

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, July 11, 2007

Present Historic Preservation Commission: Darin Derosier, Ronda Feterl, Mary Ann Oberlander, Mike Olsen, Steve Olson, Matt Pike and Willie Steinlicht. Historic Preservation Officer Kevin Kuchenbecker was also present.

Absent Historic Preservation Commission: None.

A quorum being present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Wednesday, July 11, 2007 at 5:00 p.m. in the Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes – June 27, 2007

It was moved by Mr. Pike, seconded by Mr. Olson and carried unanimously, with Mr. Olsen abstaining, to adopt a resolution to approve the minutes of the regular Historic Preservation Commission meeting conducted on Wednesday, June 27, 2007, with an amendment to page ten (10); paragraph five (5) to include that Mr. Olson stated that project approval for 90 Charles Street, Taco Johns, would not include approval for the new signage, therefore Ms. Collins would have to submit a separate application for the signage.

Voucher Approval

Operating Account:

It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the HP Operating Account in the amount of \$105,696.49.

Bonded Account:

None.

OLD BUSINESS:

90 Charles Street - Taco Johns - Lori Collins

City Attorney Mr. Campbell stated that the three (3) to two (2) vote taken at the June 27th meeting for project approval was null and void. He explained that according to the state by-laws "the majority of the total voting members of the commission shall be required to take action", therefore a commission of seven (7) members would always require the majority vote of four (4) to pass. *It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to continue the Application for Project Approval to remodel Taco Johns located at 90 Charles Street, as proposed by Lori Collins.*

Ms. Collins was not present, but Historic Preservation Officer Mr. Kuchenbecker provided the commission with a project update. He stated that Lori has hired a design professional and they will come before the commission on Wednesday, July 25, 2007 to present the modifications to the project design.

12 Washington Street - Railing - Janice Heffron

The commission referred to the following staff report:

Case No. 07034
Address: 12 Washington Street

Date: July 6, 2007

AMENDED STAFF REPORT

The applicant has submitted an application for Project Approval for roofing and windows at 12 Washington Street a contributing structure located in the Ingleside Historic Overlay Zone in the City of Deadwood.

Applicant: Janice Heffron
Owner: same
Constructed: circa 1895

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

The Historic District Commission shall use the following criteria in granting or denying Project Approval:

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood, as elsewhere in the United States, residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations: The applicant has rebuilt the steps and railing as previously existing. Applicant will paint white again. Applicant desires approval to add white lattice around parking area.

Attachments: Yes

Plans: No

Photos: Yes

Recommended Decision: The building code requires guards on surfaces located more than 30" above grade which do not allow passage of a sphere more than 4" in diameter or more; therefore, a guard is required. The project as proposed may have an adverse affect on the historic character of the building and the historic character of the Deadwood National Historic Landmark District.

Ms. Heffron appeared before the commission at this time. The applicant is seeking Project Approval to install white lattice around a railing installed to secure a parking area and along the stairway at the rear of the structure located at 12 Washington Street. Ms. Heffron stated that the house has "always had a lot of white lattice around it" and she would like to restore it back to when the structure was changed from wood to stucco. She asked the commission to refer to the historic photos of the property provided that show lattice work on the front porch and then questioned their hesitation to approve the lattice around her parking area "which was not there a 100 years ago".

Chairman Steinlicht explained that the commission would prefer Ms. Heffron to use a more traditional railing with spindles around the parking area rather than the lattice. Janice stated that she feels that the lattice would be safer, as well as, coordinate with the rest of the property. She also claimed to have spoken with some of the neighbors located behind her who "feel it would look very nice".

Mr. Derosier questioned if the lattice work, in Mr. Kuchenbecker's opinion, would have any affect on the "character" of the district. Mr. Kuchenbecker explained that, although the property is a historic resource, the parking lot attached to the property is "modern". He also stated that, in his view, the lattice work is not a permanent structure and could be removed by another owner

very easily. Mr. Kuchenbecker stated that he feels that this project would not have an adverse affect on the historic character of the building and the historic character of the Deadwood National Landmark Historic District.

Mr. Kuchenbecker stated that the railing in place now is a replica of the original, but a stop work order was issued due to the fact that the railing did not have guards in place that met with code. Mr. Olson asked Building Official Keith Umenthum if the lattice that Ms. Heffron intends to add to the railing would be in accordance with the code. Mr. Umenthum said, "yes".

It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to accept the Application for Project Approval for lattice work on the railing around the rear portion of the structure at 12 Washington Street, a contributing structure located in the Ingleside Historic Overlay Zone in the City of Deadwood, as proposed by Janice Heffron, the applicant and property owner, as presented.

639 Main Street - Awning - Ron & Lisa Jorgenson

Ron and Lisa Jorgenson were not present at the meeting. *It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to continue the discussion on 639 Main Street until Wednesday, July 25, 2007.*

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

Days of '76 - Campaign Sign - Ron Burns

Ron Burns, representing the Days of '76, appeared before the commission to request permission to place a temporary sign along highway 85 at the northeast entrance of the Days of '76 grandstand to promote the fund raising efforts for their Capital Campaign. The signage would be placed upon an old covered wagon, measuring 11' tall, and would only be displayed during the summer months. Mr. Burns stated that Dan Stanton from the Department of Transportation reviewed the site for the sign and approved of the location. *It was moved by Mr. Olsen, seconded by Mr. Olson to adopt a resolution to approve the Sign Permit Application for a temporary sign, to be located along highway 85 at the northeast entrance to the grandstand, as proposed by the applicant, Days of '76 Museum, as presented, as well as waive the application fee for the Days of '76, a non-profit organization.*

Ms. Feterl voiced her concerns that the motion was not "stringent" enough and felt that it should be amended to include specific stipulations specific to the Days of '76 purposes. She asked Mr. Campbell his advise in the wording of the motion to specify it to non-profit groups for fund raising purposes only. Mr. Campbell suggested, first, that a time frame should be established. Mr. Pike stated several conditions that needed to be specified in the motion to address Ms. Feterl's concerns including the following: 1.) temporary; 2.) natural materials; 3.) non-profit organization; and 4.) fund raising purposes. Mr. Campbell felt that by adding all of the stipulations mentioned by Mr. Pike into the motion it would address Ms. Feterl's concerns. *Mr. Olsen rescinded his motion. It was then moved by Mr. Olsen, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the Sign Permit Application for a temporary sign on a covered wagon, to be used during the summer months until the Days of '76 has reached the goal of their Capital Campaign, because the sign is of natural material; the Days of '76 is a non-profit organization; and because the sign will be used for the specific purpose of fund raising, and to waive the application fee for the Days of '76, a non-profit organization.*

Deadwood Gulch Resort - Banner for Sturgis Rally - Ron Island

Michelle Patino, representing Deadwood Gulch Resort, appeared before the commission to request permission to place banners at 304 Cliff Street during the Sturgis Rally. The request includes seven (7) banners to be placed as follows: Banner #1 - by the convention center driveway or railing on the pedestrian bridge; Banner #2 - on steel fence posts on the employee parking lot; Banners #3 & #4 - placed on each side of the entrance into Deadwood Gulch Lodge; and the remaining 3 banners on the roof of Deadwood Gulch Lodge. Each roadside banner would measure 10' x 3' and the roof banners are 18' x 4'.

Ms. Patino stated that this is the third year that she has come before the commission to request the use of banners during rally week. She explained that Deadwood Gulch Resort's location is further out of town and sits back off the highway, therefore the

banners are used to guide people to the restaurant and lounge. Michelle stated that DGR would be using the same roadside banners that they used last year.

Chairman Steinlicht asked if a variance was required for this application. Mr. Kuchenbecker stated that a variance is required according to the current ordinance which states that a banner must be "placed on the building" and that, in the past, Deadwood Gulch has come before the commission for permission to place roadside banners and approval was granted. However, there was a question last year with the place of banners on Deadwood Gulch's roof that were not approved by the Historic Preservation Commission. He went on to say that a new ordinance will become effective July 13, 2007 which allows one banner per facade per building and a variance would be required for any requests outside of those stipulations. Furthermore, according to both ordinances "roof signs are not allowed" and approval would require a variance.

Mr. Olson stated that he had a problem "moving forward on this under one set of rules today and two days later operating under another set" and that the decisions made "by this commission should be applied unilaterally to all the businesses in town". He suggested that this application be reviewed at the next meeting and stated that he did not believe that the roadside banners, under the new ordinance would be approved because the special event is not "prominently" displayed. Ms. Patino asked that the commission allow the banners this year based on the fact that she presented her application before the new ordinance takes effect, with the knowledge that next year she would have to change the banners to meet the new ordinance's guidelines. Mr. Olson then inquired if the application were approved under the current ordinance would Deadwood Gulch then be in violation of the new ordinance on July 13, 2007. City Attorney, Jason Campbell, explained that if action were taken under the existing ordinance, when the new ordinance took effect action would have already be taken, and therefore Deadwood Gulch would not be in violation.

Mr. Pike asked, under the current ordinance, if roof banners are allowed. Mr. Umenthum stated that they are not and suggested that the commission separate the roadside banners from the roof banners, which would require a different type of variance. Ms. Patino then asked to change her request from three (3) roof top banners to one (1) banner to be located on the front of the building under the office windows. Mr. Kuchenbecker clarified that if Ms. Patino were to remove the roof top banners from her request, according to the existing ordinance, Deadwood Gulch could place one (1) banner on the building without permission from the commission and action would only have to be taken on the four (4) roadside banners.

It was moved by Mr. Derosier, seconded by Mr. Pike and carried unanimously to adopt a resolution to approve the Sign Permit Application for Banner #1 to be placed by the convention center driveway or railing on the pedestrian bridge, located at 304 Cliff Street, with a variance because the banner would not be placed on a building, as proposed by the applicant, Deadwood Gulch Resort, as presented.

It was moved by Mr. Olsen, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the Sign Permit Application for Banner #2 to be placed on the steel fence posts on the employee parking lot, located at 304 Cliff Street, with a variance because the banner would not be placed on a building, as proposed by the applicant, Deadwood Gulch Resort, as presented.

It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Sign Permit Application for Banners #3 and #4 to be placed on each side of the entrance into Deadwood Gulch Lodge, located at 304 Cliff Street, with a variance because the banner would not be placed on the building, as proposed by the applicant, Deadwood Gulch Resort, as presented.

It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to deny the Sign Permit Application for the three (3) roof top banners, as proposed by the applicant, Deadwood Gulch Resort.

Ms. Feterl reiterated that if Ms. Patino came before the commission again next year with the same variance request, the commission would be acting under a different ordinance, therefore the actions that have been taken in the past would not be the standard for future requests.

Deadwood Gulch Resort - Banner for Kool Deadwood Nights - Ron Island

The applicant is requesting two (2) roadside banners, measuring 10' x 3', located at 304 Cliff Street during Kool Deadwood Nights. The banners would be located on either side of the entrance to Deadwood Gulch Resort. *It was moved by Mr. Olson, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Sign Permit Application with a variance for a banner, located at 304 Cliff Street, as proposed by the applicants, Deadwood Gulch Resort, as presented.*

88 Charles Street - Creekside Clinic Sign - Dr. Michael Guilbert

At this time, Susan Guilbert, representing Creekside Clinic, appeared before the commission. She explained that last year when Creekside Clinic replaced their old signage they did not identify the name of the building on the new sign and would like to do so at this time. Ms. Guilbert stated that they would like to add "Creekside Clinic" on the front facade of the building under the existing street number. *It was moved by Oberlander, seconded by Derosier to adopt a resolution to approve the Sign Permit Application for the aluminum wall sign, to be located on the front of the clinic at 88 Charles Street, as proposed by the applicant, Dr. Michael Guilbert, as presented. A roll call vote was taken and the motion carried with the following commissioners voting AYE: Pike, Oberlander, Feterl, Olsen, and Derosier; the following commissioners voted NO: Mr. Olson.* Mr. Olson stated that this request would require a variance and therefore, the motion needed to be amended to include it. *It was moved by Ms. Oberlander, seconded by Mr. Derosier and carried unanimously to amend the motion to include a variance due to the fact that the sign would not be located near an entrance.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

City of Deadwood v. Guy Edwards

Mr. Guy Edwards appeared before the commission and stated that he was there in regards to a notice that he received from the City of Deadwood stating that his windows were not in compliance. Mr. Edwards claimed that he began work in 2005 and did not receive the letter from the city until two (2) years later. He responded with a letter addressed to Keith Umentum and tried, unsuccessfully, to contact the former Historic Preservation Officer, Jim Wilson to address the issue. Mr. Edwards claims that during the time of construction, Mr. Wilson told him that his property was of no "historic value" and that he, Mr. Edwards, could do anything to the house that he wanted. Furthermore, Mr. Edwards claimed that Mr. Umentum was present during the construction on several different occasions and nothing was ever said to him about being in violation. He stated he was "confused" and would like to know where Historic Preservation stands on this and to try and avoid court.

The commission was unaware of the details surrounding the issue with Mr. Edwards and questioned what he would like them to do. Mr. Pike stated that, because there is a new commission and a new attorney, it was his belief that Mr. Edwards was before the commission solely to bring everyone "up to speed".

Mr. Campbell stated that there are two (2) counts against Mr. Edwards pending in magistrate court: 1.) failure to obtain project approval and 2.) failure to obtain a building permit. Mr. Campbell suggested that an executive session follow the regular meeting to allow him to discuss matters with the commission.

Kiwanis' Prospector Bowl Request - Rod Galland

Mr. Kuchenbecker summarized the request from Rod Galland for a \$1000 sponsorship from the Historic Preservation Commission for the 2007 Prospector Bowl, which is being held September 8, 2007 at Ferguson Field in Deadwood. Mr. Galland's letter of request stated that in the past the Historic Preservation Commission has provided assistance with the programs detailing the history of Ferguson Field and are asking for their support in producing a new program jacket for 2008. Mr. Kuchenbecker stated that he was unaware of the original arrangements made, as to whether Historic Preservation paid for the printing of the programs and was later asked for sponsorship as well, and would again be asked to cover the cost of printing. Mr. Olson stated that he believed that this was an event that they had helped to fund in the past couple of years and asked if the monies could come out of the "public education" fund.

Ms. Feterl exclaimed that 3000 copies of the program for a \$1000 was "a lot of money". Mr. Kuchenbecker explained that that was not the case, but rather the Kiwanis still have 3000 copies left over of the original programs and the \$1000 would be used

to support the Prospector Bowl, not to print 3000 programs. Ms. Feterl stated that she would be in favor of providing assistance for the printing. Mr. Kuchenbecker responded that printing is not needed this year.

Ms. Oberlander inquired as to what the \$1000 sponsorship was paying for. Chairman Steinlicht spoke up and said that he believed that there is a lot of "goodwill" that comes from this event by bringing in teams from neighboring communities.

Mr. Olson stated that he believed that there were too many questions that needed to be addressed before making a decision and that "it would behoove the commission" to ask Mr. Galland to attend the next meeting. *It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to continue the discussion until the next Historic Preservation Commission meeting, to be held Wednesday, July 25, 2007.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

26 Samson Street - New Residential Structure - Terry Hall

The commission referred to the following staff report:

Case No. 07048

Date: July 10, 2007

Address: 26 Sampson Street – Lots 3, 4 & 5

STAFF REPORT

The applicant requests Project Approval for new construction of a residential structure on (26) Sampson Street – vacant lots 3, 4 & 5 in the Large's Flat Historic Overlay Zone, Deadwood, South Dakota.

Applicant: Terry & Linda Hall

Owner: Same

Constructed: New Construction

CRITERIA FOR THE ISSUANCE OF PROJECT APPROVALS

The Historic District Commission shall use the following criteria in granting or denying Project Approval:

General Factors:

1. *Historic significance of the resource:* The project area lies on lots 3, 4 & 5 on Sampson Street in Deadwood. In researching the history of this property, no historic Sanborn maps include this area up Spruce Gulch. Additional research may be needed to better understand and record the history of the proposed project site.

2. *Architectural design of the resource and proposed alterations:* New construction (see attached rendering, site plans and floor plans).

Attachments: Yes

Plans: Yes

Photo: Architectural Drawings and Orthophotography

Recommended Decision:

Staff has spoken to the applicant and requested color samples and material samples. Mr. Hall has indicated it will be of rustic construction – stone veneer, cedar, metal roof and wooden Anderson windows.

Upon a site visit by HPC staff, there appears to be little if any physical evidence of any archaeological features; however, a Phase I archeological survey should be required.

HPC staff has reviewed the application against the below rules regard new construction in historic districts.

Historic Preservation Officer Kevin Kuchenbecker summarized the information provided in the staff report. Terry and Linda Hall, the applicants, were not present.

Mr. Kuchenbecker referred the commission to the attached elevation map and pointed out the surrounding structures in reference to where the new construction would be. He explained that the new construction would not be surrounded by historic buildings and it appears that it will lie outside of direct view from the core historic district. He then stated that up Spruce Gulch there are currently three (3) structures and then another two (2) at the corner of Spring Street and Sampson Street that have been raised and replaced with new construction. Mr. Kuchenbecker then pointed out that within the overlay zone and the surrounding historic districts, there are currently only two (2) contributing resources.

Mr. Kuchenbecker stated that he is concerned with the "massing of the roof line" and suggested that dormers could be used to help "break up" the elevation of the roof line. He also stated that, based on the before mentioned references and surrounding limited resources, Mr. Kuchenbecker feels that this structure may have an adverse affect. He went on to say that he believes "any new construction may have an adverse affect". Mr. Kuchenbecker then voiced his concern as to the precedence this new construction would set for any future projects and pointed out the new residential structure above the city shop as an example.

The commission then inquired about the proposed design of the new construction and its measurements. Mr. Kuchenbecker referred the commission to the memorandum provided. Mr. Olson asked what the height of the roof line would be. Mr. Kuchenbecker replied that the definition of height, according to the ordinance, is to the mid-point of the roof and stated that he did not have an exact measurement, but does believe that it would fall within the height ordinance. He stated that he would need to get more information from the applicants. *It was moved by Mr. Derosier, seconded by Ms. Feterl and carried unanimously to continue the discussion pending further information.*

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

111 Williams Street - Lynette Kirkeby

Historic Preservation Officer Kevin Kuchenbecker stated the wall at this location is failing and that the Building Official Keith Umenthum feels that it poses a life/safety threat. Mr. Kuchenbecker stated that the wall meets the general eligibility for location and meets the criteria for acceptance, therefore it is recommended that the application be accepted into the program. *It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to accept the property at 11 Williams Street, Lynette Kirkeby, into the retaining wall program.*

23 Emery Street -Melody Vanderlinde

Mr. Kuchenbecker stated that he does not feel that this property is eligible as a historic wall nor is it threatening a historic resource. He also claimed that Keith Umenthum does not consider the situation to be life/safety. Mr. Kuchenbecker explained, that although this wall causes concern and does meet the general eligibility for location, it does not meet the criteria for acceptance, therefore it is recommended that the application be denied into the program. *It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to deny the property at 23 Emery Street, Melody Vanderlinde, into the retaining wall program.*

24 Raymond Street - John "Jack" Williams

Mr. Kuchenbecker explained that this particular application consists of two walls that have failed. He stated that both walls are in "critical" shape. The walls meet the general eligibility for location and the criteria for acceptance, therefore it is recommended that the application be accepted into the program. *It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to accept the property at 24 Raymond Street, John "Jack" Williams, into the retaining wall program.*

10 Denver Street - Catherine & Raul Ponce de Leon

Mr. Kuchenbecker explained that this wall was accepted into the program recently and has gone through engineering and the bid process, but due to financial circumstances the applicant would like to withdraw from the program. He stated that the Historic Preservation Commission has incurred engineering costs associated with this project in the amount of \$4,242.41. ***It was moved by Mr. Derosier, seconded by Mr. Olsen to adopt a resolution to accept the applicant's request to withdraw from the retaining wall program.*** Mr. Olson voiced his concern that there may be legal issues to address and, therefore suggested that the discussion be tabled until after an executive session following the meeting. ***Hearing no further discussion, upon roll call vote being taken thereon, the motion failed with the following commissioners voting AYE: Derosier; the following commissioners voting NO: Pike, Oberlander, Feterl, Olsen, and Olson. It was moved by Mr. Olson, seconded by Mr. Olsen and carried with the following commissioners voting AYE: Pike, Oberlander, Feterl, Olsen, and Olson; the following commissioners voting NO: Derosier, to adopt a resolution to table the discussion on 10 Denver Street pending executive session following the meeting.***

49 Terrace Avenue - Paul Engel

Mr. Kuchenbecker explained that this wall was accepted into the program in April, 2002, but no activity has taken place to proceed with the reconstruction of this project. Since that time, the office of Historic Preservation has adopted specific criteria which must be followed to meet state and local regulations; therefore this wall will need engineering and specification to allow the project to be completed. He stated that the wall does meet the general eligibility for location and meets the criteria for acceptance, therefore it is recommended to continue acceptance into the program. ***It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to adopt a resolution to grant a continuance to 49 Terrace Avenue, Paul Engel, into the retaining wall program.***

39 Terrace Street - Lewis & Patricia Hall

Mr. Kuchenbecker explained that the wall on this property was in the retaining wall program and was completed in 2005 and consists of two (2) stairways. However, the stairway to the front entrance was constructed very narrow and is causing an inconvenience to the owners. To address the issue the owners have proposed to construct a low retaining wall across the front and connecting the two (2) stairways together with a sidewalk. Mr. Kuchenbecker stated that Mr. Umentum has viewed the property and that this is a viable solution that would be a more cost effective than other options. ***It was moved by Mr. Olsen, seconded by Mr. Derosier and carried unanimously to adopt a resolution to accept the property at 39 Terrace Street, Lewis & Patricia Hall, into the retaining wall program.*** Mr. Pike asked Mr. Kuchenbecker if whether, in his opinion, the requested compromise by the applicant would correct the challenge created by the previous construction. Mr. Kuchenbecker said, "yes".

20 Denver Avenue - Mike & Sharon Ragatz

Mr. Kuchenbecker explained that the retaining wall and stairs on the property has already been accepted into the program, but due to excessive moisture the rear slope of the hill has begun to slope and cause mud and water to run into the structure. The wall meets the general eligibility for location and meets criteria for acceptance, therefore it is recommended to accept the application into the program as an addendum to the existing application. ***It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to accept the property at 20 Denver Avenue, Mike & Sharon Ragatz, into the retaining wall program as an addendum to the existing application.***

29 Adams Street - Sharon & John Martinisko

Mr. Kuchenbecker explained that this was an in existing project in the retaining wall program that is currently under construction. He pointed out that Sharon Martinisko, as well as the contractor Marvin Lehman, were present. Mr. Kuchenbecker stated that due to some unforeseen issues during construction, a change order in the amount of \$19,900, consisting of five (5) supplemental items, is necessary for completion of the project. Kuchenbecker explained that this amount falls within the state statute of \$25,000, therefore it would not have to be re-bid. ***It was moved by Ms. Feterl, seconded by Ms. Oberlander and carried unanimously to adopt a resolution to accept the applicant's request for a change order in the amount of \$19,900.00 for 29 Adams Street, Sharon & John Martinisko, as presented.***

Joy McCracken, Executive Director of Neighborhood Housing Services (NHS), presented the following information to the commission.

Revolving Loan Disbursements

It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Historic Preservation Revolving Loan Fund Cash Disbursements Journal totaling \$19,068.97 to the following: Lawrence County Register of Deeds, \$22.00; Lawrence County Register of Deeds, \$44.00; NHS, \$45.00; Royal Electric, \$2549.15; Western States, \$2,549.15; and Sharkey Plumbing and Heating, \$8,955.00, as presented.

Rozelle Purchase - 10 Harrison Street

It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve financing for Rozelle Purchase, 10 Harrison as follows: loan funding in the principal amount of \$819.71 interest rate of five percent (5%) per annum.

Hills Limited Partnership - 158 Williams Street

It was moved by Mr. Olson, seconded by Mr. Pike and carried unanimously to adopt a resolution to approve financing for Hills Limited Partnership, 158 Williams Street as follows: loan funding in the principal amount of \$12,340.38 at an interest rate of five percent (5%) per annum.

Retaining Wall Disbursements:

None.

ITEMS FROM CITIZENS NOT ON AGENDA:

None.

COMMITTEE ACTIONS AND REPORTS:

Advocacy: Commission representatives: Ronda Feterl (chair), Mike Olsen and Willie Steinlicht
No report was given.

Archeology: Commission representatives: Mike Olsen (chair), Darin Derosier and Willie Steinlicht
No report was given.

Archives: Commission representatives: Mike Olsen (chair), Steve Olson, and Matthew Pike
No report was given.

Budget: Commission representatives: Ronda Feterl (chair) and Mike Olsen
No report was given.

Cemetery: Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Matthew Pike
No report was given.

Demolition by Neglect: Commission representatives: Mike Olsen (chair) and Steve Olson
No report was given.

GIS: Commission representatives: Steve Olson (chair), Mary Ann Oberlander, and Matthew Pike
No report was given.

Grants: Commission representatives: Mary Ann Oberlander (chair), Ronda Feterl and Willie Steinlicht
Ms. Oberlander mentioned a photo opportunity that took place on July 10, 2007 for the new chairs at the armory.

Homestake Archives: Commission representatives: Ronda Feterl (chair) and Mike Olsen
Ms. Feterl stated that there would be meeting with the architect on Monday, July 16, 2007.

Loans: Commission representatives: Ronda Feterl (chair), Darin Derosier and Willie Steinlicht
No report was given.

Policies and Procedures: Commission representatives: Matthew Pike (chair) plus entire HPC
No report was given.

Signage: Commission representatives: Willie Steinlicht (chair) and Darin Derosier
Chairman Steinlicht stated that their next meeting would be held in September.

Recognition: Commission representatives: Mary Ann Oberlander (chair) and Ronda Feterl
Ms. Oberlander stated that the committee met with Ron Pray to make minor changes to the scholarship.

Representative to the Adams Museum: Commission representative: Mary Ann Oberlander
Ms. Oberlander stated that the museum hired a project director for the HARC Project.

Representative to the Chamber: Commission representatives: Darin Derosier (chair) and Willie Steinlicht
Chairman Steinlicht mentioned the "Tough Enough to Wear Pink" fund raiser. Mr. Olson challenged the commission and the Office of Historic Preservation to wear pink at the next Historic Preservation meeting Wednesday, July 25, 2007, as well as, on Friday, July 27, 2007.

Representative to the Days of '76 Board: Commission representative: Steve Olson
No report was given.

Representative to NHS: Commission representative: Willie Steinlicht
Chairman Steinlicht stated that the next meeting would be held July 17, 2007.

Representative to Planning & Zoning: Commission representative: Mike Olsen
No report was given.

Historic Preservation Staff:

Mr. Kuchenbecker presented several items to the commission. They are as follows: 1.) a GIS project report provided by Rob Mattox, GIS Coordinator located in the commission packets; 2.) several articles in "Hoofprints", a bi-monthly publication for the local history group; 3.) an invitation to Rose Fosha from SARC to attend the next archeologist meeting; 4.) State Coordinating meeting in Pierre on July 12, 2007; 5.) SD Board Meeting in Mitchell; 6.) have entered into a contract to replace the deteriorating step in front of the Depot, as well as the steps and the wall that have failed at Mt. Moriah around Wild Bill's grave site; and 7.) there will be a Policy and Procedures Meeting July 19, 2007 at 4:00 and Cadillac Jack's would like to attend to provide the commission with a preliminary report of their upcoming project.

OTHER BUSINESS:

Mr. Olson offered thanks to Mr. Rob Mattox and all of the fire fighters currently working to put the fires out in Hot Springs.

ADJOURNMENT:

Hearing no further business to come before the commission at this time and no objections from the commission or the audience, Chairman Steinlicht adjourned the meeting at 6:45 p.m.

ATTEST:

Willie Steinlicht
Chairman, Historic Preservation Commission
Heather Pleinis, Recording Secretary