

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, June 23, 2010 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order– Chair Darin Derosier
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
 - a. Results of Old West Firearms Show & Auction
5. New Matters before the Deadwood Historic District Commission
 - a. Discussion/Review of Proposed Deadwood Mountain Grand Hotel – Cam Lund
 - b. Case# 10031 – 594 Main Street – Garage Door – Belle Joli Winery
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 10032 – 21 Lincoln Avenue – Roof, Foundation, Plumbing, Heating, Siding, Porches, Insulation, Windows, & Electrical – Dustin & Laura Floyd
 - b. Revolving Loan Fund – Special Needs/Siding Removal – 21 Lincoln Avenue – Dustin & Laura Floyd
 - c. Case# 10033 – 66 Lincoln Avenue – Garage Addition – Stephen Laffey
 - d. Revolving Loan – Special Needs/Wood Windows – 66 Lincoln
 - e. Outside of Deadwood Grant Program – Grant Recommendations- Grants, Recognition, Advocacy, & Public Education Committee
 1. Stage One of Exterior Renovation – Lewis & Clark Theatre Co.
 2. Sashes/Windows – Hermosa Arts & History Association
 3. Phase II Madison Ranch Homestead – Mavis Madison
 4. Microfilming of Deadwood Newspapers – SD Heritage Fund
 5. Stair Lift – Lead Presbyterian Church
 6. Window Installation, Painting, & Roof Repair – Historic Homestake Opera House
 7. Masonry/Foundation Repair – Fall River County Historical Society
 8. Phase I Ft. Pierre Railroad Depot – Verendrye Museum, Inc.
 9. Additional Funding – George B. German Music Archives
 10. Open Air Concert – Old Fort Meade Museum
 - f. Outside of Deadwood Grant Program – Extension Request – Grants, Recognition, Advocacy, & Public Education Committee
 1. 2009 Outside of Deadwood Grant – 1 Year Extension Request – BH Playhouse

g. Not-For-Profit Grant Program – Grants, Recognition, Advocacy, & Public Education Committee

1. Re-Roofing – St. Ambrose Parish

7. Revolving Loan Fund/Retaining Wall Program Update.
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - c. Retaining Wall Program/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

Wednesday, June 23, 2010

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

Late: Matt Pike arrived at 5:05 p.m.

Absent Historic Preservation Commission: None.

Present Deadwood City Commission: Commissioners Georgeann Silvernail 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 Wednesday, June 23, 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 of June 9, 2010. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the HP Operating Account in the amount of \$78,569.56. Aye - All. Motion carried.

OLD OR GENERAL BUSINESS

Results of Old West Firearms Show & Auction

Mr. Kuchenbecker stated that the City had successfully acquired two pieces from the Old West Fire Arms Show and Auction on Sunday, June 20, 2010. Mr. Kuchenbecker explained that the City had purchased the historic 1890 McBride Photograph of Deadwood for \$950.00 and the Pictorial Beaded Scout Jacket of A.A. Coburn for \$7,250.00. He stated that payment for the artifacts was on the HP bill list for June 23, 2010. He noted that the artifacts would be picked up sometime during the week of June 28, 2010 from Rapid City, SD after obtaining City Commission approval for payment of the bill.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

Discussion/Review of Proposed Deadwood Mountain Grand Hotel – Cam Lund

Mr. Kuchenbecker stated that the Deadwood Historic Preservation Office had been working with the State Historic Preservation Office, Lund and Associates, and the owners/partners of the Deadwood Mountain Grand on the redevelopment of the historic Deadwood Slim Plant. He explained that they had been working together on the massing, materials, etc. of the hotel and were now trying to decide on the most appropriate number of floors to put in the proposed hotel. Mr. Kuchenbecker stated that Mr. Lund was at the night's meeting to review and discuss their work.

Mr. Cam Lund stated that he was at the night's meeting to review their work and discuss with the Commission the direction of the project. He first reviewed with the Commission the proposed materials selection. Mr. Lund stated that the hotel would be constructed out of galvanized steel, cement board siding, which would help breakup the façade, and concrete shingles. Mr. Lund explained that they had decided to veer away from metal roofing and instead use concrete shingles in order to break up the rooflines and perceived height. Mr. Lund then reviewed with the Commission some of the proposed design options of the hotel.

Mr. Lund stated that they had been struggling to decide whether three or four floors would work best for the hotel and the City. He stated that in the design plan with three stories hotel rooms would be located over the pool with a net loss of only one room in comparison to a similar plan with four stories. Mr. Lund explained that they liked that the plan brought the overall height of the structure down; however, they did not like that it made the total height from retaining wall to the top of the hotel 75 feet and that there would have to be a crossing of the water main. He then reviewed with the Commission plans for four stories. Mr. Lund showed a historic photograph of the historic Slim Plant with formerly existing outbuildings and mentioned that the proposed four story plan was actually lower in height than what was historically there. Mr. Lund also showed renderings of the proposed structure which showed how the proposed structure would look coming into Deadwood and from various points within the City. Mr. Lund stated that they would have more views available for the Commission in renderings in weeks to come. Mr. Pike stated that it was important to him that the new structure was historically consistent and that the proposed new structure would not overwhelm the Slim Plant. Mr. Pike stated that it was shocking that the four story design was actually slightly shorter than the original structure. He stated that the renderings, in addition to the historic photographs overlaid with the proposed new structure helped him better visualize what would be there. He noted that this ultimately helped quell some of his nerves with the proposed structure and thanked Mr. Lund for bringing in the models. Mr. S. Olson concurred that the renderings were very helpful. Mr. Pike also noted that the gradual step backs in the proposed four story model were very nice. Mr. Kuchenbecker noted that the proposed four story model was very similar in height to what was historically there it was just longer. Ms. Feterl stated that this was a concern to her and that it would be necessary to look at what people on Williams Street would see. Mr. Lund stated that they had been working on really trying to break things up. Ms. Oberlander asked Mr. Lund how many rooms the hotel would have. Mr. Lund stated that the hotel would have 98 rooms. Mr. M. Olsen asked if Mr. Lund would be able to bring more renderings in the future that would have views from Sherman Street, the Presidential District, and Mt. Moriah. Mr. Lund stated that he would do so. Mr. Derosier stated that the general consensus of the Commission was that things were on the right track and that they should simply keep working with Mr. Kuchenbecker.

Case# 10031- 594 Main Street – Garage Door – Belle Joli Winery

Mr. Kuchenbecker explained that the applicant had submitted an application for the replacement of an existing garage door, which is falling apart, with a new garage door that will match the appearance of the current door. He noted that the garage door is located on a contributing structure that is located in the Deadwood City Planning Unit in the City of Deadwood. Mr. Kuchenbecker stated that the proposed work and changes DO NOT encroach upon, damage, or destroy a historic resource nor do they have an adverse affect on the character of the building or the historic character of the local historic district, the State and National Historic Register Districts, or the Deadwood National Historic Landmark District.

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson that based upon all the evidence this project does not encroach upon, damage, or destroy a historic resource nor do they have an adverse affect on the Character of the building or the historic character of the local historic district, the State and National Historic Districts, or the Deadwood National Historic Landmark District; and therefore, grants a Certificate of Appropriateness. 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 PRESERVATION COMMISSION

Case #10032 – 21 Lincoln Avenue – Roof, Foundation, Plumbing, Heating, Siding, Porches, Insulation, Windows, & Electrical – Dustin & Laura Floyd

Mr. Kuchenbecker stated that the applicants had submitted an application for project approval for work at 21 Lincoln Avenue a contributing structure located in the Ingleside Planning Unit in the City of Deadwood. He explained that the applicants had requested permission to re-roof and repair leaks, repair and repoint the chimney, repair the foundation, redo plumbing, heating, and siding work, repair the porches, add insulation, do electrical work, repair windows, and replace storm windows at 21 Lincoln Avenue. Mr. Kuchenbecker added that in addition to the siding program, which was on the agenda, that the applicants also desired to be entered into the wood window program, which had not made it onto the agenda. Mr. Kuchenbecker stated that it was staff’s opinion that the proposed work and changes DO NOT encroach upon, damage, or destroy a historic resource nor do they have an adverse affect on the character of the building or the historic character of the State and National Historic Register Districts, or the Deadwood National Historic Landmark District. The applicants Dustin and Laura Floyd were present to answer any questions.

It was moved by Ms. Feterl and seconded by Mr. Pike that based upon all of the evidence the finding is that this project 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 State and National Register Districts, or the Deadwood National Historic Landmark District; and therefore, moved to grant a project approval. Aye-All. Motion carried. (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

Revolving Loan – Siding Removal Program – Dustin & Laura Floyd

It was moved by Ms. Feterl and seconded by Mr. Pike to place Dustin and Laura Floyd into the Revolving Loan/Siding Removal Program. Aye – All. Motion carried.

Revolving Loan – Wood Window Program – Dustin & Laura Floyd

It was moved by Ms. Feterl and seconded by Mr. Pike to place Dustin and Laura Floyd into the Revolving Loan/Wood Window Program. Aye – All. Motion carried.

Mr. Kuchenbecker stated that the owners are doing a very nice job rehabilitating a vacant home; however, there is an extensive amount of work to be done on the house. He noted that he would discuss this further under 7b of the agenda.

Case #10033 – 66 Lincoln Avenue – Garage Addition – Stephen Laffey

Mr. Kuchenbecker stated that the applicant had submitted an application for project approval for the construction of an addition on the rear of the garage located at 66 Lincoln Avenue. Mr. Kuchenbecker stated that while the garage was not a contributing structure the adjacent home is. He noted that the contributing structure was built circa 1900. He explained that the addition will be approximately 8' above the existing garage and will be constructed out of white block walls on the first level and hardy plank in cream on the second level. He stated that the roof of the new construction will match the existing garage. Further, Mr. Kuchenbecker stated that while he had semi-struggled with this project, as it does not damage a historic resource but may encroach upon the historic district and or the adjacent historic structure, he had ultimately decided that the proposed work and changes DO 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 local historic district, the State and National Historic Register Districts or the Deadwood National Historic Landmark District. Mr. Kuchenbecker stated that he had come to this conclusion as the garage sits back away from the house. He explained that at the proposed location there was a historic structure; however, between 1923 and 1948 the house that sat with the garage was lost.

Ms. Oberlander asked why the back of the proposed addition was so high. Mr. Kuchenbecker stated that the applicant desires to put up a second story which will be used as a storeroom. He noted that the applicants are currently using a little wooden barn. Mr. Kuchenbecker explained that the applicants would like to have a garage door entrance off of the side and that they would like to be able to access the back from a garage door. He stated that on the second floor there would be additional space. Mr. Kuchenbecker reiterated that he had struggled with the project. He noted that it would have been easy to review if they simply wanted to add on to the back of the existing garage; however, the project became more complicated with the addition of the height.

Mr. S. Olsen asked if the garage doors would be located on the downward slope of the hill. Mr. Kuchenbecker stated that on the downward side there would be a single car garage door. Mr. Kuchenbecker again reiterated that he had struggled with the project. Ms. Oberlander asked if Mr. Kuchenbecker had any suggestions for the applicants. Mr. Kuchenbecker stated that his suggestion would be to make the addition one story straight back in order to simplify the project from a preservation standpoint. Mr. Pike stated that one story straight back would give them the added garage space. Mr. Kuchenbecker noted that it would not, however, give them additional living/storage space as they desired. Mr. Kuchenbecker stated that they could continue the project and discuss it further with the applicants. Ms. Feterl asked Mr. Kuchenbecker if the second story would be a room. Mr. Kuchenbecker stated that they wanted a room that could be accessed from the house level above. Ms. Feterl asked if they would live there. Mr. Kuchenbecker stated that they would not that it was his understanding that it would be a playroom for their children. Mr. Pike stated that it would not be a residential area then. Mr. Kuchenbecker stated that that was correct it would not be a separate residential space with plumbing etc.

Mr. Pike stated that it would, however, add residential space. Mr. Kuchenbecker stated that that was correct. Mr. Derosier stated that Keith and Carol Umentum's new home is located across the street from the proposed project and that Mr. Lew Curatolo's new residence is located just up the street. He stated that these projects had been approved by the Commission; therefore, he really didn't have a problem approving this project. Mr. S. Olsen stated that he had looked at the lot a few times and he was not sure if going straight back was an option or not because he thought that there was a retaining wall located back there. Mr. Kuchenbecker stated that he thought it was fairly flat, but that they may have to dig in a little. Mr. Kuchenbecker reiterated that a one story addition straight back would pose no problems; however, the proposed height created more concerns. Mr. Pike agreed noting that the applicants were probably only gaining 15% in height. Mr. Pike stated that he struggles with the added height from a massing standpoint as it may encroach upon and even detract from the adjacent resource. Mr. Kuchenbecker agreed but noted that since it does sit back from the house he had debated as to whether it actually encroached upon the adjacent resource or not. Mr. M. Olsen stated that the garage also sits down from the resource. Mr. Derosier asked if the garage itself was contributing. Mr. Kuchenbecker stated that it was not. Ms. Feterl stated that the question is if the extra height affects the surrounding area. Mr. Derosier reiterated that he did not have a problem with the proposal as new homes sits across the street from the proposed structure and above it. Mr. Kuchenbecker stated that the two referenced homes had been found to not damage, encroach upon or destroy. Mr. Steinlicht stated that on the corner of Madison and Lincoln a similar garage can be found. Mr. Pike stated that ultimately he needed to see what the proposed structure would look like coming down from Mt. Moriah. Ms. Oberlander asked if the Commission could see a picture of the corner of the house and where the garage sits in order to get a better idea of the space and the proposal. She noted that she could not visualize this view. Mr. Kuchenbecker stated that he would be able to have that image ready for the next meeting. Ms. Georgeann Silvernail stated that the house starts almost at the existing roofline of the garage. Mr. Pike stated that this piece of information was very helpful. Ms. Oberlander stated that if you raise the roof, however, this would change. Mr. Derosier said that it appeared to him that you can not even see the garage, coming down from Mt. Moriah Cemetery, until you are directly perpendicular with it. Mr. S. Olson stated that even when you come up Lincoln you are unable to see the garage until you are almost right in front of it. Mr. Derosier stated that he had never noticed the garage before. Mr. Pike stated that he is not necessarily against the garage addition he simply needs more information before he can make a decision. Additionally, he asked Mr. Kuchenbecker if he knew how high the historic building was when it existed in the proposed spot. Mr. Kuchenbecker stated that he was not exactly sure how high the historic structure was. Mr. S. Olsen stated that he believed the historic structure was simply a small framed garage. Mr. Derosier stated that the best option would probably be to table or continue the project in order to give Mr. Kuchenbecker a chance to compile more photographs. Mr. M. Olsen stated that he initially had a problem with the photograph that Mr. Kuchenbecker had presented to the Commission, until he realized that the perspective, from cutting and pasting, had skewed the proposed garage. He stated that in actuality the addition would be much farther back, and would appear much smaller than it appeared in the photograph; therefore, he was not very concerned about the addition. Mr. Derosier stated that he agreed. Ms. Feterl asked how large the addition would be. Mr. Kuchenbecker stated that it would be 18' x 22'. Ms. Feterl then asked how large the current garage was. Mr. Kuchenbecker stated it was about 22' x 24'. He added that the addition fits fine on the lot without any planning and zoning setback encroachments etc.

It was moved by Mr. Pike and seconded by Ms. Feterl to continue the project until the next meeting, Wednesday, July 14, 2010. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

Mr. Kuchenbecker stated that the applicant also desired to be entered into the Wood Window program; however, he was uncertain if this could be done since it was on the same application as the garage addition. Mr. Derosier asked Mr. Pike if this was possible. Mr. Pike stated that he believed that this could be done.

Revolving Loan – Wood Window Program – James P. Wild

It was moved by Mr. Pike and seconded by Mr. M. Olsen to place James P. Wild, 66 Lincoln Avenue, into the Revolving Loan/Wood Window Program.

Mr. S. Olson spoke through the chair and stated that it may be cleaner if Mr. Pike rescinded his motion to continue the project and made a new motion to grant acceptance into the Window Program and continue the project all in the same motion rather than making two separate motions. He stated that since they were on the same application, it would not be possible to make a motion for the windows after continuing the application. Mr. Pike spoke through the chair and stated that while he appreciated Mr. S. Olson's concern he had no intention or rescinding his motions since the items were separate on the agenda and he wanted to display to the applicant a willingness to work with them by approving what they could. Mr. S. Olson stated that he was unaware that they were two separate items on the agenda, thus realizing this however, he did not have a problem with the previous motions either. *Aye – All. Motion carried.*

Outside of Deadwood Grant Program – Recommendations – GRAPE Committee

Stage One of Exterior Renovation – Lewis & Clark Theatre Co.

Mr. Kuchenbecker stated that the Lewis and Clark Theatre Co. in Yankton, SD is requesting an Outside of Deadwood Grant for Stage One exterior renovations. He explained that renovations would include a complete roof replacement, structural repairs, and insulation. He noted that the Grants Committee had recommended approval of the request.

It was moved by Mr. M. Olsen and seconded by Ms. Feterl to recommend to the Deadwood City Commission approval of the Outside of Deadwood Grant for the Lewis & Clark Theatre Co. for exterior renovations in the amount of \$25,000.00. Aye – All. Motion carried.

Sashes/Windows – Hermosa Arts & History Association

Mr. Kuchenbecker stated that the Hermosa Arts/History Assn. is requesting an Outside of Deadwood Grant. He explained that the project would include the removal and repair and or replacement of sashes from 25 double hung windows, the restoration and repair of the original windows, and the installation of 25 custom built interior Larson Strom Windows. He stated that the Grants Committee had recommended approval of the request.

It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to recommend to the Deadwood City Commission approval of the Outside of Deadwood Grant for the Hermosa Arts & History Association for the repair and or replacement of sashes/windows in the amount of \$25,000.00. Aye – All. Motion carried.

Phase II Madison Ranch Homestead – Mavis Madison

Mr. Kuchenbecker stated that the Historic Madison Ranch was requesting an Outside of Deadwood Grant for work to complete the exterior of the building. Mr. Kuchenbecker stated that the Grants Committee had recommended approval of this Grant.

It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to recommend to the Deadwood City Commission approval of the Outside of Deadwood Grant for the Madison Ranch Homestead in the amount of \$15,00.00. Aye – All. Motion carried.

Microfilming Preservation (Deadwood Newspapers) – South Dakota Heritage Fund

Mr. Kuchenbecker explained that the South Dakota Heritage Fund was requesting an Outside of Deadwood Grant in the amount of \$31,403.50 for the re-microfilming of original Deadwood Newspapers. He stated this is a very exciting project as it will expedite the preservation of these resources. He noted that the Grants Committee had recommended approval of the grant in the amount of \$25,000 and that the Committee also recommended supplementing the additional money from advocacy in order to make every effort to complete this project. He explained that the latter recommendation would come up for approval at a later date.

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to recommend to the Deadwood City Commission approval of the Outside of Deadwood Grant for the South Dakota Heritage Fund in the amount of \$25,000.00. Aye – All. Motion carried.

Stair Lift – Lead Presbyterian Church

Mr. Kuchenbecker stated that the Lead Presbyterian Church was requesting an Outside of Deadwood Grant for the installation of a stair lift for the handicapped. He noted that the grant had been positively reviewed by the Grants Committee.

It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to recommend to the Deadwood City Commission approval of the Outside of Deadwood Grant for the Lead Presbyterian Church in the amount of \$1,900.00. Aye- All. Motion carried.

Window Installation, Painting, & Roof Repair – Historic Homestake Opera House

Mr. Kuchenbecker stated that the Opera House in Lead was requesting an Outside of Deadwood Grant for window installation, painting, and roof repair. He noted that the Grants Committee had recommended approval of the grant.

It was moved by Mr. M. Olsen and seconded by Ms. Oberlander to recommend to the Deadwood City Commission approval of the Outside of Deadwood Grant for the Historic Homestake Opera House in the amount of \$25,000.00. Mr. Pike asked if there is a stipulation in the grant program that requires a competitive bid for projects. Mr. Kuchenbecker stated that in the grant agreement, it asks for procurement of three quotes. Mr. Pike asked if this had happened. Mr. Kuchenbecker stated that he was unsure because a grant agreement had not been issued; however, they would have to comply if an agreement is issued. Aye- All. Motion carried.

Masonry/Foundation Repair – Fall River County Historical Society

Mr. Kuchenbecker stated that the Fall River County Historical Society was requesting an Outside of Deadwood Grant for the repair of exterior masonry and the foundation of the 1893 sandstone schoolhouse which serves as the Pioneer Museum in Hot Springs. Mr. Kuchenbecker stated that the Grants Committee had recommended approval of the grant.

It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to recommend to the Deadwood City Commission approval of the Outside of Deadwood Grant for the Fall River County Historical Society in the amount of \$20,000.00. Aye- All. Motion carried.

Phase I Ft. Pierre Railroad Depot – Verendrye Museum Inc.

Mr. Kuchenbecker stated that the Verendrye Museum Inc. in Fort Pierre was requesting an Outside of Deadwood Grant for the Fort Pierre Railroad Depot. He explained that the project would involve transporting the depot from its current location and placing it on a permanent location as close to its original location as possible. He noted that the Grants Committee had recommended approval of this grant.

It was moved by Mr. Pike and seconded by Mr. M. Olsen to recommend to the Deadwood City Commission approval of the Outside of Deadwood Grant for the Verendrye Museum, Inc. in the amount of \$21,000.00. Aye- All. Motion carried.

Mr. Kuchenbecker noted that the eight awarded grants totaled \$157,900 dollars which exceeded the \$125,000 funding limit. He explained that the GRAPE Committee had recommended funding beyond the allotted \$125,000 as there were many worthy applicants and extra money available. Mr. Kuchenbecker stated that this would be done by supplementing with unencumbered/unused Outside of Deadwood Grant funds.

Revised Budget – George B. German Music Archives

Mr. Kuchenbecker explained that the George B. German Music Archives was requesting additional funding for the Cowboy Music Exhibit. He stated that at this point they have used very little of the \$6,000 they were awarded in 2009; therefore, the GRAPE Committee had recommended that they use up grant funds first.

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to deny the Outside of Deadwood grant application from the George B. German Music Archives. Aye- All. Motion carried.

Open Air Concert – Old Fort Meade Museum

Mr. Kuchenbecker stated that the GRAPE Committee had recommended denial of the Old Fort Meade Museum's grant application as an open air concert does not fit the intended goals of the program. He stated that the Museum had originally planned on submitting an application for porch repairs; however, they received a gift from the Bureau of Land Management for the repairs. Therefore, they had scrambled to put together another application by the deadline and came up with the open air concert.

It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to deny the Outside of Deadwood grant application from the Old Fort Meade Museum as the application does not fit the intended goals of the program. Aye- All. Motion carried.

Outside of Deadwood Grant Program – Extension Request – GRAPE Committee

Mr. Kuchenbecker stated that the Black Hills Playhouse had originally requested a one year grant extension on their 2009 Outside of Deadwood Grant. He explained that after being told that they would have to submit revised plans for the project that they had requested a reallocation of the unexpended funds to the Historic Homestake Opera House in lieu of rent for the summer. Mr. Kuchenbecker stated that the GRAPE Committee had reviewed this request and had decided that the more appropriate route would be to recommend approval of the one year grant extension, pending the review of updated plans for the existing location, since the Playhouse is in the position of having to raise \$300,000 to meet governmental requirements.

It was moved by Mr. Pike and seconded by Mr. M. Olsen to recommend approval of a one year extension for the Black Hills Playhouse. Aye- All. Motion carried.

Not-For-Profit- Grant Program – Recommendation – GRAPE Committee

Ms. Oberlander recused herself and left the meeting.

Mr. Kuchenbecker stated that the St. Ambrose Parish was requesting a Not-For-Profit Grant for the re-roofing of the church and rectory at a fifty percent match not to exceed \$25,000.

It was moved by Mr. Steinlicht and seconded by Mr. S. Olson to recommend to the Deadwood City Commission approval of the Not-For-Profit Grant at a 50% match not to exceed \$25,000.00. Aye- Pike, Feterl, Derosier, M. Olsen, S. Olson, and Steinlicht. Recused- Oberlander. Motion carried.

Ms. Oberlander returned to the meeting.

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:

Retaining Wall Applications

Mr. Kuchenbecker stated that there were no retaining wall applications at this time. He added that there would be an engineering report for 80 Williams on the July 14 agenda. Mr. Kuchenbecker stated that he would notify Mr. Thompson of this.

Revolving Loan Fund- Valaerie Wayne and Ernest Reynolds

Mr. Kuchenbecker stated that Valaerie Wayne and Ernest Reynolds have a loan for 318 Williams in the amount of \$2,675.16. He explained that this is a refinance of the 0% life safety loan. Mr. Kuchenbecker stated that the refinance would be at 5% which would make their monthly payment \$50.48. He stated that their ratios look good and so do their loan values. Mr. Kuchenbecker stated that the Loan Committee had reviewed favorably.

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve Valaerie Wayne and Ernest Reynolds' loan in the amount of \$2,675.16 at 5% interest. Aye- All. Motion carried.

Revolving Loan Fund- Betty Trevino

Mr. Kuchenbecker stated that Betty Trevino has a loan for 320 Williams in the amount of \$4,533.43. He explained that this would be a 5% refinance making her monthly payments \$85.54. Mr. Kuchenbecker

stated that Ms. Trevino had lost her husband and desires to sell the house at some point in the near future. Mr. Kuchenbecker stated that the loan had been reviewed favorably by the Loan Committee.

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve Betty Trevino's loan at 5% interest. Aye- All. Motion carried.

Revolving Loan Fund – Cash Disbursements

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve revolving loan/cash disbursements in the amount of \$21,460.28. Aye – All. Motion carried.

Revolving Loan Fund – Dustin & Laura Floyd

Mr. Kuchenbecker stated that the applicants, Dustin and Laura Floyd, had requested a \$17,000 life safety loan for 21 Lincoln. Mr. Kuchenbecker stated that the Commission had not wanted to approve something without knowing the extent of the project. He stated that he and Keith Umenthum had been to 21 Lincoln and met with the State plumbing inspector. Mr. Kuchenbecker explained that the inspection had lead to the discovery that the plumbing had not been done to code. Mr. Kuchenbecker stated that the estimate from the State plumber lead to an estimate of \$8,300 dollars to fix the plumbing. He noted that the applicants are asking that the Commission at least go up to \$17,000. Mr. Kuchenbecker stated that the applicants had sold their house and need to be out by July 10 and into the house at 21 Lincoln. Mr. Kuchenbecker stated that his recommendation would be an additional \$7,000 since that had gone through the Loan Committee. He stated that they could always come back for the remaining money, if they so needed. Mr. Kuchenbecker stated that this would give the Loan Committee time to review ratios etc.

Mr. Derosier stated that they were looking at approving an additional \$7,000 on top of the previously awarded \$10,000 dollars at 0% life safety. Mr. Kuchenbecker stated that yes, it would be his recommendation to approve an additional \$7,000. Mr. Pike stated as a matter of clarification that the \$17,000 had already been approved. Mr. Kuchenbecker stated that that was correct. Ms. Feterl stated that as part of the Loan Committee they were looking at a number of life safety issues. She stated that she struggles with the plumbing being put in improperly. She stated that she knows that the project is quite an undertaking so there will be a lot of need, so the Commission will have to look to see where the money should be directed. Mr. Pike stated that he appreciates all of the work that the Loan Committee does. Mr. Kuchenbecker stated that the other option would be to approve the \$8,300 pending NeighborWorks review. Mr. Pike stated that in terms of protocol, he felt that since there is good cause he felt that he could make a motion to extend loan funds up to \$17,000.

It was moved by Mr. Pike and seconded by Mr. M. Olsen to extend the Life safety loan to Dustin and Laura Floyd for 21 Lincoln from \$10,000 up to \$17,000. Mr. S. Olson asked Mr. Floyd if the previous homeowner has any responsibility for the plumbing. Mr. Floyd stated that while it was feasible that the homeowner did, he was in jail; therefore, it was probably a mute point. Aye – All. Motion carried.

ITEMS FROM CITIZENS NOT ON AGENDA:

Mr. Dale Berg, 874 Main Street, was present to ask for a modification to the Project Approval that he received in 2009. He stated that he had received approval to put in a driveway made out of concrete pavers; however, his project had evolved due to water damage. He stated that the hill caused water to flow into his foundation. He therefore added retaining walls/drainage. He added that the pavers would not really work with a 100,' steep driveway. He stated that instead he would like to use asphalt as he felt

it would be much safer than the pavers. Mr. Kuchenbecker stated that this project has evolved; therefore, he did not feel that it was inappropriate as the site and setting has changed from the initial application. He stated that a beautiful job had been done on the property. Mr. Derosier attested to the fact that heavy rain would wash out pavers as his home, a few house up, has a steep driveway; therefore, he knows the water runs very quickly. Mr. Steinlicht asked what Mr. Berg had done with the dirt that was excavated on the property. Mr. Berg stated that he had moved it to the back of the home to even out the property. Mr. Derosier stated that he did not have a problem with the project.

It was moved by Mr. M. Olsen and seconded by Ms. Feterl to approve the change to the initial application allowing Mr. Berg to use asphalt instead of concrete pavers at 874 Main Street. Mr. Pike said that his only concern, even though it did not apply to Mr. Berg, is that projects creep into a different direction and he wanted to clarify that he did not feel that this applied in this instance. Mr. Berg stated that he still liked the idea of the pavers, but did not believe that they were practical. This was seconded by the Commission. Mr. Carlton Spindler asked if the Commission was setting precedence. Mr. Pike stated that he appreciated his concern; however, the project had evolved as a result of unforeseen and unpreventable circumstances thus resulting in a very steep drive as the natural materials are unreasonable and unsafe. He stated that it is a legitimate concern as people do look at other properties and say why can't I have that; however, there is a precedence being set. Thus, he was not worried about the issue. Mr. Derosier stated that there were also several other steep driveways in the neighborhood that had asphalt or concrete. Ms. Oberlander asked if a stamped concrete driveway could be used. Mr. Berg stated that he liked the idea and was considering it; however, it was very cost prohibitive. ***Aye – All. Motion carried.***

Committee Actions and Reports:

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Matt Pike and Mary Ann Oberlander.
None.

Archaeology, Archives & Acquisitions: Commission representatives: Mike Olsen, Willie Steinlicht and Steve Olson.
None.

Budget: Commission representatives: Ronda Feterl, Darin Derosier Matt Pike.
None.

Cemetery/GIS: Commission representatives: Steve Olson, Mary Ann Oberlander and Mike Olsen.
None.

Demolition by Neglect: Commission representatives: Mike Olsen, Steve Olson and Matt Pike.
None.

Loans: Commission representatives: Ronda Feterl, Willie Steinlicht and Darin Derosier.
None.

Policies & Procedures: Commission representatives: Entire HPC.
None.

Adams Museum: Commissioner Mary Ann Oberlander.

Ms. Oberlander stated that many events were going on at the Adams. She reported that the second week of archaeology camp was in progress and the camps have been going very well. She noted that all of the camps have been filled. She also stated that Gordy Pratt, playing Seth Bullock, would be back in July. She stated that he would be there at 11:30 am, 1:30 pm; and 3:30 pm every day except for Sundays. She noted that the Adams would have a presence at Neutrino Days in Lead. She stated that the Adams House Night Under the Stars would be on July 10 from 6-8:00 pm. She mentioned that the Adams was still fundraising for the HARCC. Ms. Oberlander also mentioned that sales and visitorship are up.

Days of '76: Commissioner Mike Olsen.

None.

Neighborhood Housing Services: Commissioner Willie Steinlicht.

None.

Chamber of Commerce: Commissioner Willie Steinlicht

Mr. Steinlicht reported that Wild Bill Days were a success. Mr. Derosier added that everyone really enjoyed Dock Dogs.

Planning and Zoning: Commissioner Mike Olsen.

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

Mr. Kuchenbecker stated that the Days Board recommended that the City Commission award the Days of '76 Museum project to Scull Construction. He noted that they were the lowest responsible bidder with a total bid of \$3,344,000. Ms. Feterl asked if this bid was below what they anticipated. Mr. Kuchenbecker stated that it was right around where it should be as they had some money coming; therefore, their total project cost would be slightly lower than the bid. He stated that DOT approval was pending.

Mr. Kuchenbecker noted that the gun sold for \$9,500 dollars. He said that Mr. M. Olsen had done a very nice job with the silent auction.

Mr. Kuchenbecker stated that the Trail Ride Committee would be meeting at 6 am in Whitewood the following morning.

Mr. Kuchenbecker noted that Mike Runge's monthly report was in the packets and that he was staying busy and his intern was doing well.

Mr. Kuchenbecker reminded the Commission that there would be an open house Thursday, June 24 for the Fassbender Collection.

OTHER BUSINESS

Mr. Derosier mentioned that Greg Stagner had sent a thank you letter for the \$1,000 dollar Historic Preservation Scholarship he had been awarded by the Commission. He noted that Mr. Stagner would be attending Black Hills State University in the fall.

Mr. M. Olsen asked if the SD Festival of the Books funding request, which had been reviewed during budget hearings, had gone through the GRAPE Committee. Mr. Kuchenbecker stated that it had.

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 6:30 pm.

ATTEST:

Darin Derosier
Chairman, Historic Preservation Commission
Virginia Peterson, Acting Recording Secretary