

DEADWOOD HISTORIC PRESERVATION COMMISSION

Monday, November 23, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – November 11, 2015
3. Voucher Approval
4. Old or General Business
 - a. First Gold Parking Lot Expansion project – Excavation / Archaeology – Exhibit C
5. New Matters before the Deadwood Historic District Commission
 - a. COA – Case #H15057 – 3 Shine Street – V. Carolyn White – Exterior Repairs – Exhibit A
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - b. Revolving Loan Program – Exhibit B
 - Mary Baudhin..... 26 Water Refinance of Loan
 - Tim Berg & Kathryn Koutavas..... 1 Forest Refinance of Loan
 - 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

Monday, November 23, 2015

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

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

Present City Commission: Jim Van Den Eykel and Dave Ruth Jr. were present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker 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 Monday, November 23, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of November 11, 2015 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Williams to approve the minutes of Wednesday, October 28, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Berg to approve the HP Operating Account in the amount of \$28,940.74. Aye – All. Motion carried.

Old or General Business:

First Gold Parking Lot Expansion Project – Excavation/Archaeology – Exhibit C

Mr. Kuchenbecker informed the Commission the Historic Preservation Office was made aware of a project to expand the parking lot at First Gold. The Zoning Administrator, Building Inspector and HP Office required plans to determine the scope of the project and if an archeological survey was necessary. The site is referred to in some historical documents as Slaughterhouse Gulch. Mr. Kuchenbecker stated on Friday, November 20, 2015, Mr. Michael Runge and he went to conduct a site visit of the proposed excavation site and observed the project area was already in progress of being excavated. Mr. Kuchenbecker informed the Commission the Building Inspector issued a stop work order due to no permit issued. Mr. Williams asked if First Gold was under the impression they could go ahead and work without a permit. Mr. Kuchenbecker stated to his knowledge, no. Ms. Floyd asked how this process would have been brought to Historic Preservation if the project had not been begun yet. Mr. Kuchenbecker stated a letter reminding them archeological work would be required. Ms. Floyd clarified if the request before the Commission would have been brought to determine if archeological work would be required for the project. Mr. Kuchenbecker confirmed. Ms. Floyd asked if there was a penalty for proceeding without a permit. Mr. Kuchenbecker stated he did not know if an excavation permit is treated the same as a building permit. The authority is under the Public Works Department. Mr. Williams asked Mr. Kuchenbecker if the office was aware of the project prior to the beginning of the excavation. Mr. Kuchenbecker stated yes and he informed the contractor that plans were needed prior to determine if archeology would be required.

It was moved by Mr. Blair to table this matter until the next meeting. Motion failed for lack of a second.

Mr. Toews asked if this was a main wagon route into Deadwood. Mr. Kuchenbecker stated that it was a main route, but not necessarily the primary route. Mr. Toews asked if the cabins were still located on the site. Mr. Kuchenbecker stated to his knowledge, there were no structures, but foundations could possibly be there. Mr. Toews asked what the probability of artifacts being located on the site. Mr. Kuchenbecker stated the site may contain foundations and artifacts but it is unknown. Mr. Berg asked if rubble had been removed from the property. Mr. Kuchenbecker stated no. Ms. Floyd asked if there was any reason we would want to say we wouldn't want the archeology done. Mr. Kuchenbecker stated it is Staff's recommendation to require at least a Stage 1 survey conducted. Ms. Floyd stated she would entertain a motion requiring archeological survey prior to the project resuming.

It was moved by Mr. Toews and seconded by Mr. Johnson to require an archeological survey prior to the project resuming. Aye- All. Motion carried.

New Matters before the Deadwood Historic District Commission

Case #H15057 – 3 Shine Street – V Carolyn White -- Exterior Repairs – Exhibit B

Mr. Kuchenbecker informed the Commission the applicant is asking permission to reconstruct the porch, basement entry, main entry and to paint and remove bottom stucco and repair brick and mortar. ***Based upon guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Namminga the exterior repairs proposed are congruous with the historical, architectural, archaeological, or cultural aspects of the district and move to grant Certification of Appropriateness for the exterior repairs located at 3 Shine Street. Aye- All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications

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. Johnson to approve HP Revolving Loan Fund disbursement in amount of \$75,854.30, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

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

26 Water Street – Mary Baudhin – Request to Refinance Loan

It was moved by Mr. Blair and seconded by Mr. Toews to approve the request to Refinance Loan for Mary Baudhin, 26 Water Street, in the amount of \$35,265.00. Aye- All. Motion carried.

1 Forest – Tim Berg & Kathryn Koutavas – Elderly Loan Program

It was moved by Mr. Berg and seconded by Mr. Johnson to approve the request to Refinance Loan for Tim Berg and Kathryn Koutavas, 1 Forest, in the amount of \$2,741.01. 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:

- Highway 85 lighting information is being gathered by Ron Green and will be presented at the December 7, 2015 City Commission Meeting;
- The Certified Local Government Summit was a success;
- The South Dakota Tourism Conference is coming up in January 2016, the Presidents and Speakers Lobbies have been reserved for the Legislative breakfast and lunch sponsored by Historic Preservation;
- Staff requests to change Historic Preservation Commission meeting from December 23, 2015 to December 22, 2015;
- Quarterly budget discussed.

Committee Report

Mr. Blair stated it was a nice supper at the Days of '76 Chairman's Banquet;

Mr. Johnson stated he was also at the banquet of the Days of '76 Committee.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:35 p.m.

ATTEST:

Laura Floyd

Chairman, Historic Preservation Commission

Jerity Krambeck, Historic Preservation Office/Recording Secretary