

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, July 27, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Minutes
 - a. Approval of HPC Meeting Minutes – July 13, 2016
 - b. Approval of HPC Budget Meeting Minutes – July 21, 2016
3. Voucher Approval
4. Old or General Business
 - a. Approval of 2017 Historic Preservation Budget – Exhibit A
 - b. Program Committee Report on Advertising Mural Project – No Exhibit
 - c. Trestle Sign Design -- Continued from July 13, 2016 Meeting – No Exhibit
 - d. Request to Extend Siding Grant – G. Mathew Pike – Exhibit B
 - e. Thank You from South Dakota State Historical Society Board of Trustees – Exhibit C
5. New Matters before the Deadwood Historic District Commission
 - a. COA – H16034 – Add Garage Doors – 531 Main – Blue Sky Gaming – Exhibit D
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – H16033 – Replace Windows – 56 Taylor Avenue – Debra Kahler – Exhibit E
 - b. PA – H16035 – Replace Doors and Windows – 14 Van Buren – Thomas McNary – Exhibit F
 - c. PA – H16036 – Repair/Replace Porch – 890 Main – Charles Roche and Valerie Tomlin – Exhibit G
 - d. PA – H16037 – Replace Windows/Doors/Porch/Repair Foundation/Masonry–124 Charles –James & Susan Trucano – Exhi H
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit I
Debra Kahler – 56 Taylor – Wood Windows and Doors
Charles Roche and Valerie Tomlin – 890 Main Street – Elderly Resident Program
Tom McNary – 14 Van Buren – Wood Windows and Doors Program
 - b. Revolving Loan Program
 - 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 3^d Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION
Wednesday, July 27, 2016

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

Absent: Dale Berg, Ms. Terri Williams, City Attorney, was absent.

Present City Commission: Dave Ruth and Jim Van Den Eykel

Mr. 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, July 27, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of July 13, 2016 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the HPC minutes of Wednesday, June 22, 2016 as presented. Aye – All. Motion carried.

Approval of July 21, 2016 Budget Meeting Minutes:

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the 2016 Budget Meeting minutes of Thursday, July 21, 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 \$198,048.53. Aye – All. Motion carried.

Old or General Business:

Approval of 2017 Historic Preservation Budget – Exhibit A

Mr. Kuchenbecker presented the 2017 Historic Preservation Budget. The balanced budgeted if approved will be \$8,925,000.00. After approval the budget will be sent to the State Historical Society Board of Directors for review at their September 9, 2016 meeting. The City Commission will be reviewing the budget at their budget meeting in the middle of August.

It was moved by Mr. Blair and seconded by Mr. Johnson to adopt the 2017 Historic Preservation Budget in the amount of \$8,925,000.00. Aye – All. Motion carried.

Program Committee Report on Advertising Mural Project – No Exhibit

Mr. Kuchenbecker stated the committee met and looked at existing programs across the nation and will conduct an inventory of the advertising murals in Deadwood. Jerity Krambeck has been doing research and prepared an example of Ft Collins murals and restoration program which was passed around during the Historic Preservation Commission. Mr. Kuchenbecker stated the Celebrity Hotel had received a quote to take the Champion Spark Plug mural back to 70% of restoration. The Celebrity Hotel did receive a quote a few years back for their mural restoration; however, have not proceeded with the project at this time. While doing research it was discovered a full restoration may damage the authenticity of the original character and a partial restoration should be done. Mr. Kuchenbecker stated he believes the mural restoration costs will be more reasonable than expected. The committee will prepare an inventory and history of the Deadwood murals.

Trestle Sign Design – continued from July 13, 2016 meeting – No Exhibit

Mr. Kuchenbecker stated there is no Trestle Sign Design update to show the Historic Preservation Commission at this time.

It was moved by Mr. Blair and seconded by Mr. Williams to continue the Trestle Sign Design to the August 24, 2016 meeting. Aye – All. Motion carried.

Request to Extend Siding Grant – G. Mathew Pike – Exhibit B

Mr. Kuchenbecker stated the applicant received a \$10,000 siding grant last fall and the contractor was unable to complete the work before winter. The applicant is requesting an extension of the remaining \$3,567.49 for 120 days so the contractor can finish the siding.

It was moved by Mr. Blair and seconded by Mr. Johnson to extend the siding grant at 35 Lincoln Avenue for G Mathew Pike for 120 days in the amount of \$3,567.49. Aye – All. Motion carried.

Thank You from South Dakota State Historical Society Board of Trustees – Exhibit C

Mr. Kuchenbecker stated a thank you letter was sent from the South Dakota State Historical Society Board of Trustees thanking the City of Deadwood and Historic Preservation Office for inviting them to Deadwood for their summer board meeting and they appreciated the time given to provide the tours and activities in Deadwood as well as making the necessary arrangements to complete the schedule that coincided with the state board meeting on July 8, 2016.

New Matters before the Deadwood Historic District Commission

COA – H16034 – Add Garage Doors – 531 Main – Blue Sky Gaming – Exhibit D

Mr. Kuchenbecker stated this is a non-contributing structure located in the Chinatown Planning Unit, Circa 1993, the applicant is requesting permission to install new glass overhead garage doors at the east end of the Tin Lizzie Gaming Resort. They would like to remove four large arch-top windows and replace with overhead style glass garage doors. The four doors would be open on the north facing side 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. Johnson 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 Certification of Appropriateness. Aye- All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission

PA – H16033 – Replace Windows – 56 Taylor Avenue – Debra Kahler - Exhibit E

Mr. Kuchenbecker stated this is a non-contributing structure located in Ingleside Planning Unit. The applicant is requesting permission to replace the windows on the structure. Under the 1993 Architectural Survey this is a non-contributing resource due to its age; however, the 2008 Architectural Survey lists the house as a contributing structure if the period of significance was changed for the National Register Historic District as well as for its modern architectural style. The proposed new windows in the resource will assist the homeowner with the noise caused by the HVAC units installed on the new addition of the Deadwood Recreation Center. 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. Johnson 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 for windows at 56 Taylor Avenue. Aye- All. Motion carried.

PA – H16035 – Replace Doors and Windows – 14 Van Buren – Exhibit F

Mr. Kuchenbecker stated this is a contributing structure located in the Ingleside Planning Unit. The applicant requests permission to install new wood windows and doors. The applicant was previously approved for this project under an earlier project approval but did not proceed. He is coming under the new program and his project approval has technically expired. 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.

It was moved by Mr. Namminga 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 to install new wood windows and doors of the structure at 14 Van Buren. Aye- All. Motion carried.

PA – H16036 – Repair/Replace Porch – 890 Main – Charles Roche and Valerie Tomlin – Exhibit G

Mr. Kuchenbecker stated this is a contributing structure located in the Upper Main Street Planning Unit. The applicant requests permission to repair or replace the front porch on the structure. Staff has met with the applicant and the stairs and railing need to be repaired or replaced on the front porch. Staff will continue to work with the applicant to ensure the project meets the guidelines of the program. 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. Namminga 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 to repair or replace front porch on the structure located at 890 Main street. Aye- All. Motion carried.

PA – H16037 – Replace Windows/Doors/Porch/Repair Foundation/Masonry—124 Charles – James & Susan Trucano – Exhibit H

Mr. Kuchenbecker stated this is a non-contributing structure, circa 1895, located in the Cleveland Historic Overlay Zone Planning Unit. The front of this house has been altered with modern windows and an enclosed vestibule. Because of these alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark District at this time. However, the 1993 survey indicates the structure could be eligible in the future. The applicant requests permission to replace existing siding on front corner of house and rear addition with Smart Side siding, with 4 ½ inch reveal; replace two existing front entry doors with ReliaBilt metal pre-hung doors and add front entry porch to specifications; repair rear deck foundation where damage necessitated a temporary support post and replace existing railing with new; replace existing, non-original windows with pre-hung, double hung wood windows from Jenn Weld to fit original window opening of an acceptable style and make; repair masonry as needed to original specifications. Staff has met with the applicant and desires to reverse inappropriate alterations which have changed the architectural features of this resource. 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 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 to replace siding, replace doors and windows, repair rear deck, front entry porch and repair masonry on the structure located at 124 Charles Street. Aye- All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

Grant Program – Exhibit I

Debra Kahler – 56 Taylor – Wood Windows and Doors

Charles Roche and Valerie Tomlin – 890 Main Street -- Elderly Resident Program

Tom McNary – 14 Van Buren – Wood Windows and Doors Program

It was moved by Ms. Floyd and seconded by Mr. Blair to move the Debra Kahler, 56 Taylor, request from the consent agenda to vote and discuss separately. Aye- All. Motion carried.

Mr. Kuchenbecker stated the project at 56 Taylor does not meet the criteria for the Wood Windows and Doors Program under the 1993 Architectural Survey due to its age and being a non-contributing structure; however, the 2008 Architectural Survey lists the house as a contributing structure if the period of significance was changed for the National Register Historic District as well as its architectural style. Furthermore, new windows in this resource would assist the homeowner with the noise caused by the HVAC units installed on the new addition of the Deadwood Recreation Center. Staff recommends acceptance into the program due to these justifiable reasons. Staff will continue to coordinate with the applicant and contractor during the proposed project. Mr. Williams asked how long the owner has lived there. Mr. Kuchenbecker stated he believes 13 years and the addition to the Recreation Center was done in 2010. Mr. Williams stated the owner has put up with the noise for six years. Mr. Kuchenbecker stated staff has tried to adjust the units to lessen the noise. Chair Floyd asked what the current guidelines say regarding contributing structures. Does it specify contributing to the National Historic Landmark? Mr. Kuchenbecker stated the survey was for the National Historic Landmark. We have allowed the 2008 Architectural Survey if improvements to the structure would make it a contributing structure. Chair Floyd asked how many properties this might be true for. Mr. Kuchenbecker stated there are possibly 12 to 15 properties. Chair

Floyd asked if we need to change the period of significance for the National Register Historic District. Are we setting precedence in accepting this structure into the program? Mr. Blair asked if we can make a motion without setting precedence. Mr. Ruth stated a lawyer would tell you this is a case by case basis. Mr. Kuchenbecker stated there are justifiable reasons to approve this case.

It was moved by Mr. Toews and seconded by Mr. Blair to accept Debra Kahler, 56 Taylor, into the Wood Windows and Doors program as an exception due to its architectural style associated with mid-century architecture and the structure would be a contributing structure should the period of significance be amended. Aye- All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Blair to accept Charles Roche and Valerie Tomlin, 890 Main Street into the Elderly Resident Program and accept Tom McNary, 14 Van Buren, into the Wood Windows and Doors Program.

Chair Floyd asked if the ordinance and programs we follow allow us to do this. Mr. Kuchenbecker stated there are no ordinances that addresses this program just our guidelines. Chair Floyd asked within our guidelines are there any difficulties making this kind of acception. Mr. Ruth stated to consider doing non-contributing structures to encourage residents to reverse alterations to bring the structure back to a contributing structure.

Revolving Loan Program

The delinquency report was presented by Joy McCracken.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements

It was moved by Mr. Johnson and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in the amount of \$23,049.96, based on information as presented by Joy McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Namminga and seconded by Mr. Williams to approve HP Grant Fund disbursement in amount of \$32,933.26, based on information as presented by Joy McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Retaining Wall Program Disbursements

It was moved by Mr. Blair and seconded by Mr. Namminga to approve HP Retaining Wall Grant disbursement for 84 Van Buren in the amount of \$33,133.50, based on information as presented by Joy McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

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:

- 360 Williams project has been going very well. The roof and insulation is complete; foundation repairs completed; bay window foundation repairs complete using historic brick; framing of the bay window has begun; next will be painting the exterior; the exterior of the structure should be completed in the next 30 to 60 days. Keith Umenthum as the project manager has made this project go smoothly.
- We have received the archeological report for Cadillac Jacks, the wagon trail qualifies as eligible for the National Register of Historic Places and therefore is considered a contributing feature within the National Historic Landmark;
- Deadwood Mountain Grand wants to construct a series of Chalets. They are in the process of completing the archeological survey;
- The statewide Certified Local Government Conference is being held in Brookings, SD August 11 and 12;
- Bid opening on St. Ambrose Phase VI is July 28, 2016, this will be the final phase;
- The Chuckwagon will be in the Days of 76 Parade Friday and Saturday;
- The Retaining Wall Project has been awarded for the project at 3 Shine Street;
- The ownership of 227 Williams currently owned by Blue Sky Gaming will be transferred to Neighborworks and a buyer has expressed interest.

Committee Reports:

Mr. Blair stated the Revitalization Committee wants a Business Plan done to help with their credibility. Mr. Blair stated the committee would like to use \$5,000 from Historic Preservation funds to help with the cost of a business plan. Mr. Kuchenbecker suggested the Revitalization Committee put together a formal request and come before the Commission.

Mr. Blair suggested canceling the first meeting in August and move HP Commission meeting to 3rd and 5th Wednesday in August.

Chair Floyd suggested the Cemetery Committee research issues regarding correct historic information being presented on the tour busses and what is being charged per year for each bus. The Cemetery Committee will determine if any information needs to be brought back before the commission for formal discussion.

Chair Floyd would like to have the Program Committee review the period of significance for the National Register Historic District.

Chair Floyd read a thank you letter from Connie Basset thanking the Historic Preservation Office for the wonderful services Mike Runge provided.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:10 p.m.
ATTEST:

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