

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 24 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Regular Meeting Minutes – May 10, 2017
3. Voucher Approval
4. Old or General Business
 - a. Main Street Initiative Update and Committee Reports – No Exhibit
5. New Matters before the Deadwood Historic District Commission
 - a. COA H17029 – 36 Water – James & Rhonda Van Den Eykel – Replace Garage/Add Addition – Exhibit A
 - b. COA H17030 – 768 Main – Rick & Chris Jordan – Replace/Repair Deck – Exhibit B
 - c. COA H17031 – 732 Main – St. Ambrose Church – Replace/Repair Deck – Exhibit C
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17026 – 405 Williams – Michael Besso – Windows, Doors and Foundation – Exhibit D
 - b. PA H17027 – 57 Forest – James Herron – Windows, Siding, Foundation – Exhibit E
 - c. PA H17028 – 170 Pleasant – Bonnie Fosso – Foundation – Exhibit F
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit G
 - i. James Herron – 57 Forest Ave – Wood Window and Doors Program
 - ii. James Herron – 57 Forest Ave – Siding Program
 - iii. James Herron – 57 Forest Ave – Foundation Program
 - iv. Michael Besso – 405 Williams St – Wood Windows and Doors Program
 - v. Michael Besso – 405 Williams St – Foundation Program
 - vi. Bonnie Fosso – 170 Pleasant Ave – Foundation Program
 - b. Revolving Loan Program – Exhibit H
 - i. V. Caroline White- 3 Shine St – Two Retaining Wall Loan Requests
 - ii. Lance Bobolz- 84 Van Buren - Two Retaining Wall Loan Requests
 - iii. Amy Gorzalka- 50 Van Buren – Two Retaining Wall Loan Requests
 - iv. Hills Partnership- 158 Williams – Siding, Windows and Foundation Loan Requests
 - v. Shama Properties- 147 Charles – Extension Request
 - vi. Rich Turbiville- 67 Taylor – Extension Request
 - vii. Thomas & Dorrene Julius- 33 ½ Jackson – Extension Request
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

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

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, May 24, 2017

Present Historic Preservation Commission: Laura Floyd, Thomas Blair, Lyman Toews, Dale Berg, and Michael Johnson.

Absent: Lynn Namminga

Present City Commission: Charlie Struble was present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken, of NeighborWorks-Dakota Home Services and Jerity Krambeck, Recording Secretary, were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, May 24, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Mr. Kuchenbecker requested a point of privilege and presented Chair Floyd with a plaque and gavel, thanking her on behalf of the staff and the Commission for her service and time on the Historic Preservation Commission, 2011-2017 as well as being the first individual to chair the commission three years in a row.

Approval of May 10, 2017 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Toews to approve the HPC minutes of Wednesday, May 10, 2017 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the HP Operating Account in the amount of \$40,369.29. Aye – All. Motion carried.

Old or General Business:

Main Street Initiative Update and Committee Reports

Mr. Kuchenbecker stated the Design Committee has a work night on May 25 to do some cleaning of the island on Upper Main and Public Works has stated all of the benches in stock have been set around town. Mr. Kuchenbecker stated we may be doing an order for additional trash receptacles and benches. Promotion Committee along with the Neighborhood Block Clubs will be holding a plant swap and garden party on June 1, 2017 at the new Welcome Center from 3:00 – 6:00 p.m. The Economic Restructuring has met, but Mr. Kuchenbecker stated Mr. Toews will speak more on it. Mr. Kuchenbecker stated the Organization Committee met today and it sounds like next week there will be a meeting of the negotiation team prior to meeting with Century Link and Silverado. Mr. Toews handed out a packet and discussed the survey findings of 10 locations identified as underutilized second floor space on Main Street. Mr. Toews discussed the prospect of opening a brothel museum on Main Street.

New Matters before the Deadwood Historic District Commission

COA H17029 – 36 Water – James & Rhonda Van Den Eykel – Replace Garage/Add Addition – Exhibit A

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 36 Water, a contributing structure located in McGovern Hill Planning Unit in the City of Deadwood, circa 1902. The applicant is requesting permission to replace the existing garage and add a new addition. 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Mr. Berg based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – All. Motion carried.***

COA H17030 – 768 Main – Rick & Chris Jordan – Replace/Repair Deck – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 768 Main, a contributing structure located in the Upper Main Planning Unit in the City of Deadwood, circa 1895. The applicant is requesting permission to replace and repair decks and add roof over the basement porch, for winter safety reasons. 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Mr. Johnson based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – All. Motion carried.***

COA H17031 – 732 Main – St. Ambrose Church – Replace/Repair Deck – Exhibit C

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 732 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood, circa 1888/1904. The applicant is requesting permission to replace/alter the entrance of the deck at the rear 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Blair and seconded by Mr. Berg based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant a Certification of Appropriateness. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

PA H17026 – 405 Williams – Michael Besso – Windows, Doors and Foundation – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 405 Williams, a contributing structure located in the Forest Hill Planning Unit, circa 1880/1881. The applicant is requesting permission to repair foundation and to replace/repair windows/ storm windows and doors. 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Berg and seconded by Mr. Toews 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. Aye – All. Motion carried.***

PA H17027 – 57 Forest – James Herron – Windows, Siding, Foundation – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 57 Forest, a non-contributing structure located in the Forest Hill Planning Unit, circa 1890. The applicant is requesting permission to replace windows, siding, and repair the foundation. ***It was moved by Mr. Berg and seconded by Mr. Toews 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 H17028 – 170 Pleasant – Bonnie Fosso – Foundation – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 170 Pleasant, a contributing structure located in the Highland Park Planning Unit, circa 1895. The applicant is requesting permission to repair the foundation of the structure at the rear of the resource to rebuild the stairway and bathroom of the house. Mr. Kuchenbecker stated this project has been a multi-phased project which has been coordinated through this office. 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 of Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Mr. Johnson, based upon all the evidence presented, 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, and therefore move to grant a project approval. Aye – All. Motion carried.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit G

James Herron – 57 Forest Ave – Wood Window and Doors Program

James Herron – 57 Forest Ave – Siding Program

James Herron – 57 Forest Ave – Foundation Program

Michael Besso – 405 Williams St – Wood Windows and Doors Program

Michael Besso – 405 Williams St – Foundation Program

Bonnie Fosso – 170 Pleasant Ave – Foundation Program

It was moved by Mr. Berg and seconded by Mr. Johnson to approve the HP Program Applications, as presented. Aye – All. Motion carried.

Revolving Loan Program/Disbursements

Revolving Loan Program – Exhibit H

V. Caroline White- 3 Shine St – Two Retaining Wall Loan Requests
Lance Bobolz– 84 Van Buren - Two Retaining Wall Loan Requests
Amy Gorzalka- 50 Van Buren – Two Retaining Wall Loan Requests
Hills Partnership- 158 Williams – Siding, Windows and Foundation Loan Requests
Shama Properties- 147 Charles – Extension Request
Rich Turbiville- 67 Taylor – Extension Request
Thomas & Dorrene Julius- 33 ½ Jackson – Extension Request

It was moved by Mr. Toews and seconded by Mr. Blair to approve the Revolving Loan Program Applications, as presented. Aye – All. Motion carried.

Revolving Loan Program Disbursements

It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Grant Fund disbursements in the amount of \$36,640.67, based on information as presented by Mrs. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Toews to approve HP Revolving Loan Fund disbursements in the amount of \$5,000.00, based on information as presented by Mrs. McCracken, of NeighborWorks-Dakota Home Services. Aye - All - Mr. Berg abstained. Motion carried.

The delinquency report was presented by Mrs. McCracken.

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:

- Quality Services featured one of the artifacts in their newsletter from the Recreation Center project;
- Down Country Roads had a six page feature of the City-owned Fassbender Collection;
- The Deadwood Welcome Center will have the soft opening this weekend, with displays currently being finalized. More taxidermy will be arriving shortly;
- The Deadwood Pioneer documentary aired May 22 and was well received;
- 360 Williams is coming up on a year of the project, with the final four windows being finalized. An electrician will be upgrading the service and putting in the GFI. There is some interior work when the windows are finished;
- Mr. Kuchenbecker stated he is currently using his use or lose leave and will be working half days in the coming weeks.

Committee Reports:

- Mr. Toews stated he would like to see the transformation projects (before and after photos) of the recent façade programs and residential rehabilitation program. Mr. Kuchenbecker stated staff will contact the newspaper.
- Mr. Toews asked for an update of demolition by neglect. Mr. Kuchenbecker stated staff met today and papers are going to be served with a hearing on June 14 on the 18 Adams property. An inspection will be granted to access the 824 Main property allowing the Building Inspector to evaluate the interior. 33 Taylor has been inspected by the Building Inspector and we are still in the redemption period.
- Mr. Blair thanked Chair Floyd for her time on the Commission.
- Chair Floyd stated she is happy to see the direction the community is moving and she will continue to be involved with other committees.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 5:44 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Jerity Krambeck, Historic Preservation Office/Recording Secretary