

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 14, 2016 ~ 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 – November 22, 2016
3. Voucher Approval
4. Old or General Business
 - a. Chamber of Commerce Marketing Report & Update
 - b. South Dakota Governor's Conference on Tourism – Exhibit A
 - c. NeighborWorks Dakota Home Resources Contract Renewal - Exhibit B
 - d. BHSU Herbarium Project Funding Carry Over – Exhibit C
5. New Matters before the Deadwood Historic District Commission
 - a. COA H16058 Rich Harr – 560 Main Street – Deadwood Gulch Saloon Siding Exhibit D
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H16066 City of Deadwood -- 15 Seventy Six Drive – Days of 76 Grandstand Roof Replacement Exhibit E
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit F
 - i. Ron Russo -- 31 Charles -- Siding Program
 - ii. Lawrence Kracht -- 4 Lincoln -- Wood Windows and Doors
 - b. Revolving Loan Program
 - Consent Agenda – Exhibit G
 - i. Oyster Bay – 626 Main – Commercial Life Safety Loan
 - ii. Fairmont Hotel – 628 Main – Commercial Life Safety Loan
 - iii. Rich Turbiville – 67 Taylor – Loan Extension Request
 - iv. Bonnie Fosso – 170 Pleasant – Extension Request
 - Individual Items – Exhibit H
 - i. Berg Jewelry & Gifts LLC, Dale Berg – 650 Main – Subordination
 - ii. Dustin & Laura Floyd – 21 Lincoln – Request to Forgive CHPWINFL3
 - iii. Dustin & Laura Floyd – 21 Lincoln – Request to Forgive CHPWINFL5
 - 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

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, December 14, 2016

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

Present City Commission: Mayor Chuck Turbiville and Dave Ruth were present.

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

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, December 14, 2016 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of November 22, 2016 HPC Minutes:

It was moved by Mr. Toews and seconded by Mr. Berg to approve the HPC minutes of Tuesday, November 22, 2016 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$322,692.20. Aye – All. Motion carried.

Old or General Business:

Chamber of Commerce Marketing Report and Update

Mr. Lee Harstad, Executive Director of the Deadwood Chamber of Commerce and Ms. Amanda Kile, Marketing & Sponsorship Director presented the Chamber's 2016 Marketing Report and update to the Historic Preservation Commission.

South Dakota Governor's Conference on Tourism – Exhibit A

Mr. Kuchenbecker stated the South Dakota Governor's Conference will be held in Pierre, SD January 17-19, 2017. A copy of the schedule is in the packet. If you would like to attend let staff know by Friday, December 23, 2016. Chair Floyd requested a reminder e-mail be sent out to the Commission.

NeighborWorks Dakota Home Resources Contract Renewal – Exhibit B

Mr. Kuchenbecker stated the NeighborWorks Dakota Home Resources is requesting a renewal of their contract for 2017. *It was moved by Mr. Blair and seconded by Mr. Johnson to recommend to the City Commission approval of the contract with Neighborworks Dakota Home Resources for 2017 in the amount of \$75,000.00. Aye – All. Motion carried.*

BHSU Herbarium Project Funding Carry Over – Exhibit C

Mr. Kuchenbecker stated the City Archives is requesting permission to carry over \$9,849.00 to cover the remaining work to be performed on the Deadwood Chinatown Botanical Project with Black Hills State University. The expenditure for the bill will be split between the Archives and Archaeology budgets. *It was moved by Mr. Toews and seconded by Mr. Namminga to recommend to the City Commission approval of the budget carryover for the Deadwood Chinatown Botanical Project with Black Hills State University in the amount of \$9,849.00 to be split between the Archives and Archaeology budgets. Aye – All. Motion carried.*

New Matters before the Deadwood Historic District Commission

COA H16058 – Rich Harr – 560 Main Street – Deadwood Gulch Saloon Siding – Exhibit D

Mr. Kuchenbecker stated the Applicant has submitted an application for Certificate of Appropriateness for work at 560 Main Street, a contributing structure located in the China Town Planning Unit. The applicant is requesting permission to reconstruct the front of the Hi Kee building based on historic photographs with windows, wood lap siding and balcony. The proposed siding is will be a wood lap siding on the front with maximum 5" reveal and a board and batten on the side. Awnings will be canvas. This work is described in attached sketches. The newer one

story building will be modified to closer match historic photos of adjacent buildings as submitted. Staff will continue to work with contractor and review scope of work to ensure 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. 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 H16066 – City of Deadwood – 15 Seventy Six Drive – Days of 76 Grandstand Roof Replacement – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 15 Seventy Six Drive. The applicant is requesting permission to replace the roof with a new metal roof, underlayment, sheeting, and roof drainage system. All exposed materials will be color matched to the brown of the grandstands. Mr. Kuchenbecker stated 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 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 at 15 Seventy Six Drive. Aye- All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit H

Ron Russo – 31 Charles – Siding Program

Lawrence Kracht – 4 Lincoln – Wood Windows and Doors Program

It was moved by Mr. Blair and seconded by Mr. Namminga to accept the consent agenda as presented and approve the Program Applications as submitted. Aye - All. Motion carried.

Revolving Loan Program/Disbursements

It was moved by Mr. Toews and seconded by Mr. Johnson to approve Retaining Wall Program Disbursements in amount of \$61,937.37, based on information as presented by Mrs. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Namminga and seconded by Mr. Blair to approve HP Grant Fund disbursement in the amount of \$34,204.67, based on information as presented by Mrs. McCracken, of NeighborWorks-Dakota Home Services. Mr. Namminga abstained. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in the amount of \$4,847.50, based on information as presented by Mrs. McCracken, of NeighborWorks-Dakota Home Services. Mr. Berg and Mr. Blair abstained. Aye - All. Motion carried.

The delinquency report was presented by Mrs. McCracken.

Revolving Loan Program

Consent Agenda – Exhibit G

Oyster Bay – 626 Main – Commercial Life Safety Loan

Fairmont Hotel – 628 Main – Commercial Life Safety Loan

Rich Turbiville – 67 Taylor – Loan Extension

Bonnie Fosso – 170 Pleasant – Extension Report

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the loan requests. Aye - All. Motion carried.

Individual Items – Exhibit H

Berg Jewelry & Gifts LLC, Dale Berg, 650 Main, Subordination

Dale Berg recused himself from the meeting.

It was moved by Mr. Toews and seconded by Mr. Johnson to approve the request for subordination for Berg Jewelry at 650 Main Street. Aye - All. Motion carried.

Dale Berg returned to the meeting.

Dustin and Laura Floyd, 21 Lincoln, CHPWINFL3, Request to Forgive

Laura Floyd recused herself from the meeting.

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the request to forgive the windows loan CHPWINFL3. Aye - All. Motion carried.

Dustin and Laura Floyd, 21 Lincoln, CHPWINFL5, Request to Forgive

It was moved by Mr. Johnson and seconded by Mr. Toews to approve the request to forgive the windows loan CHPWINFL5. Aye - All. Motion carried.

Laura Floyd returned to the meeting.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

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:

- There is a film crew here from the Mysteries at the Museum television show on the Travel Channel. They are doing a story on the Racketeer Nickel;
- The Program Committee met to review changes to the grant program and they also discussed a mural program. Staff prepared a letter to the Celebrity Hotel asking if they would like to be involved in the pilot program;
- Update on the retaining wall program projects including the final walk through for 3 Shine, 50 Van Buren is complete, St. Ambrose Cemetery is done except ribbing four walls and seeding;
- There was a conference call with Split Rock Studios for phase II of the design and development for the new Deadwood Welcome Center;
- Historic Rehabilitation Program at 360 Williams, the windows and siding are here and painted just waiting for the weather to install them;
- On the Façade Easement Program Ron Russo is getting bids to start his façade project. Dale Berg's Façade Program is advancing with Alaskan Yellow Cedar going on the balcony and the windows were delivered today. Tim Conrad's commercial building on Sherman Street is looking good.
- Revitalization Committee's Design Committee is working with the owners on Main Street and encouraging them to make improvements to the front and backs of their buildings and informing them of the Façade Easement program.
- Toni Burns who just purchased a house on Burnham wrote a very good letter to the editor in the Black Hills Pioneer. Staff was directed to send her a thank you letter.

Committee Reports:

Chair Floyd expressed thanks for the windows program.

Cameron Enright sent a letter thanking and informing the Commission how his semester has gone.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:08 p.m. and went into executive session for legal matters per South Dakota Codified Law 1-25-1 (3) with no action to be taken.

ATTEST:

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