

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, November 22, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – November 9, 2016
3. Voucher Approval
4. Old or General Business
 - a. Grants, Recognition, Advocacy and Public Education (G.R.A.P.E.) Funding Requests – Exhibit A
5. New Matters before the Deadwood Historic District Commission
 - a. COA H16062 – St. Ambrose Elementary School – Catholic Diocese – Window Wells – Exhibit B
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H16060 – Lee Thompson – 47 Forest Avenue – Soffit/Windows/Siding – Exhibit C
 - b. PA H16061 – Toni Burns – 24 Burnham Avenue – Retaining Wall Repair – Exhibit D
 - c. PA H16063 – Gene Hunter – 38 Van Buren – Windows – Exhibit E
 - d. PA H16064 – Mike Gustafson – 270 Main Street – Canopy – Exhibit F
 - e. PA H16065 – The Chalets, LLC – McGovern Hill – Chalets – Exhibit G
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit H
 - i. Gene & Roxy Hunter – 38 Van Buren – Wood Windows and Doors Program
 - ii. Donna Watson – 24 Adams – Elderly Resident Program
 - b. HP Program Grant Extensions – Exhibit I
 - i. James Pontius – 118 Charles – Siding Program
 - ii. James Pontius – 118 Charles – Wood Windows & Doors Program
 - iii. Laura & Dustin Floyd – 71 Forest – Wood Windows & Doors Program
 - c. Revolving Loan Program
 - d. 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 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Tuesday, November 22, 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, Dave Ruth and Gary Todd were present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, Quentin Riggins, City Attorney, 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 Tuesday, November 22, 2016 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

It was moved by Mr. Blair and seconded by Mr. Toews to move agenda item PA H16065 the Chalets, LLC right after voucher approval on the agenda. Aye – All. Motion carried.

Approval of November 9, 2016 HPC Minutes:

It was moved by Mr. Namminga and seconded by Mr. Berg to approve the HPC minutes of Wednesday, November 9, 2016 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Blair and seconded by Mr. Toews to approve the HP Operating Account in the amount of \$200,942.47. Aye – All. Motion carried.

PA H16065 – The Chalets, LLC – Tract A & B McGovern Hill – Exhibit G

Marc Oswald, Managing Partner of the Deadwood Mountain Grand, stated based on the Staff Report the Chalets, LLC wishes to withdraw the project approval request from the agenda and present a new project approval at a later date. Bob Echman thanked everyone who was present for the hearing on the project approval.

Old or General Business:

Grants, Recognition, Advocacy and Public Education (G.R.A.P.E.) Funding Request – Exhibit A

Mr. Kuchenbecker stated the Historic Preservation Office received two requests for funding from the Outside of Deadwood Grant program and the Not-For-Profit Program. The Verendrye Museum has a grant for the second round of 2016 in the amount of \$18,886.50. Because of unexpected issues they are requesting an additional \$6,113.50. This would put their total funding request for 2016 at \$25,000.00. The First Baptist Church of the Northern Hills in Deadwood received a Not-for-Profit Grant in 2007 for roof and window repairs in the amount of \$24,916.00. The church did not use the funds and are requesting an extension of the 2007 grant to paint the cornice and repair the roof and windows.

It was moved by Mr. Blair and seconded by Mr. Berg to approve the additional funding request to the Verendrye Museum in the amount of \$6,113.50 and grant and extension of the Not-for-Profit Grant to the First Baptist Church of the Northern Hills. Aye – All. Motion carried.

New Matters before the Deadwood Historic District Commission

COA H16062 – St. Ambrose Elementary School – Catholic Diocese – Rebuild Window Wells – Exhibit B

Mr. Kuchenbecker stated the Applicant is requesting permission to rebuild three window wells on the north side of the building. The proposed work and changes do no 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 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 H16060 – Lee Thompson – 47 Forest Avenue – Soffit/Windows/Siding – Exhibit C

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 47 Forest Avenue, a non-contributing structure located in the Forest Hill Planning Unit, constructed c 1890. The applicant is requesting permission to replace the soffit and fascia along with the windows and siding of the structure. These modifications will assist in reversing inappropriate alterations and changes which has caused the structure to be non-contributing. 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 47 Forest Avenue. Aye- All. Motion carried.

PA H16061 – Toni Burns – 24 Burnham Avenue – Repair Retaining Wall – Exhibit D

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 repair the failing retaining wall.

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 24 Burnham Avenue. Aye- All. Motion carried.

PA H16063 – Gene Hunter – 38 Van Buren Avenue – Windows – Exhibit E

Mr. Kuchenbecker stated this is a contributing structure constructed in 1897 and the applicant is requesting permission to restore all double hung windows. The applicant is also applying for the Wood Windows and Doors Program.

It was moved by Mr. Toews and seconded by Mr. Berg 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 38 Van Buren Avenue. Aye- All. Motion carried.

PA H16064 – Mike Gustafson – 270 Main – Canopy – Exhibit F

Mr. Kuchenbecker stated this is a noncontributing structure constructed in 1990 and the applicant is requesting permission to construct a canopy at the front entrance of the building. 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 evidence presented, I find that 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 contingent upon the applicant and any associated properties being compliant and complete with any existing requirements from the City of Deadwood with regards to any open permits or issues. Aye- All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit H

Gene and Roxy Hunter – 38 Van Buren – Wood Windows and Doors Program

Donna Watson – 24 Adams – Elderly Resident Program

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

HP Grant Program Grant Extensions – Exhibit I

Chair Floyd stated because she is listed on this agenda item the items will be approved individually.

James Pontius – 118 Charles – Siding Program

James Pontius – 118 Charles – Windows and Doors Program

Dustin and Laura Floyd – 21 Lincoln – Windows and Doors Program

It was moved by Mr. Toews and seconded by Mr. Namminga to grant a six month extension to James Pontius for the Siding and Windows and Doors Grant Program.

Chair Floyd recused herself from the meeting. Vice Chair Blair conducted the meeting.

It was moved by Mr. Berg and seconded by Mr. Toews to grant a six month extension to Dustin and Laura Floyd for the Windows and Doors Grant Program.

Chair Floyd returned to the meeting.

Retaining Wall Program Disbursements

No disbursements were considered.

Revolving Loan Program/Disbursements

It was moved by Mr. Berg and seconded by Mr. Williams to approve HP Revolving Loan Fund disbursement in amount of \$137.57, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Chair Floyd abstained from any discussion because she is listed on the HP Grant Fund disbursements. Vice Chair Blair conducted the meeting.

It was moved by Mr. Toews and seconded by Mr. Namminga to approve HP Grant Fund disbursement in the amount of \$29,040.41, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Chair Floyd abstained. Aye - All. Motion carried.

Chair Floyd conducted the rest of the meeting.

The delinquency report was presented by Mr. Walker.

Revolving Loan Program

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Items from Citizens not on Agenda

George Ann Silvernail thanked Mr. Kuchenbecker for information he provided regarding the Chalet Project.

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

Mr. Kuchenbecker reported on the following items:

- The Deadwood Welcome Center is continuing to move along. It should be weather tight in the next two to three weeks. Staff has been reviewing the submittals from Split Rock Studios for interior displays and exhibits. Copies are available in the office for the Commission to review if desired;
- St. Ambrose Cemetery is very near completion. Because of the snow some of the final phase has not been completed;
- Update on the retaining wall program projects including 77 Stewart, 10 Harrison, 84 Van Buren and 50 Van Buren are all complete. 3 Shine is moving along quite well. The lower level masonry has been stabilized;
- On the Façade Easement Program Ron Russo has been working on receiving quotes and is very close to awarding a contract and beginning the work on his windows. Work has started on 138 & 140 Sherman for Tim Conrad's building and Dale Berg's façade work is moving along with the awning ready to be installed;

Committee Reports:

Mr. Toews asked what authority do we have from our commission to assure that when a person takes on a project that is actually gets completed. There has been discussion about requiring a performance bond to assure the city does not end up with an asset that is an eye sore or incomplete project. Chair Floyd stated this matter should be brought to Program Committee for discussion.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:36 p.m.

ATTEST:

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