

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 24, 2010 ~ 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. Gillmore Apartments – Kevin Kuchenbecker
5. New Matters before the Deadwood Historic District Commission
6. New matters before the Deadwood Historic Preservation Commission
 - a. Case# 10005– 25 McKinley Street– Re-Roofing– Renee Burr
 - b. Grants, Recognition, Advocacy, & Public Education Report
 - i. Outside of Deadwood Grant Applications
 1. Exhibit– High Plains Western Heritage Center
 2. Stabilization– Black Hills Historic Preservation Trust, Inc.
 - c. Revolving Loan Fund– Special Needs/Vacant Properties Policy Guidelines
7. Revolving Loan Fund/Retaining Wall Program Update.
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. Proposed Special Needs/Siding Removal Policy Guidelines change
 - ii. Proposed Special Needs/Vacant Properties Guidelines change
 - iii. Proposed Special Needs/Elderly Homeowners Policy Guidelines change
 - c. Retaining Wall Program/Disbursements
 - i. Satisfy mortgage in the amount of \$3,355.19 for Jim Callahan – 17 Fillmore
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

Wednesday, February 24, 2010

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.

Present Deadwood City Commission: Mayor Francis Toscana, Commissioner Silvernail and Commissioner 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 Wednesday, February 24, 2010 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

It was moved by Mr. S. Olson and seconded by Mr. Steinlicht to approve the minutes from Wednesday, February 10, 2010. 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 \$3,447.51. Aye - All. Motion carried.

Bonded Account:

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the HP Bonded Account in the amount of \$5,603.79. Aye – Derosier, Feterl, Oberlander, M. Olsen, Pike and Steinlicht. Abstain – S. Olson. Motion carried.

OLD OR GENERAL BUSINESS

Gillmore Apartments – Kevin Kuchenbecker

Mr. Kuchenbecker reviewed the discussion notes from the Task Force regarding the Gillmore Apartment building. The recommendation from the Task Force to the City was to surplus the property and go through the process of a sealed bid with language to include that the City can “reserve the right to accept or reject all bids.” The recommendations have been reviewed by legal counsel. Mr. Kuchenbecker asked the HP Commission for consideration to move this forward to the City Commission as a recommendation. *It was moved by Mr. Pike and seconded by Mr. M. Olsen to ask the City Commission for their*

consideration in joining the HP Commission to surplus the Gillmore Apartments as presented. Mr. Kuchenbecker said the thought of the Task Force was to first go out for sealed bids and if they did not meet the satisfaction of the Commissions, they would be rejected and the building would then go up for public auction. *Aye – All. Motion carried.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Case #10005 – 25 McKinley Street – Re-roofing – Renee Burr

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for 25 McKinley Street, a noncontributing structure located in the Large’s Gulch Planning Unit in the City of Deadwood, which was constructed circa 1938. He said the applicant is requesting permission to remove the old roofing, dry in the roof area, install 2” x 6” fascia and ziggle .29 gage colored metal roofing, install an 8” stove pipe and gable metal roof edge. The proposed work and changes does not encroach upon, damage or destroy a historic resource nor does it have an adverse affect on the character of the building or the historic character of the districts. *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen that based upon all the evidence presented the finding is that 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, grants Project Approval. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

Grants, Recognition, Advocacy & Public Education – Outside of Deadwood Grant Applications

Exhibit - High Plains Western Heritage Center

Mr. Kuchenbecker explained that the High Plains Western Heritage Center applied for a grant for an interpretive exhibit entitled, “Women of the West: Ranching and Rodeo 2010.” He said the committee recommends funding the exhibit in the amount of \$2,500.00. *It was moved by Ms. Feterl and seconded by Ms. Oberlander to approve \$2,500.00 for the exhibit for High Plains Western Heritage Center. Aye – All. Motion carried.*

Grants, Recognition, Advocacy & Public Education – Outside of Deadwood Grant Applications

Stabilization – Black Hills Historic Preservation Trust, Inc.

Mr. Kuchenbecker explained that this was for the Meeker Ranch and was continued from the last meeting as Commissioner Steve Olson questioned if the property was actually in South Dakota. He said after looking further into the matter he found it was located 4 miles north and east of Custer and is indeed in South Dakota. The committee recommended a grant in the amount of \$7,500.00. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to approve the grant in the amount of \$7,500.00 to Black Hills Historic Preservation Trust, Inc. Aye – All. Motion carried.*

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:

Revolving Loan Disbursements

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the HP Revolving Loan Fund cash disbursements in the amount of \$21,747.00. Aye – All. Motion carried.

Financial and Delinquency Report

Ms. McCracken reviewed and explained the financial statement and delinquency report.

Proposed Special Needs Policy Guidelines Change

Ms. McCracken explained the changes and additions for all three Special Needs Programs. *It was moved by Ms. Feterl and seconded by Mr. Pike to approve the Policy Guideline changes to the Special Needs/Siding Removal Program as presented. Aye – All. Motion carried.*

It was moved by Ms. Oberlander and seconded by Mr. Pike to approve the Policy Guideline changes to the Special Needs/Vacant Properties Program as presented. Aye – All. Motion carried.

It was moved by Mr. Pike and seconded by Mr. M. Olsen to approve the Policy Guideline changes to the Special Needs/Elderly Homeowners Program as presented. Aye – All. Motion carried.

Loan Request – Gary Biggs – 776, 768, 770, 772 Main Street

Ms. McCracken reminded the Commission that a few months ago, they agreed that if Mr. Biggs sold one of these properties they would release the property with a principal reduction of \$50,000.00. She said Mr. Biggs has now sold the property at 764 Main Street and is requesting to refinance the loan. Ms. McCracken explained that Mr. Biggs used his own money to purchase these properties and then used historic preservation money to renovate them. She said the total loans against the remaining properties are \$270,510.00 with a 51% loan to value based on assessed values. Mr. Biggs has been a customer since 1996 and has an excellent payment history. *It was moved by Mr. Pike and seconded by Mr. Olsen to approve the loan request in the amount of \$97,801 at 5% interest for Gary Biggs and Joan Cannon as presented. Aye – All. Motion carried.*

Satisfy Mortgage - \$3,355.19 for Jim Callahan – 17 Fillmore

Ms. McCracken explained that Jim Callahan went through bankruptcy and foreclosure and no more money will be received. She said there is a balance of \$3,355.19 on the retaining wall loan that needs to be charged off and the recommendation needs to be made to the City Commission to satisfy the mortgage on the property. She also explained that there are two parts to this; the retaining wall grant and the retaining wall loan, with the loan portion being a charge off. She said the City perceives the grant portion as a grant only and if any money is given back it would be a bonus; therefore, there is no charge off on the grant amount. She said the grant amount is put on the loan as a method of tracking only. *It was moved by Mr. Pike and seconded by Mr. S. Olson to recommend to the City Commission the approval and satisfaction of the mortgage in the amount of \$3,355.19 for Jim Callahan at 17 Fillmore. Aye – All. Motion carried.* Ms. McCracken also asked if direction needed to be given to NeighborWorks to satisfy the mortgage for the grant amount of \$43,995.51 as no entries are made on the City side. Mayor Toscana said no motion needed to be made, as it would be noted in the minutes. Therefore, direction was given to Ms. McCracken to satisfy the mortgage in the amount of \$43,995.51 for the retaining wall grant.

ITEMS FROM CITIZENS NOT ON AGENDA:

Dave Thompson – 80 Williams Street

Mr. Thompson appeared before the Commission to say he took a drive around the City of Deadwood and happened to run across the residence at the corner of McKinley and Meverden, which is the property

owned by Jim Lee. He went on to say that two years ago he appeared before the Commission and requested permission to put steel siding on his garage and was denied. He is now wondering why Mr. Lee was allowed to put steel siding on his entire garage, and what differentiates the two properties. Mr. Thompson said his siding is now rotting away because of the snow that falls off the roof and sits against the garage. He reminded the Commission that two years ago he built a six-car garage and requested steel siding, but was denied and given two other options, which were lap siding and T1-11 paneling siding. The Commission directed Mr. Kuchenbecker to research why Mr. Thompson was denied the steel siding request and invited Mr. Thompson back to the March 24, 2010 meeting when they would hopefully have some answers for him. Mr. Derosier said there are times when metal siding is allowed, but each request is looked at individually and many factors are taken into consideration.

Mr. Thompson also said he applied for a retaining wall grant and was denied for that as well. Mr. Derosier said there are many guidelines in making decisions for retaining walls as well, but they would also look back and see why he was denied. Mr. M. Olsen explained that the other restraint the Commission has is, by State law the money received for historic preservation must be spent on historic properties within the City that existed before 1938. Mr. Kuchenbecker added that there are three criteria for retaining walls: 1) it must protect a historic resource, 2) the wall itself must be considered a historic resource, and 3) must be considered life/safety. Mr. Thompson said he simply wants to state that the “playing field” does not seem fair. Mr. Kuchenbecker said he would put this item on the March 24, 2010 agenda.

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. S. Olson reported that the Committee would now meet the 3rd Wednesday of every month.

Budget: Commission representatives: Ronda Feterl, Darin Derosier Matt Pike.
Ms. Feterl reported that there was a budget meeting and there will be a recommendation at the next meeting for a supplemental budget.

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 there is a lot going with Preservation Thursdays and National History Day for the school children.

Chamber of Commerce: Commissioners Darin Derosier and Willie Steinlicht.

Mr. Steinlicht reported that they discussed the recap of Mardi Gras and the upcoming St. Patrick's Day celebration. He said they also discussed that "hits" were up, but reservations are down.

Days of '76: Commissioner Mike Olsen.

Mr. M. Olsen reported that Susan Johnson and Francis Toscana were elected to three-year terms on the Days Board. He said fundraising is continuing and also reported that Debra Gangloff traveled to Washington, DC where she met with the National Endowment for Humanities.

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:

At the last City Commission meeting, bids were opened for the compactor storage units in the basement.

The basement remodel is moving forward.

The trolley brochure has been completed, noting that it ties in with historic preservation and public education.

There was a workshop on historic photographs of Deadwood presented by Bob Kolbe.

Noted Mike Runge's monthly report.

Next Tuesday is History Day and will be co-hosted with the Adams Museum.

At the March 10, 2010 meeting the Days of '76 will present their final plan.

The Preservation Symposium is coming together and is scheduled for May 14 through 16, 2010. The "save-the-date" flyer went out this week.

He feels they should start looking at July 4, 2011, as it will be the 50th anniversary of Deadwood becoming a National Historic Landmark. Mr. Kuchenbecker challenged the Commission to start thinking about a celebration and activities for the event.

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 5:45 pm.

ATTEST:

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