

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 26, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order

Recess meeting for program

2016 Deadwood Wall of Fame Program

Reconvene meeting

2. Approval of HPC Meeting Regular Meeting Minutes – October 12, 2016
3. Voucher Approval
4. Old or General Business
 - a. Report on “The Experience LAB” workshop on October 17-19, 2016
 - b. Update on Deadwood Revitalization efforts
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H16052 – Lita & Lester Westbrook – 69 Lincoln Avenue – Wood Windows/Doors – Exhibit A
 - b. PA H16054 – Mike Gustafson – 270 Main Street – Cut Hill – Exhibit B
 - c. PA H16053 – Mike Gustafson – 270 Main Street – Grading – Exhibit C
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit D
 - i. Lita & Lester Westbrook – 69 Lincoln Avenue – Windows/Doors Program
 - ii. Isabelle Messmer – 54 Burnham Avenue – Elderly Resident Program
 - iii. Lynn and George Milos – Windows/Doors Program
 - b. HP Program Extension – Exhibit E
 - i. Ken and Nancy Matzko – 51 Pleasant – Windows/Doors Program Extension
 - ii. Jean Mackley – 8 Adams Avenue – Elderly Resident Program Extension
 - iii. Bonnie Fosso – 170 Pleasant – Windows/Doors Program Extension
 - iv. Bonnie Fosso – 170 Pleasant – Siding Program Extension
 - v. Bonnie Fosso – 170 Pleasant – Elderly Resident Program Extension
 - c. Revolving Loan Program – Exhibit F
 - i. “Peggy” Fierro-Bailey – 36 Jackson – Retaining Wall Loan Extension Request
 - ii. Thomas and Dorrene Julius – 33 ½ Jackson – Siding Loan Extension Request
 - iii. Thomas and Dorrene Julius – 33 ½ Jackson – Windows Loan Extension Request
 - 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 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, October 13, 2016

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

Absent: Ms. Terri Williams, City Attorney, were absent.

Present City Commission: Dave Ruth was present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker and Crystal Murray, of NeighborWorks-Dakota Home Services, Quentin Riggins, City Attorney, and Jerity Krambeck, 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, October 26, 2016 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Mr. Kuchenbecker presented the Wall of Fame recipients; Dr. John Clinton Smiley and George Vincent Ayres.

Dr. John Smiley and family accepted the award on behalf of Dr. John Clinton Smiley. Mike Rodman, Grand Lodge of South Dakota Masons and Bill Collister, great-grandson of Mr. Ayres, accepted the award on behalf of George Vincent Ayres.

Chair Floyd recessed the meeting for the Deadwood Historic Preservation Commission 2016 Wall of Fame reception.

Chair Floyd reconvened the meeting for business.

Approval of October 12, 2016 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Williams to approve the HPC minutes of Wednesday, October 12, 2016 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$153,966.87. Aye – All. Motion carried.

Old or General Business:

Report on "The Experience LAB" workshop on October 17-19, 2016

Mr. Kuchenbecker discussed "The Experience LAB" workshop. Mr. Kuchenbecker stated it was an amazing experience and he came back with great ideas for Deadwood. Mr. Kuchenbecker thanked the Commission for allowing him and Chamber staff to attend.

Mr. Lee Harstad, Deadwood Chamber of Commerce, thanked the Commission. Mr. Harstad stated there was a lot of takeaway from the conference, but highlighted the critical eye of improving a great experience.

Update on Deadwood Revitalization efforts

Ms. Susan Johnson spoke on behalf of the Deadwood Revitalization committee regarding the CenturyLink building update. Ms. Johnson discussed CenturyLink turning Deadwood into a Smart City. Ms. Johnson stated CenturyLink has agreed to donate the building. Ms. Johnson stated CenturyLink is asking for a verbal commitment from Historic Preservation/City of Deadwood.

Mr. Mike Rodman thanked Historic Preservation for working with Deadwood Revitalization and the best thing to do is to collaborate with Historic Preservation and continue to plan and develop where we are going with Main Street projects and work on these projects together for the betterment of Deadwood. Mr. Rodman stated the discussion needs to be had whether these plazas are an intrusion on Main Street. Mr. Rodman asked if we could put together a working group.

Ms. Louie Lelonde stated our most valuable asset is our history and this can give us the opportunity to enrich our history and keep our Main Street as vibrant as possible.

Ms. Johnson stated Revitalization has raised money and has hired Dan Senfner with Destination Rapid City to enlighten everyone on what has happened in Rapid City since they built their plaza.

Mr. Senfner introduced himself and discussed Rapid City's revival with the addition of Main Street Square and how it has transformed the way the community lives. Mr. Senfner discussed the comparisons to Deadwood and stated a downtown plaza is the heart of the community.

Chair Floyd stated there is value and potential in exploring it and there is a lot of opportunity in partnership. Chair Floyd stated we need to sit down and discuss exactly what that means; when it is appropriate for Historic Preservation to be a financial partner and an input partner. Chair Floyd asked if it would be appropriate for a committee to be formed or if members of Historic Preservation Commission should join an already formed committee. Ms. Johnson stated she would like to see a meeting with Historic Preservation Commission, Deadwood Revitalization and CenturyLink and to hear about the Smart City. Ms. Johnson stated a review of the initial plaza concepts need to be reviewed to ensure they reflect Deadwood.

Mr. Kuchenbecker stated he has been involved with Revitalization and there is great opportunity as their committee structured after the Main Street Program, which was started by the National Trust of Historic Preservation. There is opportunity for all to serve in the sub-committees.

Mrs. Sharon Martinesko stated she would like to encourage the Commission and Revitalization to bring in more residents for input so there is residential buy-in and communication.

New Matters before the Deadwood Historic District Commission

No matters considered.

New Matters before the Deadwood Historic Preservation Commission

PA H16052 – Lita & Lester Westbrook – 69 Lincoln Avenue – Wood Windows/Doors – Exhibit A

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 69 Lincoln Avenue, a contributing structure located in the Ingleside Planning Unit, constructed circa 1890. The applicant is requesting permission to replace six (6) casement windows with new wooden-double-hung windows. 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. The applicant also is entering into the windows program. ***It was moved by Mr. Blair and seconded by Mr. Johnson 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 69 Lincoln Avenue. Aye- All. Motion carried.***

PA H16054 – Mike Gustafson – 270 Main Street – Cut Hill – Exhibit B and PA H16053 – Mike Gustafson – 270 Main Street – Grading – Exhibit C

It was moved by Mr. Blair and seconded by Mr. Johnson to continue Project Approval for PA H16054 and H16053 to the Historic Preservation Commission Meeting scheduled for November 9, 2016, pending a site visit scheduled for Thursday November 3, 2016 at 4:00 p.m. Aye- All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

Grant Program – Exhibit D

Lita & Lester Westbrook – 69 Lincoln Avenue – Windows/Doors Program

Isabelle Messmer – 54 Burnham Avenue – Elderly Resident Program

Lynn and George Milos – 872 Main Street – Windows/Doors Program

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

HP Program Extension – Exhibit E

Ken and Nancy Matzko – 51 Pleasant – Windows/Doors Program Extension

Jean Mackley – 8 Adams Avenue – Elderly Resident Program Extension

Bonnie Fosso – 170 Pleasant – Windows/Doors Program Extension

Bonnie Fosso – 170 Pleasant – Siding Program Extension

Bonnie Fosso – 170 Pleasant – Elderly Resident Program Extension

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

Retaining Wall Program Disbursements

It was moved by Mr. Toews and seconded by Mr. Johnson to approve Retaining Wall Program Disbursements in amount of \$111,318.61, 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. Toews to approve HP Grant Fund disbursement in the amount of \$83,426.11, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Namminga abstained. Aye - All. Motion carried.

It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of \$9,513.92, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg and Mr. Blair abstained. Aye - All. Motion carried.

Revolving Loan Program/Disbursements

Revolving Loan Program – Exhibit F

"Peggy" Fierro-Bailey – 36 Jackson – Retaining Wall Loan Extension Request

Thomas and Dorrene Julius – 33 ½ Jackson – Siding Loan Extension Request

Thomas and Dorrene Julius – 33 ½ Jackson – Windows Loan Extension Request

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

The delinquency report was presented by Mr. Walker.

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:

- Our HP Programs are kicking and doing well; putting it in the newsletter has been working well;
- Guy Street retaining wall is under construction and we have six retaining walls in engineering stage for next year;
- The Residential Rehabilitation applications are out and we will accept up to two rehabilitations; applications are due mid-November.
- St. Ambrose continues;
- We are seeing work on our façade program; both Mr. Berg and Mr. Tim Conrad's properties have begun the project;
- 360 Williams Street windows are coming along with windows being delivered this week and a competitive bid for siding has been awarded;
- The roof at the Rodeo Grounds needs quite a bit of considerable maintenance that needs addressed and there will probably be additional projects forthcoming; the crow's nest is in a deteriorating condition and we will probably need to declare it as an emergency and bring it to the City Commission to supplement the budget and the walkways out in the weather are deteriorating and there are a few spots that are falling through; although it is not budgeted, this project cannot be deferred because it is a safety hazard.

Committee Reports:

Mr. Berg stated the Deadwood Alive meeting today went well and the direction Deadwood Alive is heading is very encouraging.

Chair Floyd read a letter from the Fall River Historical Society thanking for the contribution to their 12th Annual Fall River Conference.

Chair Floyd read a letter from Tam Zwingelberg stating how happy she is with her new windows and she would recommend this program to everyone.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:25 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Jerity Krambeck, Historic Preservation Office/Recording Secretary