of this resource and should be maintained. If approved, it is staff's opinion it should be approved contingent on repairing with appropriate brick only. *It was moved by Mr. Toews and seconded by Mr. Berg*

based upon all the evidence presented, the HP Commission finds 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 using brick only. Aye – All. Motion carried.

PA H17062 – Lou & Linda Stojack – 64 Denver – Replace Windows - Exhibit D

Mr. Kuchenbeckerr stated the applicant is requesting permission to install casement to match the windows that were installed in 2001. Install five single hung windows to match existing windows. Previous staff reports state the original windows to this resource had been removed prior to the casement windows being installed in 2001. It is staff's opinion the casement windows are not appropriate for this resource however these were approved by a previous Historic Preservation Commission. The proposed work and changes does not further 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. Berg based upon all the evidence presented, the HP Commission finds 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 H17063 – Terry Vaughan – 408 Williams – Stabilize Front Foundation – Exhibit E

Mr. Kuchenbecker stated the applicant is requesting permission to stabilize the front of the foundation of the structure. 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. Posey and seconded by Mr. Blair based upon all the evidence presented, the HP Commission finds 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 H17064 – Jill & Todd Weber – 562 Williams – Exterior Repairs -- Remove Cellar – Exhibit F

Mr. Kuchenbecker stated the applicant is requesting permission to remove root cellar, fix issues with siding, windows, roof, retaining wall and interior back wall and replace kitchen floor. Staff will continue to coordinate with the applicant as this is a vacant home which was recently purchased and needs drainage issues fixed at the rear of the resource. The applicants have applied for several of the HP programs available for this project. The proposed work and changes will 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. Blair and seconded by Mr. Toews based upon all the evidence presented, the HP Commission finds 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.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit G

- i. Terry Vaughan - 408 Williams – Foundation Program
- ii. Lou & Linda Stojack – 64 Denver – Wood Windows and Door Program
- iii. Jill & Todd Weber – 562 Williams – Retaining Wall Program
- iv. Jill & Todd Weber – 562 Williams – Foundation Program
- v. Jill & Todd Weber – 562 Williams – Wood Windows and Doors Program
- vi. Jill & Todd Weber – 562 Williams – Siding Program
- vii. Jill & Todd Weber – 562 Williams – Vacant Home Program
- viii. Steven Olson – 53 Lincoln – Elderly Resident

It was moved by Mr. Berg and seconded by Mr. Blair to approve the HP Program applications 1 and 3-8 as presented. Aye – All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Blair to Deny the Wood Windows and Doors grant request from item 2 as the windows do not fall under the guidelines of the grant. If the owner wishes to return the windows to double hung they may re-apply for the grant programs. Aye – All. Motion carried.

Ms. Posey asked how owner occupancy is determined on the application as the mailing addresses on the grants are outside of Deadwood. Mr. Kuchenbecker stated according to the procedure put in place staff calls the County Register of Deeds to determine what has been recorded with the County. If the County states owner occupied staff then asks what name is recorded under owner occupied.

HP Program Extensions -- Exhibit H

- i. Tom McNary—14 Van Buren – Wood Windows and Doors
- ii. Lee Thompson – 47 Forest -- Foundation
- iii. Joe & Gwen Martin – 214 McGovern -- Wood Windows and Doors Program
- iv. Joe & Gwen Martin – 214 McGovern -- Siding Program
- v. Lita & Lester Westbrook – 69 Lincoln -- Wood Windows and Doors Program

It was moved by Mr. Blair and Seconded by Mr. Toews to approve the Historic Preservation Program grant extensions as presented. Aye – All. Motion carried.

Revolving Loan Program/Disbursements

Revolving Loan Program – Exhibit I

- i. Lee Thompson – 47 Forest – Loan Request
- ii. Gorder/Gregory – 3 Rodenhous – Subordination Extension Request
- iii. Kris Fenton – 27 Lincoln – Retaining Wall Loan Request
- iv. Gregory Vecchi – 19 Centennial – Request to Forgive
- v. Kevin Oberembt – 3 Pearl – Request to Forgive
- vi. Peggy Fierro-Bailey – 36 Jackson – Request to Forgive
- vii. Ronald Underhill – 28 Taylor Request to Forgive
- viii. Gary Herdt – 15 Madison – Request to Forgive

It was moved by Mr. Toews and seconded by Mr. Blair to approve items 2 – 8 as presented to the Historic Preservation Commission. Aye – All. Motion carried.

It was moved by Mr. Berg and seconded by Ms. Posey to approve item 1 with the stipulation the amortization is changed to a 20 year loan. Aye – All. Motion carried.

Revolving Loan Program Disbursements

It was moved by Mr. Berg and seconded by Mr. Blair to approve the HP Retaining Wall Grant Disbursement in the amount of \$18,886.50, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye – All. Motion carried.

It was moved by Mr. Berg and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$100,020.10, based on information as presented by Mr. Walker of NeighborWorks-Dakota Home Services. Ms. Posey Abstained. Aye - All. Motion carried.

It was moved by Ms. Posey and seconded by Mr. Toews to approve HP Revolving Loan Fund disbursements in the amount of \$12,415.36, based on information presented by Mr. Walker of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

The delinquency report was presented by Mr. Walker.

Items from Citizens not on Agenda

Staff Report: *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker stated because we have been expending a lot funds out of our grant programs we will need to adjust the Revolving Loan account.

Mr. Kuchenbecker welcomed Meghan Wittmas to the staff of Planning and Preservation as the new Administrative Assistant.

The Mt. Moriah book has been signed by Mike Runge and a copy has been handed out to each HP Commissioner.

Committee Reports:

No additional information provided.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:04 p.m.

ATTEST:

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