

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 26, 2015 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of Minutes
  - a. HPC Meeting Minutes – August 12, 2015
3. Voucher Approval
4. Old or General Business
  - a. Outside of Deadwood Grant – Emergency Funding Request – Newell Museum
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
  - a. PA -- Case #15039 – 46 Wabash – Roger & Sharon Styer – Addition and Exterior Repairs
7. Revolving Loan Fund & HP Programs Update
  - a. HP Program Applications
    - Rhon Underhill .....28 Taylor ..... Wood Windows Program
    - Larry & Sheryl Hicks .....144 Charles Street..... Elderly Residents Program
    - Tom & Dorene Julius .....33 ½ Jackson Street... Wood Windows Program
    - Tom & Dorene Julius .....33 ½ Jackson Street... Siding Program
    - Tracy Lewis.....512 Cliff Street..... Siding Program
    - Tracy Lewis.....512 Cliff Street..... Wood Windows Program
  - b. Revolving Loan Program
    - Larry & Sheryl Hicks – 144 Charles Street – Revolving Loan (Life Safety)
    - Larry & Sheryl Hicks – 144 Charles Street – Elderly Residents Program
    - Travis Conrad – 10 Harrison – Retaining Wall Program (Life Safety)
    - Tom & Dorene Julius – 33 ½ Jackson Street – Windows Program
    - Tom & Dorene Julius – 33 ½ Jackson Street – Siding 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

*\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>d</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**CITY OF DEADWOOD  
HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 26, 2015**

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

**Absent:** Dale Berg 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.

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**All motions passed unanimously unless otherwise stated.**

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, August 26, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of August 12, 2015 HPC Minutes:**

***It was moved by Mr. Blair and seconded by Mr. Williams to approve the minutes of Wednesday, August 12, 2015 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 \$569,817.09. Aye – All. Motion carried.***

**Old or General Business:**

**Outside of Deadwood Grant – Emergency Funding Request – Newell Museum**

Mr. Kuchenbecker informed the Commission the Newell Museum received an Outside of Deadwood Grant in February 2015 to repair the roof of the Bushnell Building. The Newell Museum engaged a contractor for the work; however, before the contractor started the project a major storm went through the area causing additional hail damage to the roof. The contractor is now requesting an increase in the contract as there is extra damage to the roof above the original quote for repairs. As a result the Newell Museum is requesting additional funds in the amount of \$7,697.00 to help cover the increased costs of repairing the roof. A copy of the request letter and both of the contractor quotes are attached. The G.R.A.P.E. Committee has not reviewed this request due to the emergency situation as the Outside-of-Deadwood Grant program would typically be processed. Per the matching requirements grants are awarded for no more than 50% of the total project costs, with the project sponsor providing at least half of the total costs of the project. Chair Floyd asked if we have this money available. Mr. Kuchenbecker stated not all grant recipients use their allotted amounts so there is usually a balance in that line item. Mr. Blair asked what the original grant amount was. Mr. Kuchenbecker stated \$10,000. Mr. Williams asked if the building was insured. Allen Youngberg, Newell City Commission, stated there was insurance but wasn't sure if it had been expended or what it had covered. (*Memorandum and enclosures attached as Exhibit A*)

***It was moved by Mr. Blair and seconded by Mr. Toews to approve the Emergency Grant for 50% of the total costs in the amount of \$3,848.50. Aye-All. Motion carried.***

Mr. Youngberg also expressed his concerns regarding choice of contractors. We have already received quotes from a local contractor but a couple of City Officials wish to hire a contractor with a much lower bid but isn't from this area and hasn't even seen the structure. The cheaper contractor will use different roofing materials plus there is no warranty. Mr. Kuchenbecker stated the grant agreement states we have to approve contractors. We want to make sure we match apples to apples. We do have a little say in that so when we send the approval letter we will reinforce concurrence from this office regarding approved contractors.

**New Matters before the Deadwood Historic District Commission**

**New Matters before the Deadwood Historic Preservation Commission**

**Case #H15039 – 46 Wabash Avenue – Roger and Sharon Styer – Addition and Exterior Repairs**

Mr. Kuchenbecker informed the Commission the applicant requests permission to construct an 8x10 bathroom addition, replace siding with steel and metal roof, repair concrete footings, replace door and one window as

submitted in the Project Approval signed August 10, 2015 (*Staff report and applications attached as Exhibit B*) ***Based upon all evidence presented, 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 for 46 Wabash Avenue. 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 approve all at once or make separate motions on each one. Ron Underhill, 28 Taylor Avenue, Wood Windows; Larry and Sheryl Hicks, 144 Charles Street, Elderly Residents Program; Tom and Dorene Julius, 33 ½ Jackson, Wood Windows and Doors and Siding Programs; Tracey Lewis, 512 Cliff Street, Wood Windows and Doors and Siding Programs. (*Memorandum attached as Exhibit C*)

Staff reviewed applications and recommended entering all applicants into the Historic Preservation Programs. ***It was moved by Mr. Johnson and seconded by Mr. Blair to approve the Historic Preservation Program Applications 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

***It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$90.00, 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. Toews and seconded by Mr. Johnson to approve HP Grant Fund disbursement in the amount of \$800.00, 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.

##### Larry & Sheryl Hicks – 144 Charles – Elderly Resident and RLF Life Safety Loans

***It was moved by Mr. Toews and seconded by Mr. Johnson to grant the Elderly Resident Loan in the amount of \$10,000 to Larry and Sheryl Hicks at 144 Charles. Aye - All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Williams to grant the RLF Life Safety Loan in the amount of \$4,000 to Larry and Sheryl Hicks at 144 Charles. Aye - All. Motion carried.***

##### Travis Conrad – 10 Harrison – Retaining Wall Program

***It was moved by Mr. Johnson and seconded by Mr. Namminga to grant the Retaining Wall Loan in the amount of \$25,000 to Travis Conrad at 10 Harrison. Aye – All. Motion Carried.***

##### Thomas and Dorrene Julius – 33 ½ Jackson – Siding and Wood Windows Program

***It was moved by Mr. Toews and seconded by Mr. Johnson to grant a Siding Loan in the amount of \$10,000 to Thomas and Dorene Julius at 33 ½ Jackson. Aye - All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Namminga to grant a Windows Loan in the amount of \$10,000 to Thomas and Dorene at 33 ½ Jackson. Aye - All. Motion carried.***

##### Tracy Lewis – 512 Cliff St. – Siding and Wood Windows Programs and RLF Life Safety

***It was moved by Mr. Toews and seconded by Mr. Blair to grant a Siding Loan for up to \$10,000 to Tracy Lewis at 512 Cliff Street. Aye - All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Namminga to grant a Windows Loan for up to \$10,000 to Tracy Lewis at 512 Cliff Street. Aye - All. Motion carried.***

***It was moved by Mr. Toews and seconded by Mr. Namminga to grant a RLF Life Safety Loan for up to \$25,000 to Tracy Lewis at 512 Cliff Street. Aye - All. Motion carried.***

NeighborWorks packet is attached hereto as exhibit D and incorporated herein by this reference.)

##### Retaining Wall Program/Disbursements:

No applications were addressed at this meeting.

#### **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:

- Mike Runge included a staff report in the packet. He has been busy doing oral histories. We have received more information on Chinese artifact translations. Mike will report more in his next report. There are a lot of people coming in requesting information.
- Budget Analysis from State Historical Society has come in. The budget presentation will be 12:30 p.m., September 11, 2015 in Pierre. Commission members are encouraged to attend. Everything has been stamped approved from State Historical Society staff.
- On the September 8, 2015 City Commission agenda there will be a contract for 10 Harrison Retaining Wall as well as the Archway Contract as part of the wayfinding project;
- An offer has been made for Kate Storhaug's replacement and is on September 8, 2015 City Commission agenda. If approved the replacement will start September 9, 2015;
- We have done an interior inspection of 3 Shine Street, inspection on 227 Williams and 2 Dudley we are ready to do the final inspection;
- Library windows project should be done in the next 30 days;
- St. Ambrose is moving along quite well;
- Wayfinding and Archway will be done this fall. Completed by end of October;
- Working on the Design and Development phase of Visitor Center;
- Working on combining applications for programs and making them more user friendly;
- Meet with new owner of 46 Denver;
- Received notice of foreclosure on house. Joy and legal are working on it;
- 350 Williams has sold.

**Committee Reports**

- Mr. Toews discussed combining the programs into one form. They will be meeting after the loan committee next week. Need to work on another program for restoration of older homes and we should involve Block Clubs interested in taking part in the process.
- Chair Floyd read an invitation for the dedication ceremony on September 18 for the Journey Museum, Pap Madison Cabin, which is a recipient of an Outside of Deadwood Grant.
- Mr. Blair expressed concerns relayed by Mary Schmidt, past owner of Bullock Hotel, her disappointment in how Main Street looks now. Mr. Blair stated there needs to be new guidelines as far as exterior building upkeep and banners placed on historic buildings. We have lots of carrots but we don't make anything stick. We are supposed to watch over the historic properties we call Deadwood. We need to be moving in that direction. Be more involved in restoration projects. Make the history come alive. Maybe the HP Commission needs to review the sign ordinance and take over the banner permit process.

**Adjournment:**

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:48 p.m.

ATTEST:

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Laura Floyd  
Chairman, Historic Preservation Commission  
*Bonny Fitch, Historic Preservation Office/Recording Secretary*