

DEADWOOD HISTORIC PRESERVATION COMMISSION

Tuesday, December 22, 2009 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order– Chair Darin Derosier
2. Approve Minutes
3. Voucher approval
4. Old or General Business
 - a. Case# 09080 – 52 Lincoln Avenue – Windows, Siding, Roofing – Tim Conrad
 - b. Revolving Loan – Special Needs/Wood Windows – Tim Conrad
5. New Matters before the Deadwood Historic District Commission
6. New matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund/Retaining Wall Program Update.
 - a. Retaining Wall Applications
 - b. Revolving loan disbursements
 - c. Retaining Wall disbursements
8. Items from Citizens not on agenda.
9. Committee Actions and Reports
10. Staff Report
11. Other business
12. Adjournment

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Tuesday, December 22, 2009

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

Absent Historic Preservation Commission: Ronda Feterl and Matt Pike.

Present Deadwood City Commission: Georgeann Silvernail, Francis Toscana and Lenny Schroeder.

All motions passed unanimously unless otherwise stated.

A quorum being present, Chairman Darin Derosier called the Deadwood Historic Preservation Commission meeting to order on Tuesday, December 22, 2009 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to approve the minutes from Wednesday, December 9, 2009. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the HP Operating Account in the amount of \$23,333.67. Aye - All. Motion carried.

Bonded Account:

It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to approve the HP Bonded Account in the amount of \$14,673.79. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS

Case #09080 – 52 Lincoln Avenue – Windows, Siding, Roofing – Tim Conrad

Mr. Kuchenbecker explained that this item was continued from December 9, 2009. He said the applicant is requesting Project Approval for windows, siding, and roofing for 52 Lincoln, a contributing structure located in the Ingleside Planning Unit of the City of Deadwood, which was built circa 1885. The roof of the porch has a flat area, which is causing moisture and deterioration due to drainage problems. The applicant, Tim Conrad, was available for questions. Mr. Conrad explained that there is a window above the flat part of the roof. He said that during some remodeling he found that there is dry rot around the window. He added that his options are to eliminate the window or to shorten the window so he can eliminate the flat area on the roof to prevent leakage. He said this area was added on at some point in time.

Mr. Kuchenbecker said that neither plan would have an adverse effect. Mr. M. Olsen asked if the best solution would be to eliminate the window, to which Mr. Kuchenbecker said it would as long as there was proper recordation completed. *It was moved by Mr. Steinlicht and seconded by Mr. S. Olson that based upon all evidence presented, there will be a damaging effect to the property included in the National Register of Historic Places and the State Register of Historic Places and grants Project Approval with proper recordation at 52 Lincoln as presented in Case #09080. Aye – All. Motion carried.*

It was further moved by Mr. M. Olsen and seconded by Ms. Oberlander that based upon the guidance in the U.S. Department of Interior Standards for Historic Preservation Projects in 36 C.F.R. 67, the finding is that the project is not adverse to Deadwood and approves the project as presented. Aye – All. Motion carried.

It was further moved by Mr. M. Olsen and seconded by Mr. S. Olson to place Tim Conrad into the Wood Window Program. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

None.

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:

Retaining Wall Applications

None.

Revolving Loan Disbursements

None.

Delinquency Report

Ms. McCracken reviewed the delinquency report. She reported that the Gillmore Hotel loan has been charged off and when the City disperses the property, the funds will come back to Historic Preservation to apply to and offset the loan.

The property for Jim Callahan was in foreclosure and bankruptcy, which is now completed and a check for approximately \$4,000.00 was received leaving a balance of \$3,355.19 that will not be recoverable. She said she would work with Finance Officer, Mary Jo Nelson, to get this loan charged off. Mr. Kuchenbecker explained that this loan was for a Life/Safety Retaining Wall.

Deadwood Development and Hickok's are now both under a new payment plan.

Loan Request – Hickok's – 21 Deadwood Street

Ms. McCracken explained that during discussion about Hickok's, they talked about one loan at 0% that was applied to Life/Safety. These funds were disbursed back in 2005 when they were in the middle of

their rehabilitation and discovered many structural problems. She said that \$200,000.00 was disbursed to help with those problems and they have paid it down to \$177,495.14 and it will mature at the end of the month. She is suggesting that this loan be refinanced at 6%, which would be standard procedure where it will go into the payment program. However, she is suggesting they do a single payment note for 6 months and then review it at that time. ***It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the refinancing for Hickok's in the amount of \$177,495.14 at 6% interest for six months. Aye – All. Motion carried.***

Loan Request – Gary Biggs

Ms. McCracken explained that Mr. Biggs has been a customer since 1999 when he started purchasing the property on Main Street. At one time, he owed \$270,000.00 for five properties. She explained that it was rolled into one note and a mortgage was taken out on all five properties. In September 2009, Mr. Biggs asked what Historic Preservation would settle for to pay off and release a property if one of the properties sold. Historic Preservation agreed to \$50,000.00 because he had paid the loan down to approximately \$212,000.00. She went on to say that Mr. Biggs has gone to First Interstate Bank and asked to borrow funds to settle his parent's estate and would like to use one of these properties as collateral. The bank said they will take second position behind \$60,000.00, but will not take second position behind \$270,000.00. She went on to say that a few years ago, Mr. Biggs had two loans against Biff Malibu's and the Goldberg's building, which he took personal responsibility for. He then moved the collateral from the Goldberg's building up to the five buildings on Main Street. Today, he owes \$157,000.00 total on all five properties. She went on to explain that the bank would like to take 772 Main Street as collateral and is asking Historic Preservation to do a partial release of the \$270,000.00 on 772 Main Street. Historic Preservation will still have a mortgage in first position of the \$61,000.00. ***It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to approve the release of collateral on 772 Main Street for Gary and Joan Biggs as presented. Aye – All. Motion carried.***

ITEMS FROM CITIZENS NOT ON AGENDA:

Joy McCracken – Block Club Funds

Ms. McCracken explained that she was approached by Rhonda and Jim Van Den Eykel who said there are a group of people who are calling themselves the Deadwood Business Club. She said that many of the retail businesses on Main Street have gotten together and said they would like to do something for Christmas by sprucing up Main Street, as they were disappointed there were not more Christmas lights. She said at the last minute they went out and bought some Christmas lights. Mrs. Van Den Eykel went to Ms. McCracken and said she knew the block clubs get money for Christmas lights and wanted to know if there was any way the businesses could get some money for lights as well. Ms. McCracken said that several years ago when the Neighborhood Block Clubs got together and did some strategy planning, one of their goals was to increase the lights on Main Street. She went on to say that there are some Block Clubs that do not utilize all of their money, but she said for the Block Clubs to give the retail businesses money; she would have to get permission from Historic Preservation.

Mr. Steinlicht asked if the Chamber of Commerce should pick up some the expense. Mr. M. Olsen asked where the lights that the businesses bought were placed, to which Ms. McCracken said they were placed on the light poles. Commissioner Silvernail asked Ms. McCracken if the Main Street area could be its own Block Club, to which Ms. McCracken said that could be an option. The entire Commission agreed that the Block Clubs could donate money if they so choose.

Committee Actions and Reports:

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Matt Pike and Mary Ann Oberlander.

No report.

Archaeology, Archives & Acquisitions: Commission representatives: Mike Olsen, Willie Steinlicht and Steve Olson.

Mr. M. Olsen made note of the report from City Archivist, Mike Runge. Mr. Runge has completed a “boat load” of work and has done it with a skeleton budget and staff.

Budget: Commission representatives: Ronda Feterl, Darin Derosier Matt Pike.

No report.

Cemetery/GIS: Commission representatives: Steve Olson, Mary Ann Oberlander and Mike Olsen.

No report.

Demolition by Neglect: Commission representatives: Mike Olsen, Steve Olson and Matt Pike.

No report.

Loans: Commission representatives: Ronda Feterl, Willie Steinlicht and Darin Derosier.

No report.

Policies & Procedures: Commission representatives: Entire HPC.

No report.

Adams Museum: Commissioner Mary Ann Oberlander.

Ms. Oberlander reported that the Christmas programs at the Adams House were well attended and very successful. She also reported that the planning for Preservation Thursdays is looking wonderful.

Chamber of Commerce: Commissioners Darin Derosier and Willie Steinlicht.

Mr. Derosier reported that the budget for the Chamber has been cut quite a bit so they are trying to do some different things for Wild Bill Days. He said they are looking at doing a “mock hanging” and dogs jumping from a platform into water. He added that it is not necessarily a historic event, but could raise funds and will bring people to town and make it more family oriented.

Days of '76: Commissioner Mike Olsen.

Mr. M. Olsen reported on the following:

Work is progressing on the Miles City to Deadwood trail ride, which will be arriving in Deadwood the Saturday of Labor Day weekend.

He went to the Tri-State Museum with Deb Gangloff and did a site visit for the lending of the Spalding gun while the museum is under construction. The gun will be placed in a locked case and a climate-controlled area with a camera on it at all times.

The Exhibit Design Committee met and reviewed the comments from Condit on the committee's comments on their 50% schematic design. He said this is moving forward and they are expecting to have another go around of design sketches sometime in mid-summer.

The Building Design Committee met with the architects, the structural engineers, the mechanical engineers, and the lighting engineers and they "ironed out" a lot of problems that were ongoing with the museum itself. Chamberlin Architects are going through the designs with a "fine-tooth comb" to try to find any kind of cost savings within the plans and to make sure that everything that is in the floor plan appears on the elevation and vice-versa. It is looking like they will go into construction sometime in the spring.

Mr. S. Olson reported that the finance committee for the Days of '76 met and they will be going out within the next couple of days with a fund-raising letter targeted at what is known as a sheriff's posse. He said they will be going to certain individuals seeking donations for the museum. He said they have identified approximately 400 individuals that the letter will be going to.

Mr. Olson also reported that the Old West Auction will be held again in Deadwood during Wild Bill Days.

Neighborhood Housing Services: Commissioner Willie Steinlicht.
No report.

Planning and Zoning: Commissioner Mike Olsen.
No report.

Historic Preservation Staff: Kevin Kuchenbecker, HP Officer; Michael Runge, Archivist; Deanna Berglund, Administrative Assistant; Virginia Peterson, Administrative Assistant.

Kevin Kuchenbecker reported on the following:

There will be a HARCC meeting on Friday and they are continuing fundraising.

Mr. Kuchenbecker, Mr. Umentum and Mr. Raysor did an inspection of the Gillmore Hotel. Overall, it is in good shape, but the carpet needs stretched and the outside needs painted. However, it appears there is money in reserves to complete these projects.

He is working on the supplemental budget.

Virginia Peterson has been working on the annual report, which he will send to Pierre by the end of February.

The basement remodel is coming along quite well.

Mr. Kuchenbecker wished a Merry Christmas and Happy New Year to all.

ADJOURNMENT:

Hearing no further business to come before the Commission at this time and no objections from the Commission or the audience, Chairman Derosier adjourned the meeting at 5:40 pm.

ATTEST:

Darin Derosier
Chairman, Historic Preservation Commission
Ronda Morrison, Recording Secretary