

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, December 28, 2011 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order– Chair Ronda Feterl
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
 - a. Contract for Services to administer Revolving Loan Programs with NeighborWorks
 - b. Chamber of Commerce request for co-sponsorship of state tourism conference
 - c. GIS Aerial Imagery – cost share with Lawrence County & City of Spearfish
 - d. G.R.A.P.E. Committee Items and Recommendations
 - i. Outdoor Theatre Feasibility Request – Paul Higbee
 - ii. Trinity United Methodist Church – Supplemental Grant Request
 - iii. Salem Church – Grant Extension Request
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 11063 – 25 Lee Street – Change on addition – Lamont Properties
 - b. Case# 11062 – 136 Sherman Street – Garage Door – Keene Partners
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - i. 19 Centennial Avenue – Greg Vecchi
 - b. Revolving loan Program/Disbursements
 - i. 27 Stewart – Eric & Dina Flores
 - ii. 388 Main Street – Wayne & Cindy Morris
 - c. Retaining Wall Program/Disbursements
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

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, December 28, 2011

Present Historic Preservation Commission: Matt Pike, George Milos, Laura Floyd, Ronda Feterl, Steve Olson.

Absent Historic Preservation Commission: Mike Olsen, and Willie Steinlicht.

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

All motions passed unanimously unless otherwise stated.

A quorum being present, Historic Preservation Commission Chair, Ronda Feterl called the Deadwood Historic Preservation Commission meeting to order on Wednesday, December 28, 2011 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Approval of Minutes:

It was moved by Mr. S. Olson and seconded by Mr. Pike to approve the minutes of Wednesday, December 14, 2011. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Pike and seconded by Mr. Milos to approve the HP Operating Account in the amount of \$25,684.17. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS:

Contract for Services to Administer Revolving Loan Programs with NeighborWorks

It was moved by Mr. S. Olson and seconded by Mr. Milos to recommend to the Deadwood City Commission approval of the Contract for Services to administer the Deadwood Historic Preservation Commission's Revolving Loan and Grant Funds in an amount of \$86,900.00. Aye – All. Motion carried.

Chamber of Commerce Request for Co-sponsorship of State Tourism Conference

It was moved by Mr. Pike and seconded by Ms. Floyd to recommend to the City Commission the expenditure of \$2,000.00 out of the Advocacy line item for Gold Co-Sponsorship of the 2012 Governor's Conference on Tourism. Aye – Pike, Floyd, Feterl, S. Olson. Abstain – Milos. Motion carried.

GIS Aerial Imagery – Cost Share with Lawrence County & City of Spearfish

It was moved by Ms. Floyd and seconded by Mr. Milos to recommend to the Deadwood City Commission permission to enter into a cost share for Pictometry Aerial Imagery with Lawrence County and the City of Spearfish in an amount not to exceed \$18,218.84 from the GIS line item. Mr. Milos asked Mr. Kuchenbecker

if Lawrence County and the City of Spearfish had already agreed to the cost share for services. Mr. Kuchenbecker stated that they had. *Aye – All. Motion carried.*

G.R.A.P.E. Committee Items and Recommendations

i. Outdoor Theatre Feasibility Request – Visit Spearfish

Mr. Kuchenbecker said the Historic Preservation Office had received a letter from Visit Spearfish, on behalf of Paul Higbee, requesting funding for a feasibility study on an outdoor theatre in the Northern Black Hills. The Commission took no action on the request.

ii. Trinity United Methodist Church – Supplemental Grant Request

Mr. Kuchenbecker stated the Historic Preservation Commission had received a letter, requesting a supplemental grant for unbudgeted expenses relating to their 2011 Outside of Deadwood Grant project, from Trinity United Methodist Church. The Commission took no action on the request.

iii. Salem Church – Grant Extension Request

Mr. Kuchenbecker explained that the Salem Church was requesting an extension on completion for their 2011 Outside of Deadwood Grant as the church is undergoing a change in ownership. *It was moved by Mr. Milos and seconded by Mr. Pike to grant a six month project completion extension to the Salem Church.* Mr. S. Olson asked what impact the change in ownership would have on the terms of the grant. Mr. Kuchenbecker stated that it would have no impact as long as the new owner is a non-profit organization or local government. *Aye – All. Motion carried.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

Case# 11063 – 25 Lee Street – Change on Addition – Lamont Properties

Mr. Kuchenbecker reviewed his Staff Report for a Certificate of Appropriateness for permission to alter the proposed addition at 25 Lee Street to meet the requirements of the National Park Service recommendations for the rehabilitation tax credit program. (The Staff Report is attached hereto on Exhibit A and incorporated herein by this reference.) *It was moved by Mr. Pike and seconded by Ms. Floyd, 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 Certificate of Appropriateness to Case# 11063, 25 Lee Street, Lamont Properties. Aye – All. Motion carried.*

Case# 11062 – 136 Sherman Street – Garage Door – Keene Partners

Mr. Kuchenbecker reviewed his Staff Report for a Certificate of Appropriateness for work at 136 Sherman Street. (The Staff Report is attached hereto on Exhibit B and incorporated herein by this reference.) *It was moved by Mr. S. Olson and seconded by Mr. Milos, 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 Certificate of Appropriateness to Case# 11062, 136 Sherman Street, Keene Partners. Aye – All. Motion carried.*

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:

19 Centennial Avenue – RW Program – Greg Vecchi

It was moved by Mr. Pike and seconded by Mr. S. Olson to accept Mr. Greg Vecchi, 19 Centennial Street, into the Retaining Wall Program as submitted in the December 22, 2011 Memorandum. Aye – All. Motion carried. (The Memorandum is attached hereto on Exhibit C and incorporated herein by this reference.)

HP Revolving Loan Fund Disbursement

It was moved by Mr. Pike and seconded by Ms. Floyd to approve the Revolving Loan Fund Disbursement in the amount of \$21,089.40. Aye – All. Motion carried.

Retaining Wall Disbursement

It was moved by Mr. Pike and seconded by Mr. Milos to approve the Retaining Wall Disbursement in the amount of \$187,942.60. Aye – All. Motion carried.

Financial and Delinquency Report

Ms. Joy McCracken, Executive Director of NeighborWorks, reviewed the financial and delinquency report.

27 Stewart – Revolving Loan Program - Eric & Dina Flores

It was moved by Mr. S. Olson and seconded by Mr. Pike to approve the loan to Eric and Dina Flores, 27 Stewart Street, as presented in the December 22, 2011 request. Aye – All. Motion carried. (The loan request is attached hereto on Exhibit D and incorporated herein by this reference.)

388 Main Street – Revolving Loan Program – Wayne & Cindy Morris

Ms. McCracken explained that Wayne and Cindy Morris were requesting subordination from Historic Preservation in order to refinance and lower the interest rate on their first mortgage. She noted that the Commission's position would not change and there would be no cash out. *It was moved by Mr. Pike and seconded by Mr. Milos to approve the subordination request for Wayne and Cindy Morris, 388 Main Street, as presented in the December 28, 2011 request. Aye – All. Motion carried.* (The request is attached hereto on Exhibit D and incorporated herein by this reference.)

STAFF REPORT:

Mr. Kuchenbecker reported on the following items:

- Noted the Tourism Conference would be held January 18-20, 2012 and asked interested commissioners to let him know if they will be attending.
- Stated the Days of '76 Museum project is very close to being completed.
- Said the Days of '76 Museum had hired an executive director, Bill Peterson, who would start January 17, 2012.
- Stated the Deadwood City Commission had purchased the historic building from the Days of '76 Museum for \$400,000.00 which would allow the museum to finish exhibits.
- Mentioned the Days and Adams partnership discussions are going well.
- Noted that the Adams had just had their annual meeting in which they adopted some new by-laws and created a new mission statement. He said they had also elected Dr. Wolff as the Chair, Terri Keene as the Vice-Chair, Ronda Feterl as the Secretary, and Mary Ann Oberlander as the Treasurer of the Board.
- Said the Planning and Preservation Office continues talks with the Department of Transportation on the proposed highway project. He noted that the National Park Service and State Historic Preservation Office are coming in as consultants.

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- Stated the Planning and Preservation Office would be seeking permission to hire a spring intern for the Archives Department at the January 3, 2012 City Commission Meeting.
- Said digital kiosks were almost up and running.
- Noted that the Capital Improvement Planning Committee and the DOT Taskforce would begin to meet in January per the Mayor's request.
- Asked the Commission if they would be willing to receive electronic copies of packets, rather than delivering them on Fridays, so long as the office prints out hard copies which will be available for the meeting. The Commission agreed that this would be fine.

ADJOURNMENT:

The December 28, 2011 Historic Preservation Commission meeting adjourned at 5:33 p.m.

ATTEST:

Ronda Feterl
Chairman, Historic Preservation Commission
Virginia Peterson, Recording Secretary