

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 9, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – August 26, 2015
3. Voucher Approval
4. Old or General Business
 - a. Introduction of new Administrative Assistant
 - b. Discussion on proposed banner ordinance – HPC – Exhibit A
5. New Matters before the Deadwood Historic District Commission
 - a. COA -- Case #15040 – 637 Main – Harley Kirwan – Replace Bay Window – Exhibit B
 - b. COA – Case #15044 – 36 Water Street – Replace Exterior Doors – Exhibit C
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case #15041 – 4 Lincoln – Kracht Family Trust – Replace Basement Windows – Exhibit D
 - b. PA – Case #15042 – 51 Pleasant – Kenneth & Nancy Motzko – Siding/Windows/Retaining Wall—Exhibit E
 - c. PA – Case #15043 – 33 ½ Jackson – Tom and Dori Julius – Siding/Windows, Exhibit F
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit G
 - Kenneth & Nancy Motzko.....51 Pleasant Siding Program
 - Kenneth & Nancy Motzko.....51 Pleasant Wood Windows Program
 - Kenneth & Nancy Motzko.....51 Pleasant Retaining Wall Program
 - Kracht Family Trust4 Lincoln Wood Windows Program
 - Harley Kirwan637 Main Wood Windows Program
 - b. Revolving Loan Program – Exhibit H
 - Richard Morgan2 DudleyRetaining Wall Extension
 - Dustin Floyd21 Lincoln Windows Extension
 - 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, September 9, 2015

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

Absent: Lynn Namminga and Ms. Terri Williams, City Attorney, were absent.

Present City Commission: Dave Ruth Jr. was present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer, Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services, Mike Walker, Executive Lending Officer of NeighborWorks-Dakota Home Services and Bonny Fitch, 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, September 9, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of August 26, 2015 HPC Minutes:

It was moved by Mr. Toews and seconded by Mr. Williams to approve the minutes of Wednesday, August 26, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the HP Operating Account in the amount of \$120,363.59. Aye – All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Berg to approve the HP Bonded Account in the amount of \$29,565.00 Aye – All. Motion carried.

Old or General Business:

Introduction of New Administrative Assistant -- HP

Mr. Kuchenbecker introduced and welcomed Jerity Krambeck to the Historic Preservation Commission. Jerity is the new Administrative Assistant hired to replace Kate Storhaug. Jerity started employment on September 9, 2015.

Discussion on Proposed Banner Ordinance – Exhibit A -- HP

Mr. Kuchenbecker presented a copy of the current Banner Ordinance along with proposed changes to the ordinance. The ordinance is being discussed with other departments as well as community organizations. There are two proposed change options. Option one is to reduce the size of the banners and option two would prohibit banners. The Deadwood City Commission will have this in front of them in the near future. This is not an ordinance with which HPC has authority. We can discuss the options but no action can be taken. Chair Floyd stated that from a Historic Preservation standpoint we have not had a lot of input in this process because the banners are removable items that do not do any damage to the historic features. Mr. Williams stated there should be historic banners and he wished all of the paintings on the buildings could be restored. Mr. Ruth stated the main reason the ordinance is being discussed has to do with the fees being charged. Mr. Blair stated we need to be in charge of a core historic district and the Historic Preservation Commission would have control of the architecture and outside of buildings to include banners. It is the responsibility of the Historic Preservation Commission to insure the integrity of what historic preservation is about. Mr. Blair stated signage should belong to HPC in the core historic district not Planning and Zoning. Mr. Berg stated he does not put banners on his building because it takes away from the architecture. Mr. Johnson stated what about the businesses coming from out of town. What would they do or what can they do if they couldn't put up banners to advertise their business. No action was taken, but as citizens of Deadwood they could voice their individual opinions to the City Commissioners.

New Matters before the Deadwood Historic District Commission

Case #H15040 – 637 Main – Harley Kirwan – Replace Bay Window – Exhibit B

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace the current front windows on the second floor of the structure. The changes do damage and destroy the historic integrity of the resource and has an adverse effect on the historic character of the structure. Mr. Kuchenbecker is recommending approval of the bay window on the left and rejecting the request for the window on the right. ***Based upon guidance found in***

DCO 17.68.050, it was moved by Mr. Toews and seconded by Mr. Blair the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness for the left double hung bay window only on the second floor of the structure located at 637 Main. Aye- All. Motion carried.

Case #H15044 – 36 Water Street – Jim & Rhonda Van Den Eykel – Replace Doors – Exhibit C

Mr. Kuchenbecker informed the Commission the applicant wishes to replace two hollow core front doors and one side door with two (2) 32" and one (1) 35" insulated energy efficient, safe and secure pre hung doors. Furthermore, the applicant did not desire to participate in the Wood Windows and Doors program. ***Based upon guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Toews the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness for the doors located at 36 Water Street. Aye- All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Case #H15041 – 4 Lincoln Avenue – Kracht Family Trust – Windows – Exhibit D

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace the basement windows on the structure. Due to drainage issues the windows have deteriorated and need replacement. The applicant also will address some of the drainage issues around the property. ***Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Williams 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 4 Lincoln Avenue. Aye- All. Motion carried.***

Case #H15042 – 51 Pleasant Street – Ken & Nancy Motzko – Siding/Windows/Retaining Wall – Exhibit E

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace the siding with appropriate lap siding, repair/replace windows and reconstruct the retaining wall as submitted. ***Based upon all evidence presented, 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 51 Pleasant Street. Aye- All. Motion carried.***

Case #H15043 – 33 ½ Jackson – Tom & Dori Julius – Siding/Windows – Exhibit F

Mr. Kuchenbecker informed the Commission the applicant requests permission to rework all windows and storm windows and paint; replace front door and repair and paint two other entry doors; refurbish current siding and replace where necessary; repair front steps and update electrical as needed. Chair Floyd asked if the applicant is painting using the existing colors. Mr. Kuchenbecker stated the plans are to compliment the neighbor. ***Based upon all evidence presented, it was moved by Mr. Blair and seconded by Mr. Williams 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 33 ½ Jackson. Aye- All. Motion carried.***

Revolving Loan Fund and Historic Preservation Programs:

Historic Preservation Program Applications – Exhibit G

Mr. Kuchenbecker presented the Commission with applications received for Historic Preservation programs. These can be approved as consent and approve all at once or make separate motions on each one. Ken and Nancy Motzko, 51 Pleasant, Siding Program/Wood Windows and Doors Program/Retaining Wall Program; Kracht Family Trust, 4 Lincoln, Wood Windows and Doors Program; Harley Kirwan, 637 Main, Wood Windows and Doors Program. Staff reviewed applications and recommended entering all applicants except Harley Kirwan, 637 Main, because it does not qualify, into the Historic Preservation Programs. ***It was moved by Mr. Toews and seconded by Mr. Blair to approve the Historic Preservation Program Applications except for Harley Kirwan, 637 Main as presented. Aye - All. Motion carried.***

It was moved by Mr. Toews and seconded by Mr. Blair to deny the Historic Preservation Program Application for Harley Kirwan, 637 Main as presented. 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 G

It was moved by Mr. Toews and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of \$8,749.61, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Berg to approve HP Grant Fund disbursement in the amount of \$3,185.00, based on information as presented by Ms. Joy McCracken, Executive Director 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.

Richard Morgan – 2 Dudley – Retaining Wall Extension

It was moved by Mr. Blair and seconded by Mr. Johnson to grant an extension on the Retaining Wall Loan for 2 Dudley. Aye - All. Motion carried.

Dustin Floyd – 21 Lincoln, Windows Program Extension

Chair Floyd recused herself from the meeting as she is related to the applicant. Mr. Johnson directed the meeting.

It was moved by Mr. Toews and seconded by Mr. Berg to grant the Windows Program extension for 21 Lincoln. Aye – All. Motion Carried.

Chair Floyd returned to meeting.

Retaining Wall Program/Disbursements:

It was moved by Mr. Blair and seconded by Mr. Williams to approve HP Retaining Wall Grant Fund disbursement in the amount of \$22,638.17, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye-All. Motion carried.

Items from Citizens not on Agenda

None presented.

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

Mr. Kuchenbecker reported on the following items:

- "Pap" Madison Cabin dedication is September 18, 2015. Please let Bonny know if you wish to attend;
- The SHPO Budget meeting and presentation is Friday, September 11, 2015;
- Invitation for the Great Sioux Horse effigy is October 11, 2015;
- Certified Local Government Conference is being held in Deadwood November 11-13, 2015 and we are hosting the event;
- We have received applications for programs at 3 Shine Street. A letter of violation was sent out. We are working with probate to help keep the project moving forward;
- There is a developer wanting to take on the rehabilitation at 227 Williams;
- The Retaining Wall at 84 Van Buren is close to going out for bid. We are having trouble getting contractors to bid on projects. Mt. Moriah Drainage is an example. We only received one bid and it was above the engineers estimated cost. Even residential home owners are having difficulties finding contractors;
- The office has received pictures of the soda fountain that is being restored. It is looking very good. The new owners of Goldbergs are interested in putting it in their building which is the original location of the soda fountain.

Committee Reports

- Mr. Blair attended the Chamber Meeting and they reviewed the TSP Revitalization Program. Bill Berry Family planted bushes on Burlington and Hwy 85 years ago and they have been destroyed by the construction. Is DOT making plans to replace the historic greenery. They need to try and save some of the plants.
- Mr. Toews stated there are changes being made to the program documents. The Demo by Neglect Committee is waiting on direction.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:53 p.m.

ATTEST:

Laura Floyd

Chairman, Historic Preservation Commission

Bonny Fitch, Historic Preservation Office/Recording Secretary