

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 24, 2012 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
 - a. US Highway 85 Project update – Environmental Assessment – Memorandum of Agreement
 - b. Deadwood Historic Preservation Commission Commercial Interest Rates – Ron Russo
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 12058 – 68 Main Street – Demolition – WWW, LLC Willie Whelchel
 - b. Case# 12059 – 68 Main Street – Siding, Rock Veneer, Doors, and Trim – WWW, LLC Willie Whelchel
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - i. 84 Van Buren – Lance Bobolz
 - b. Revolving loan Program/Disbursements
 - i. 52 Lincoln Avenue – Tim & Monica Conrad
 - ii. 35 Lincoln Avenue – Matt Pike & Francy Foral
 - c. Retaining Wall Program/Disbursements
 - i. 25 Terrace – George Mitchell
 - ii. 29 Terrace – George Mitchell
 - iii. 15 Madison – Gary & Dee Herdt
8. Items from Citizens not on agenda (*Items will be considered but no action will be taken at this time.*)
9. Staff Report (*Items will be considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other business
12. Adjournment

Executive Session for Legal/ Contractual Matters per SDCL 1-25-2 (3) with no action to be taken.

All Applications **MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, October 24, 2012

Present Historic Preservation Commission: Chair, Matt Pike, Vice-Chair, Willie Steinlicht, Lynn Namminga, George Milos, Laura Floyd, and Steve Olson. Historic Preservation Officer, Kevin Kuchenbecker, and City Attorney, Jason Campbell, were also present.

Absent: Anita Hansen.

Present Deadwood City Commission: Mayor, Francis Toscana and commissioner, Georgeann Silvernail.

All motions passed unanimously unless otherwise stated.

A quorum present, the Historic Preservation Commission Chair, Matt Pike, called the Deadwood Historic Preservation Commission meeting to order on Wednesday, October 24, 2012 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Approval of Minutes:

It was moved by Mr. Steinlicht and seconded by Ms. Floyd to approve the Minutes of Wednesday, October 10, 2012 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Olson and seconded by Mr. Milos to approve the HP Operating Account in the amount of \$49,950.40. Aye – All. Motion carried.

Old or General Business:

US Highway 85 Project update – Environmental Assessment – Memorandum of Agreement

Mr. Kuchenbecker gave a brief update on the U.S. Highway 85 Project. He explained he had received a Memorandum of Agreement between the Highway Administration and the South Dakota Historic Preservation Officer regarding grading, curb and gutter, and asphalt concrete surfacing on Cemetery Street in Deadwood. He said this Memorandum and an Environmental Review of the Project are available for viewing online at the City of Deadwood's website as well as in the Deadwood Historic Preservation Office and Finance Office at Deadwood City Hall. (The Memorandum of Agreement is attached hereto on Exhibit A and incorporated herein by this reference.)

Deadwood Historic Preservation Commission Commercial Interest Rates – Ron Russo

Ms. McCracken said she did not believe Mr. Russo knew he was on the agenda as she had been unable to reach him. *It was moved by Mr. Milos and seconded by Mr. Steinlicht to continue the request from Mr.*

Russo until the next regularly scheduled meeting, Wednesday, November 14, 2012. Aye – All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission:

Mr. Kuchenbecker said the applicants were present to answer any questions. He also disclosed his brother is an investor in the WWW, LLC Willie Whelchel Corporation. He noted Mr. Chris Nelson, with the State Historic Preservation Office in Pierre, had composed the Staff Reports for the proposed projects in order to avoid any potential pecuniary or non-pecuniary conflicts of interest. He then recused himself and left the Meeting until discussion and voting, on Case #12058 and Case #12059, were finished.

Case# 12058 – 68 Main Street – Demolition – WWW, LLC Willie Whelchel

Virginia Peterson, Recording Secretary, reviewed the Staff Report for permission to demolish the front building at 68 Main Street as submitted. (The Staff Report, dated October 18, 2012 is attached hereto on Exhibit B and incorporated herein by this reference.) Ms. Floyd asked if the applicants were coming back in front of the Commission for approval since the project had changed. Mr. Campbell said Project Approvals go with the applicant; therefore, with the change in ownership, it was necessary for the new applicants to submit project approvals for their proposed work. *It was moved by Mr. Steinlicht and seconded by Mr. Olson, based upon all the evidence presented, that the 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 moved to grant a project approval to Case# 12058, 68 Main Street, WWW, LLC Willie Whelchel as submitted. Aye – All. Motion carried.*

Case# 12059 – 68 Main Street – Siding, Rock Veneer, Doors, and Trim – WWW, LLC Willie Whelchel

Ms. Peterson reviewed the Staff Report for permission to install new siding on the front and sides of the motel and install rock on the front and one side of the motel as submitted. (The Staff Report, dated October 18, 2012 is attached hereto on Exhibit C and incorporated herein by this reference.) *It was moved by Mr. Olson and seconded by Ms. Floyd, based upon all the evidence presented, that the 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 moved to grant a project approval to Case# 12059, 68 Main Street, WWW, LLC Willie Whelchel as submitted. Aye – All. Motion carried.*

Mr. Kuchenbecker returned to the meeting.

Revolving Loan Fund/Retaining Wall Program Update:

84 Van Buren – Retaining Wall Grant Application – Lance Bobolz

It was moved by Mr. Olson and seconded by Mr. Milos to accept Lance Bobolz, 84 Van Buren, into the Deadwood Historic Preservation Commission's Retaining Wall Grant Program contingent upon completion of the original Retaining Wall Program application. Aye – All. Motion carried. (The Retaining Wall Statement of Eligibility and Retaining Wall Application are attached hereto on Exhibit D and incorporated herein by this reference.)

Mr. Pike recused himself, stepped down as Chair, and left the Meeting. Mr. Steinlicht took over as Chair.

Revolving Loan Program Disbursement

It was moved by Ms. Floyd and seconded by Mr. Olson to approve the HP Revolving Loan Fund in the amount of \$6,532.00 as presented. Aye – Namminga, Milos, Floyd, Olson, and Steinlicht. Motion carried.

Financial and Delinquency Report

Ms. Joy McCracken reviewed the financial and delinquency report. She also pointed out two new reports included in the financial and delinquency report: a retaining wall delinquency report and a report that tracks special needs grants.

52 Lincoln Avenue – Tim & Monica Conrad

It was moved by Ms. Floyd and seconded by Mr. Milos to forgive the loan to Tim & Monica Conrad, 52 Lincoln Avenue, as presented in the October 19, 2012 NeighborWorks Report. Aye – Namminga, Milos, Floyd, Olson, and Steinlicht. Motion carried. (The NeighborWorks Report is attached hereto on Exhibit E and incorporated herein by this reference.)

35 Lincoln Avenue – Matt Pike & Francy Foral

It was moved by Mr. Milos and seconded by Mr. Olson to approve the Special Needs Siding Loan to Matt Pike & Francy Foral, 35 Lincoln Avenue, as presented in the October 19, 2012 NeighborWorks Report. Aye – Namminga, Milos, Floyd, Olson, and Steinlicht. Motion carried.

It was moved by Mr. Milos and seconded by Mr. Olson to approve the Special Needs Window Program Loan to Matt Pike & Francy Foral, 35 Lincoln Avenue, as presented in the October 19, 2012 NeighborWorks Report. Aye – Namminga, Milos, Floyd, Olson, and Steinlicht. Motion carried.

It was moved by Mr. Milos and seconded by Ms. Floyd to approve the Life Safety Loan to Matt Pike & Francy Foral, 35 Lincoln Avenue, as presented in the October 19, 2012 NeighborWorks Report. Aye – Namminga, Milos, Floyd, Olson, and Steinlicht. Motion carried.

It was moved by Mr. Milos and seconded by Ms. Floyd to approve the 5% Loan to Matt Pike and Francy Foral, 35 Lincoln Avenue, as presented in the October 19, 2012 NeighborWorks Report. Aye – Namminga, Milos, Floyd, Olson, and Steinlicht. Motion carried.

(The NeighborWorks Report dated October 19, 2012 is attached hereto on Exhibit E and incorporated herein by this reference.)

Mr. Pike returned to the Meeting as Chair.

25 Terrace – George Mitchell

It was moved by Mr. Olson and seconded by Mr. Steinlicht to approve the loan to George Mitchell, 25 Terrace, as presented in the NeighborWorks Report dated October 19, 2012. Aye – All. Motion carried. (The NeighborWorks report, dated October 19, 2012, is attached hereto on Exhibit E and incorporated herein by this reference.)

29 Terrace – George Mitchell

It was moved by Mr. Olson and seconded by Mr. Milos to approve the loan to George Mitchell, 29 Terrace, as presented in the NeighborWorks Report dated October 19, 2012. Aye – All. Motion carried. (The

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Wednesday, October 24, 2012

NeighborWorks report, dated October 19, 2012, is attached hereto on Exhibit E and incorporated herein by this reference.)

15 Madison – Gary & Dee Herdt

It was moved by Mr. Steinlicht and seconded by Mr. Namminga to approve the loan to Gary & Dee Herdt as presented in the NeighborWorks Report dated October 19, 2012. Aye – All. Motion carried. (The NeighborWorks report, dated October 19, 2012, is attached hereto on Exhibit E and incorporated herein by this reference.)

Items from Citizens not on the Agenda:

Ms. McCracken invited the Commission to NeighborWorks' Annual Fundraiser which will be held on November 8, 2012 at the Days Inn in Lead.

Staff Report:

Mr. Kuchenbecker reported on the following items:

- The retaining walls for 25-29 Terrace and 95 Stewart had been bid, with CAI the apparent low bidder on all three projects. He said approval of these bids would be before the HP Commission at their next regularly scheduled meeting.
- Thanked Ms. Floyd for putting together and turning in an Archaeology report for Archaeology Camp last summer.
- He and Mr. Bob Nelson, Jr. had attended the SD Planners Association Meeting.
- Mr. Jason Campbell would be leaving the City of Deadwood after five years of service.

Other Business:

Mr. Pike read a letter from Deadwood History, Inc., thanking the Commission for 2013 funding of the Organization, and a letter from St. Francis of Assisi Catholic Church, thanking the Commission for an Outside of Deadwood Grant. (The letters are attached hereto on Exhibit F and G respectively and incorporated herein by this reference.)

The Commission thanked Mr. Campbell for his service and said that he would be greatly missed.

Adjournment:

There being no other business, the Deadwood Historic Preservation Commission Meeting of October 24, 2012 adjourned at 5:45 p.m.

ATTEST:

Matthew Pike
Chairman, Historic Preservation Commission
VPeterson, Recording Secretary