

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 24, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – February 10, 2016
3. Voucher Approval
4. Old or General Business
 - a. Grace Lutheran Church – Not for Profit Grant Request -- Exhibit A
 - b. ArcGIS Server Upgrade – Exhibit B
5. New Matters before the Deadwood Historic District Commission
 - a. COA – Case H16004 – 21 Charles St. – Lotus LLC, Mike Percivich – Exhibit C
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case #H16005 – 12 Dakota – Edwin and Anita Smith – Exhibit D
 - b. PA – Case #H16006 – 158 Charles St – Vicky Anderson – Exhibit E
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications -- Exhibit F
 - Edwin and Anita Smith – 12 Dakota – Siding Program
 - Vicky Anderson – 158 Charles St. – Siding Program
 - Vicky Anderson – 158 Charles St. – Windows and Doors Program
 - b. Revolving Loan Program
 - Jesse & Tessa Allen – 160 Charles St – Revolving Loan Life Safety – Exhibit G
 - Ferd Balkenhol – 834 Main St – Loan Extension – Exhibit G
 - Travis Floyd – 81 Steward – Loan Extension – Exhibit G
 - Richard Morgan – 2 Dudley – Loan Modification – Exhibit H
 - Richard Morgan – 2 Dudley – Change Order, Principal Reduction – Exhibit H
 - 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

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, February 24, 2016

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

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

Present City Commission: Dave Ruth was present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken of NeighborWorks-Dakota Home Services 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, February 24, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of February 10, 2016 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Johnson to approve the minutes of Wednesday, February 10, 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 \$62,731.38. Aye – All. Motion carried.

Old or General Business:

Grace Lutheran Church - Not for Profit Grant Request - Exhibit A

Mr. Kuchenbecker stated the Grace Lutheran Church is requesting \$10,000.00 for repairs to the parsonage basement due to the need of mold remediation. During the project, the wiring and plumbing in the basement will be updated to meet code. The total cost of the project is \$24,250.00. Mr. Kuchenbecker stated that due to the inability to acquire a bid from local contractors, the members of the congregation will do the labor and this funding request would be used to cover cost of materials, electrical and plumbing. Mr. Kuchenbecker stated on February 17, 2016 the G.R.A.P.E. Committee met to discuss the Not-for-Profit grant and recommends approving the grant request for the Grace Lutheran Church Parsonage Mold Remediation Project in the amount of \$10,000.00.

It was moved by Mr. Blair and seconded by Mr. Johnson to approve granting the Grace Lutheran Church Parsonage Mold Remediation Project in the amount of \$10,000.00. Aye – All. Motion carried.

ArcGIS Server Upgrade - Exhibit B

Mr. Kuchenbecker informed the Commission the ArcGIS Server runs the Mt. Moriah web map on the Amazon Cloud and the server software is currently running on an old version. ESRI has depreciated this version of the software and no longer provides support. The software needs to be updated to version 10.3.1. The estimated cost for completing the upgrade is \$3,000.00.

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the ArcGIS Server Software upgrade to version 10.3.1 in the amount of \$3,000.00. Aye – All. Motion carried.

Mr. Johnson asked how many upgrades are necessary and when the next upgrade would be required. Mr. Kuchenbecker stated it has been on the cloud for approximately three years and it has never had to be updated.

New Matters before the Deadwood Historic District Commission

COA - Case #H16004 – 21 Charles St. Fountain House – Lotus LLC, Mike Percivich – (Exhibit C)

Mr. Kuchenbecker stated this is a contributing resource and the applicant requests permission to add an awning/ carport to the rear of the home. Mr. Kuchenbecker stated the carport is at the rear of the home and is attached to an addition to the original house and it is an easily reversible alteration. There are some constraints to adding a traditional garage.

Based upon guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Johnson the proposed carport is congruous with the historical, architectural, archaeological, or cultural aspects of the district and move to grant Certification of Appropriateness for the carport at 21 Charles Street. Aye- All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission

PA - Case #H16005 – 12 Dakota Street – Edwin Smith – (Exhibit D)

Mr. Kuchenbecker stated this is a non-contributing structure and the owner wishes to remove a small dormer at the back of the house, part of a new addition, to remove existing siding to evaluate condition of original siding underneath and reside as necessary to match original, to evaluate existing non-complying windows and replace as original, and to paint exterior as needed. Mr. Kuchenbecker stated the work, as submitted, will enhance the property and reverse portions of the house which has caused the resource to lose its historic integrity.

It was moved by Mr. Blair and seconded by Mr. Toews 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 12 Dakota Street. Aye- All. Motion carried.

PA - Case #H16006 - 158 Charles Street - Vicky Anderson - (Exhibit E)

Mr. Kuchenbecker stated this is a contributing structure and the owner is requesting to install new, horizontal, narrow reveal, lap siding and wooden double hung windows. Mr. Kuchenbecker informed the Commission staff has met with the applicant and reviewed the siding and windows programs and the applicant will continue to work with the Historic Preservation Office and a contractor of her choosing to accomplish the siding and windows rehabilitation matters.

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 for 158 Charles Street. Aye- All. Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications

Mr. Kuchenbecker presented the Commission with applications received for Historic Preservation programs. These can be approved as consent and approved all at once or make separate motions on each one. They are Edwin and Anita Smith, 12 Dakota, Siding Program; and Vicky Anderson, 158 Charles, for Siding Program as well as Windows Program.

It was moved by Mr. Blair and seconded by Mr. Toews to approve all Historic Preservation Program Applications, as submitted. Aye - All. Motion carried.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Revolving Loan Program/Disbursements – (Exhibit F)

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$725.10, based on information as presented by Ms. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

Joy McCracken, Neighborworks, presented a consent agenda with Historic Preservation Commission Loan Applications. Jesse and Tessa Allen, 160 Charles, Revolving Loan Fund Life Safety Loan Request; Ferd Balkenhol, 834 Main, Extension Request; Travis Floyd, 81 Stewart, Extension Request.

Chair Floyd stated Travis Floyd is her brother-in-law and asked if anyone would ask her to recuse herself.

It was moved by Mr. Johnson and seconded by Mr. Williams to approve the Revolving Loan Fund Consent Agenda. Aye - All. Motion carried.

The delinquency report, an update on projects and an overview of the revolving loan fund was presented.

Mr. Toews requested an annual report from Neighborworks for 2015. Ms. McCracken stated Ms. Wilks is working on it.

Retaining Wall Program Disbursements

No Retaining Wall Program Disbursements 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:

- A check presentation is scheduled for 02/25/2016 at 3:00 p.m. in Keystone and all HP Commissioners are invited;

- Mr. Mike Runge, Mr. Grant Wellford, and Mr. Kuchenbecker went to Vermillion and met with South Dakota Public Broadcasting to discuss a one-hour documentary on the remains found in the Jackson Street retaining wall project;
- The Wayfinding project is coming along and several signs have already been put into place and they are working on the archway;
- The publication Preservation Alliance for Historic Preservation Commissions has two timely articles in it regarding the review process and ordinances on demolition by neglect and we will get copies to everyone;
- Two Retaining wall projects are beginning;
- Highway 385 project resumes 03-01-2016.

Committee Reports:

Mr. Toews asked about the contract with Neighborworks and Mr. Kuchenbecker stated he will check with legal counsel. Mr. Toews asked about the update on the requested financial information. Ms. McCracken stated Ms. Wilkes is working on it.

Mr. Namminga stated the HBO series is planning on six new episodes.

Mr. Toews stated there was a meeting with the Franklin and Fairmont concerning the Façade Easement Program and what needs to be done to make sure they move forward. Mr. Toews stated that the Franklin had 225 windows that need repaired. Mr. Toews stated no illusion was given that the City will pay for the repairs, but stated a solution is in discussion. Mr. Toews stated these structures are going to have more issues than our programs offer. Mr. Kuchenbecker stated the Historic Preservation Office is currently working on collecting information from the 1988 Architectural survey.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:34 p.m.

ATTEST:

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