

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, July 22, 2015 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes
 - a. HPC Meeting Minutes – July 8, 2015
3. Voucher Approval
4. Old or General Business
 - a. Fire Sprinkler Update – HP Office – City Hall Basement
 - b. CoA – Case#H15032 – 136 Sherman St – Pioneer Transfer & Storage – Exhaust Fan Alterations
5. New Matters before the Deadwood Historic District Commission
 - a. COA – Case#H15037 – 643-647 Main Street – Carol Tellinghuisen
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA – Case#H15036 – 340 Williams – Charles Williamson – Windows
 - b. PA – Case#H15038 – 41 Jackson – James Wilson -- Siding
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - Charles Williamson340 WilliamsElderly Resident Program
 - Charles Williamson340 WilliamsWindows Program
 - Greg Vecchi.....19 Centennial.....Retaining Wall Program
 - Greg Vecchi.....19 Centennial.....Siding Program
 - b. Revolving loan Fund Disbursements
 - Wayne and Cindy Morris.....390 Main
 - b. 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 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 22, 2015

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

Absent: Lyman Toews, Dale Berg and Ms. Terri Williams, City Attorney, were absent.

Present City Commission: Mayor Charles Turbiville, Jim Van Den Eykel and Dave Ruth Jr. were present.

Mr. Kevin Kuchenbecker, Historic Preservation Officer and Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services 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 22, 2015 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of July 8, 2015 HPC Minutes:

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the minutes of Wednesday, July 8, 2015 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$217,852.15. Aye – All. Motion carried.

Bonded Account

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Bonded Account in the amount of \$81,399.18. Aye – All. Motion carried.

Old or General Business:

Fire Sprinkler Update – HP office – City Hall Basement

Mr. Michael Runge, City Archivist, informed the Commission the sprinkler system was replaced in the basement of the City Hall. He passed around sections of the old pipe installed in 1992 to show the rust and debris filled pipes substantiating the need for the pipe replacements. Mr. Runge thanked the Commission for supporting the efforts to protect and extend the life of the Archives housed in the City Hall basement. ***No action required.***

Case# **H15032** 136 Sherman Street – Pioneer Transfer & Storage – Exhaust Fan Alterations

Mr. Kuchenbecker recapped the Commission on the Certificate of Appropriateness submitted by the applicant requesting permission to install 36" diameter exhaust fan made out of galvanized steel protruding out and up the front of garage building to be painted the same color as the existing structure. Though it was staff's opinion the resource was non-contributing and found exhaust paint was easily reversible making the project congruous with the historical, architectural, archaeological or cultural aspects of the district, he reminded the Commission discussion was continued from the previous Historic Preservation Commission meeting pending information from the City Building Inspector. Mr. Kuchenbecker stated his office spoke with both the Public Works Director and Building Inspector pertaining to EPA concerns for possible hazardous fumes and noise level and the potential impact it would have on area residents. He added the Building Inspector has requested from the owner cut sheets on the exhaust fans, but to Mr. Kuchenbecker's knowledge did not know if they were received. He noted his understanding were the fans are not plugged in and have not yet been turned on. As a historic preservation point, he added there are exhaust fans on several structures such as restaurants and casinos throughout Deadwood and pointed out, though important, did not have an impact on the decision by the Historic Preservation Commission.

Mr. Namminga asked which building it was and when it was built.

Mr. Kuchenbecker stated it was the cinderblock building located along Water Street which was built around 1950.

City Commissioner Jim Van Den Eykel noted he has not yet gotten answers to his previously stated questions.

Chair Floyd noted the concerns, though valid for area residents, are not part of the criteria the Historic Preservation Commission would base their decision upon. She reiterated the Commission's concern is addressing the esthetics of the applicant's request; however she added there may be other ordinances or codes that may need to be addressed or reviewed by the appropriate City Department. (*Staff report and application attached as Exhibit A*) ***It***

was moved by Mr. Blair and seconded by Mr. Johnson this project is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness as submitted for 136 Sherman Street. Aye- All. Motion carried.

New Matters before the Deadwood Historic District Commission

Case#H15037 – 643, 645, 647 Main Street – Carol Tellinghuisen

Mr. Kuchenbecker informed the Commission the applicant requests permission to remove awnings on all three structures at 643, 645, 647 Main Street, contributing structures in the City of Deadwood. He added the purpose was to uncover and showcase the stain glass windows hidden under the awnings. *(Staff report and application attached as Exhibit B)* ***Based upon the guidance found in DCO 17.68.050, it was moved by Mr. Blair and seconded by Mr. Johnson this project is incongruous with the historical, architectural, archaeological or cultural aspects of the district and move to deny Certification of Appropriateness as submitted for 610 Main Street. Aye- All. Motion carried.***

Mr. Namminga expressed concern of the deterioration or damage to the stain glass windows that may occur if precautionary measures are not taken to sustain and protect them.

Mr. Kuchenbecker stated he will speak with Ms. Tellinghusien regarding the matter and suggest options.

New Matters before the Deadwood Historic Preservation Commission

Case #H15036 – 340 Williams – Charles Williamson – Windows

Mr. Kuchenbecker informed the Commission the applicant requests permission to repair and replace windows as submitted in the Project Approval signed July 9, 2015 *(Staff report and applications attached as Exhibit C)* ***Based upon all evidence presented, 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 340 Williams. Aye- All. Motion carried.***

Case #H15038 – 41 Jackson – James Wilson – Siding

Mr. Kuchenbecker informed the Commission the applicant requests permission to replace the deteriorating stucco siding with Diamond Kote Siding as submitted in the Project Approval signed July 14, 2015 *(Staff report and applications attached as Exhibit D)* ***Based upon all evidence presented, it was moved by Mr. Namminga 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 41 Jackson. 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. Charles Williamson, 340 Williams, Elderly Resident Program and Windows Program; Greg Vecchi, 19 Centennial, Retaining Wall Program and Siding Program. *(Memorandum attached as Exhibit E)*

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. Johnson and seconded by Mr. Blair to approve HP Revolving Loan Fund disbursement in amount of \$4,000.00, based on information as presented by Mr. Kuchenbecker on behalf of 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.

Wayne Morris – 390 Main

It was moved by Mr. Johnson and seconded by Mr. Williams to enter into the Wood Windows & Doors Program, Wayne and Cindy Morris for 390 Main Street. Aye - All. Motion carried.

It was moved by Mr. Blair and seconded by Mr. Johnson to approve HP Revolving Loan Fund disbursement in amount of \$7,200.00, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried. (The NeighborWorks packet is attached hereto as exhibit F 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:

- Wayfinding Phase I: Vehicular bid opening came in at \$197,000; as it was within budget, bid was awarded by City Commission on Monday, July 20, 2015. Lowest bid for the Wayfinding Phase II: Main Street Archway was around \$70k by Ace Signs out of Arkansas and is anticipated to be awarded on Monday, August 3, 2015;
- Bid opening for Retaining Wall project at 10 Harrison resulted in one bid from CAI2 with \$165k for base bid and \$12,500 for alternate number 1 with bid to be awarded on August 3, 2015;
- Nearing completion of Engineering Phase for 50 Van Buren and 84 Van Buren;
- St Ambrose Phase IV has been moving along quite well;
- Rodeo Grounds Project came in on schedule and started flipping burgers as well as serving cold beers for the start of the Days of '76 Rodeo Celebration;
- Library Windows project is still moving along;
- Retaining Wall at 376 Main Street has been completed;
- Today received three interpretive panels to replace the ones up at the Feirich's Mine at Whistler Gulch; they will be installed shortly with cooperation from the property owner and BLM;
- Fountain House Interpretive panel was received and has been billed back to Optima LLC; panel will be placed in front of the Fountain House once renovations and highway work are complete;
- Archeology Camp has gone well, however, over the weekend a mountain lion was sighted on the site causing the group to be relocated. Mr. Kuchenbecker gave a Main Street tour to the Archeology Camp this morning;
- The Days of '76 Rodeo starts tonight.

Committee Reports

- Mr. Blair went to 1st chamber meeting;
- Chair Floyd stated she has been helping Archeology Camp which has been going well. She noted the kids have found several artifacts at the Pearson's property located on Radio Tower road. Chair Floyd felt Archeology Camp to be a great program for our local youth and helping with it has been gratifying and awarding overall.
- Mr. Kuchenbecker informed the Commission the Archeology Camp has been digging on the Pearson's property near the old cabin site dating back to 1878-1885 which is currently on the National Register of Historic Places.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 5:32 p.m.

ATTEST:

Laura Floyd

Chairman, Historic Preservation Commission

Kate Storhaug, Historic Preservation Office/Recording Secretary