

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, November 14, 2012 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

Deadwood Historic Preservation Commission Wall of Fame Award Ceremony and Reception will precede the regularly scheduled Historic Preservation Commission Meeting.

1. Call meeting to Order
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
 - a. Deadwood History, Inc. Update – Mary Kopco & Bill Peterson
 - b. Deadwood Neighborhood Council/Block Club discussion – Joy McCracken
 - c. Deadwood Historic Preservation Commission Commercial Interest Rates – Ron Russo
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 12061 – 87 Sherman Street – Garage Door Alteration – Joe Braegelmann
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 12060 – 830 Main Street – Covered Patio – Mike Berg
 - b. Case# 12062 – 270 Main Street – Awning – Mike Gustafson
 - c. Case# 12063 – 35 Jackson Street – Exterior Alterations, Maintenance, Siding, Painting, Fencing – Shelley A. Corbitt
 - d. Revolving Loan – Special Needs Siding Removal – 35 Jackson – Shelley Corbitt
 - e. Revolving Loan – Special Needs Windows/Doors – 35 Jackson – Shelley Corbitt
 - f. Case# 12064 – 10 Crescent Street – Window & Door Replacement – Mel & Deb Maynard
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. 804 Main Street – Joanne Hansen
 - c. Retaining Wall Program/Disbursements
 - i. 66 Taylor – Mike and Diane Hall
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)

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

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, November 14, 2012

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

Absent: Anita Hansen, George Milos.

Present Deadwood City Commission: Commissioners, Georgeann Silvernail and Jim Van Den Eykel.

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, November 14, 2012 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD. He said the meeting would be suspended so Mr. Kuchenbecker could do a special invitation and lead the Deadwood Historic Preservation Commission's Wall of Fame Ceremony.

Mr. Kuchenbecker introduced Ms. Terri Williams, from Gunderson Palmer in Rapid City, and noted she, along with Quentin Riggins, would be carrying out the duties of former employee Jason Campbell. Ms. Williams said she is a partner at Gunderson, Palmer and has worked at the firm for approximately 12 years. She said she started her law career as a Public Defender for Lawrence County, and then became the Butte County State's Attorney. Ms. Williams noted she works with all kinds of legal matters including public law.

Mr. Kuchenbecker introduced the two Wall of Fame inductees, Fee Lee Wong and Matilda Champion Hill. Ms. Floyd then read a letter from Beatrice and Edith Wong on behalf of the Wong Family. (The Letter is attached hereto on Exhibit A and incorporated herein by this reference.)

At 5:15 p.m. the meeting was suspended for the Wall of Fame Reception. The Meeting resumed at 5:30 p.m.

Approval of Minutes:

It was moved by Mr. Steinlicht and seconded by Mr. Olson to approve the Minutes of Wednesday, October 24, 2012 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Olson and seconded by Ms. Floyd to approve the HP Operating Account in the amount of \$137,359.98. Aye – All. Motion carried.

Bonded Account

It was moved by Mr. Steinlicht and seconded by Mr. Namminga to approve the HP Bonded Account in the amount of \$41,625.07. Aye – All. Motion carried.

Old or General Business:

Deadwood History, Inc. Update – Mary Kopco & Bill Peterson

Mr. Bill Peterson and Ms. Mary Kopco of Deadwood History, Inc. were present to give an update on the operations of Deadwood History, Inc. Mr. Peterson said it had been about six months since he was last in front of the Commission. Mr. Peterson said the new Days of '76 Museum opened in mid-June of 2012. He said it was their thought, at that time, that if they were able to produce \$50,000 in revenue at the new Museum they would be in good shape. Mr. Peterson noted they had exceeded this goal by \$5,000 so far. He said the Adams Museum visitation and donations are on track with years past. He said the Adams House numbers are up nearly 30% from previous years with many months of record or near record numbers. Mr. Peterson said Deadwood History, Inc. featured a Smithsonian Traveling Exhibition on Roots Music at the HARCC; welcomed 120,000 visitors to the four entities that comprise Deadwood History, Inc.; presented over 95 lectures, workshops, university classes, concert receptions and book signings; hosted 70 other workshops, camps, after school programs, and field schools. He said they also answered more than 300 research questions; cared for more than 200,000 artifacts and archival records; and won a Leadership in History Award from the American Association for State and Local History for opening the HARCC last year. He said the organization had helped organize the Medora to Deadwood Trail Ride and other community events; provided 16 full-time jobs and at least that many seasonal or part-time jobs and recently instituted a 401K plan for their employees. Mr. Peterson concluded his presentation by thanking the HP Commission for being one of the organization's main funding partners.

Ms. Kopco thanked the Historic Preservation Commission for supporting Museum operations for 2013. She noted Deadwood History Foundation, a new committee, of Deadwood History, Inc. had been formed in 2012. She recognized that Bill Haas was present and acknowledged his support of the organization. She said six hundred sponsorship letters were recently sent out and \$10,500 had been generated from this effort. Ms. Kopco said this suggests how much people in the community and members appreciate and support the organization. She noted Cowboy Christmas, one of two special fundraising events organized by the Museum, would be held in December. Ms. Kopco concluded her report by stating Deadwood History, Inc. had been awarded a grant in the amount of \$210,000 for 2013 from the Adams Mastrovich Family Foundation.

Deadwood Neighborhood Council/Block Club discussion – Joy McCracken

Ms. McCracken explained representation from the seven Neighborhood Block Clubs were present to address concerns regarding a letter written by Mr. Kuchenbecker on behalf of the Deadwood Historic Preservation Commission's Budget Committee. (The Letter is attached hereto on Exhibit B and incorporated herein by this reference.) After discussion, it was agreed that from 2013 on the seven Neighborhood Block Clubs would produce budgets detailing the expenditure of funds which must adhere to Section 24:52:10:09-2 of the South Dakota Office of History's Administrative Rules.

Deadwood Historic Preservation Commission Commercial Interest Rates – Ron Russo

Mr. Ron Russo was present to ask the Deadwood Historic Preservation Commission for consideration on adjustment of interest rates on Commercial Loans provided through Historic Preservation Commission funding. After discussion, *it was moved by Mr. Olson and seconded by Mr. Namminga to refer the request for HP Commercial Loan interest rates to the Loan Committee. Aye – All. Motion carried.* Mr. Russo thanked the

Commission for their consideration. (The Letter from Mr. Ron Russo is attached hereto on Exhibit C and incorporated herein by this reference.)

New Matters before the Deadwood Historic District Commission

Mr. Kuchenbecker said he had submitted his Staff Reports for the agenda items to the State and the State had concurred with Staff's opinion on all matters.

Case# 12061 – 87 Sherman Street – Garage Door Alteration – Joe Braegelmann

Mr. Kuchenbecker reviewed the Staff Report for permission to remove an existing overhead garage door as well as a side entrance and enclose both with cement blocks as submitted. (The Staff Report, dated November 9, 2012, is attached hereto on Exhibit D and incorporated herein by this reference.) ***It was moved by Mr. Steinlicht and seconded by Mr. Namminga, based upon the guidance found in DCO 17.68.050, that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and moved to grant a Certification of Appropriateness to Case# 12061, 87 Sherman Street, Joe Braegelmann. Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission:

Case# 12060 – 830 Main Street – Covered Patio – Mike Berg

Mr. Kuchenbecker reviewed the Staff Report for permission to construct a 14' x 15' covered patio. He noted that he had worked with the applicant to come up with a design alternative that would be compatible with the resource and the applicant had agreed to the design via email. Mr. Kuchenbecker stated if the Commission did not feel they had appropriate time to review the case they could continue the item to the next meeting,. (The Staff Report, dated November 14, 2012 is attached hereto on Exhibit E and incorporated herein by this reference.) Ms. Floyd said it was her opinion that the item should be continued to make sure the applicant was aware of what was being approved. ***It was moved by Mr. Olson and seconded by Ms. Floyd to continue Case# 12060, 830 Main Street, Mike Berg until the November 28, 2012 Historic Preservation Commission Meeting in order to make sure the applicant is aware of what is being approved. Aye – All. Motion carried.***

Case# 12062 – 270 Main Street – Awning – Mike Gustafson

Mr. Kuchenbecker reviewed the Staff Report for permission to replace the canopy at 270 Main Street as submitted. Mr. Kuchenbecker noted Mr. Jerry Anderson was present to answer any questions. (The Staff Report, dated November 9, 2012, is attached hereto on Exhibit F and incorporated herein by this reference.) ***It was moved by Mr. Olson and seconded by Mr. Steinlicht, based upon all the evidence presented, 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 moved to grant a Project Approval to Case# 12062, 270 Main Street, Mike Gustafson as presented. Aye – All. Motion carried.***

Case# 12063 – 35 Jackson – Exterior Alterations, Maintenance, Siding, Painting, Fencing – Shelley Corbitt

Mr. Kuchenbecker reviewed the Staff Report for permission to repair decks and porches, siding, windows, and perform maintenance at 35 Jackson as submitted. (The Staff Report, dated November 9, 2012, is attached hereto on Exhibit G and incorporated herein by this reference.) ***It was moved by Ms. Floyd and seconded by Mr. Namminga, based upon all the evidence presented 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 moved to grant a Project Approval to Case# 12063, 35 Jackson, Shelley Corbitt. Aye – All. Motion carried.***

Revolving Loan – Special Needs Siding Removal – 35 Jackson – Shelley Corbitt

It was moved by Mr. Olson and seconded by Mr. Steinlicht to accept 35 Jackson, Shelley Corbitt into the Revolving Loan, Special Needs Siding Removal Program. Aye – All. Motion carried.

Revolving Loan – Special Needs Windows/Doors – 35 Jackson – Shelley Corbitt

It was moved by Mr. Olson and seconded by Mr. Steinlicht to accept 35 Jackson, Shelley Corbitt into the Revolving Loan, Special Needs Windows/Doors Program. Aye – All. Motion carried.

Case# 12064 – 10 Crescent Street – Window & Door Replacement – Mel & Deb Maynard

Mr. Kuchenbecker reviewed the Staff Report for permission to replace a window and door as submitted at 10 Crescent Street. (The Staff Report, dated November 9, 2012, is attached hereto on Exhibit H and incorporated herein by this reference.) *It was moved by Mr. Steinlicht and seconded by Mr. Namminga, based upon all the evidence presented, 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 moved to grant a Project Approval to Case# 12064, 10 Crescent Street, Mel & Deb Maynard. Aye – All. Motion carried.*

Revolving Loan Fund/Retaining Wall Program Update:

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 \$23,449.42 as presented. Aye – All. Motion carried.

Retaining Wall Disbursement

It was moved by Mr. Olson and seconded by Mr. Steinlicht to approve the HP Retaining Wall Disbursement in the amount of \$78,949.00 as presented. Aye – All. Motion carried.

Financial and Delinquency Report

Ms. Joy McCracken reviewed the financial and delinquency report.

804 Main Street – Joanne Hansen

It was moved by Ms. Floyd and seconded by Mr. Steinlicht to forgive the loan to Joanne M. Hansen, 804 Main Street, as presented in the NeighborWorks Report dated, November 8, 2012. Aye – All. Motion carried (The NeighborWorks Report, dated November 8, 2012, is attached hereto on Exhibit I and incorporated herein by this reference.)

66 Taylor – Mike & Diane Hall

It was moved by Mr. Olson and seconded by Mr. Steinlicht to approve the loan request for Mike and Diane Hall, 66 Taylor, as presented in the NeighborWorks Report dated, November 8, 2012. Aye – All. Motion carried. (The NeighborWorks Report, dated November 8, 2012, is attached hereto on Exhibit I and incorporated herein by this reference.)

Staff Report:

Mr. Kuchenbecker reported on the following items:

- The USS Maine Memorial had been officially dedicated on Saturday, November 10, 2012.

- The City had not received any comments regarding the DOT project; therefore, the Memorandum of Agreement (MOA) would be on the Monday, November 19, 2012 City Commission Agenda for approval.
- Mr. Kuchenbecker said he had changed the MOA to include the stipulation that there would be parking on Sherman and Charles Streets.
- Bonded funds would be exhausted with the completion of Phase III of the St. Ambrose Cemetery Restoration project and that Phase III of the project was moving along.
- Requested permission to sponsor an Advocacy luncheon during the Legislative Session which will be held January 31, 2013 and for volunteers to go along with him to help setup the event.
- Work for the retaining wall at 15 Madison had been bid.
- Discussions were being held with regards to Minimum Maintenance and Demolition by Neglect with Ms. Williams, the City and HP's legal counsel.
- There would be a meeting regarding the Pineview Project on Monday, November 19, 2012.

Other Business:

Mr. Pike read a letter from Sue Holloway on behalf of the First Presbyterian Church thanking the Commission for a 2012 Outside of Deadwood Grant. (The letter is attached hereto on Exhibit J and incorporated herein by this reference.)

Adjournment:

There being no other business, the Deadwood Historic Preservation Commission Meeting of November 14, 2012 adjourned at 6:50 p.m and went into Executive Session for Legal/Contractual Matters per SDCL 1-25-2(3).

ATTEST:

Matthew Pike
Chairman, Historic Preservation Commission
VPeterson, Recording Secretary