

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 12, 2014 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of Minutes
 - a. Approval of Minutes from January 29, 2014
3. Voucher Approval
4. Old or General Business
 - a. Roger Brooks Assessment and Art of Branding Workshops – Feb. 13 & 14
 - b. Mayor's State of the City Address – Feb. 20 at 5:30 PM
 - c. Resolution to Exchange City Land with Private Owner
 - d. Case #14001 – Optima, LLC – 366 Main St – Demolition or Move
 - e. Case #14002 – Optima, LLC – 370 Main St – Move
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case #14004 – 15 Denver - Erin Little & David Folger
 - b. Special Needs Siding and Window Programs – 15 Denver – Erin Little & David Folger
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. 378 Williams – Ferd Balkenhol
 - ii. 15 Madison – Gary & Dee Hurdt
 - iii. 25 Denver – Felice Marks
 - iv. 55 Taylor – Tim Coomes
 - v. 15 Denver – Erin Little & David Folger
 - c. Retaining Wall Program/Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items 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.*

HPC Meeting
Wednesday, February 12, 2014

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION
Wednesday, February 12, 2014

Present Historic Preservation Commission: Chairman Willie Steinlicht, Vice-Chair George Milos, Michael Johnson, Lynn Namminga, Chuck Williams, Laura Floyd and Darin Derosier were present.

Absent: None

Kevin Kuchenbecker, Historic Preservation Officer; Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services; Robert Nelson Jr., Zoning Administrator; and Terri Williams, City Attorney were all present.

Present City Commission members: Jim Van Den Eykel, Gary Todd and Vice-Chair Georgeann Silvernail were present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order Wednesday, February 12, 2014 at 5:00 p.m. in Deadwood City Hall located at 102 Sherman Street in Deadwood, SD.

Approval of January 29, 2014 HPC Minutes:

It was moved by Mr. Derosier and seconded by Mr. Milos to approve the Minutes of Wednesday, January 29, 2014. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Milos and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$51,772.38. Aye – All. Motion carried.

Bonded Account

It was moved by Mr. Milos and seconded by Mr. Johnson to approve the HP Bonded Account in the amount of \$683.83. Aye – All. Motion carried.

Old or General Business:

Roger Brooks Assessment and Art of Branding Workshops – Feb. 13 & 14

Chairman Willie Steinlicht announced the Roger Brooks' Assessment scheduled for February 13 at 5:30 PM and the Roger Brooks' Workshop scheduled for February 14 at 9:00 AM; both will be held at the Deadwood Gulch Resort Convention center.

Mayor's State of the City Address – Feb. 20

Chairman Willie Steinlicht encouraged everyone to attend the Mayor's "State of the City" Address to be held at the Deadwood Gulch Resort Convention center on February 20 at 5:30 PM.

Resolution to Exchange City Land with Private Owner

Mr. Kuchenbecker informed the Commission of the resolution being put forth to the City Commission on Feb. 18 for consideration. This Resolution is in lieu of land owned by Tim Davis above Forest Hill that borders land the City of Deadwood had purchased; a proposal to exchange land of the same approximate value fits with the City's plan to protect the hillside. This continues to support Historic Preservation's effort to preserve the hillside environs.

Prior to the discussion of Case #14001 and #14002, Chairman Steinlicht put forth a motion of continuous at the request of Applicant, Optima LLC.

Case # 14001 – Optima LLC – 366 Main Street – Demolition or Move

HPC Meeting

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It was moved by Chairman Steinlicht and seconded by Mr. Derosier, to continue at the Historic Preservation Commission's meeting scheduled for March 12, 2014, for further review of application as well as allow Applicant to time to respond to the Staff Report for Case # 14001, 366 Main Street. (The Memorandum is attached hereto on Exhibit A and incorporated herein by this reference.)

Case # 14002 – Optima LLC – 370 Main Street – Move

It was moved by Chairman Steinlicht and seconded by Mr. Derosier, to continue at the Historic Preservation Commission's meeting scheduled for March 12, 2014, for further review of application as well as allow Applicant to time to respond to the Staff Report for Case # 14002, 370 Main Street. (The Memorandum is attached hereto on Exhibit A and incorporated herein by this reference.)

Following the motion to continue the discussion of Case # 14001 and #14002, Chairman Steinlicht addressed the staff, applicants and 20+ citizens in attendance to respect the views and statements made by those who approached the podium as well as limiting time to three minutes or under.

Mr. Mark Speirs, Planning and Zoning Commissioner, addressed the Commission, staff and attendees with a letter he requested be submitted as an Exhibit to the minutes. In his address Mr. Speirs raised concern that the decision made, whatever that may be, will have ramification that will divide the community for years to come. Mr. Speirs noted that a parking structure of undetermined height was submitted to the Planning & Zoning office with Cadillac Jack's previous signage requests. He stressed concerns with the results of moving or demolishing the two houses in question would leave only the Real Estate Center; addressed the concern that Deadwood has caved to pressure from the industry leaders to pass additional ordinances for necessary parking – only to displace historic homes and neighborhoods; expressed fear decision, if not thought through, will destroy the historic continuity of historic neighborhoods; noted the renderings in place of large hotel casinos that have yet to achieve the level of landscaping that was presented and shown to previous Historic Preservation Commissions in lieu of granted Project Approvals. As one of the best case studies he has ever read, Mr. Speirs recommended the Historic Preservation Commission to give great thought to the Staff Report presented by Mr. Kuchenbecker. Mr. Speirs ended by saying, "This is what you are sitting on this board for – to fight the good fight". (The letter is attached hereto as Exhibit B and incorporated herein by this reference.)

Mrs. Terry Keene, previous Historic Preservation Commissioner, stated in 2003 she had been the one to make the first motion to allow the relocation of the house on 384 Main St. There were conditions on the motion about the timing, the refinishing of the house and landscaping; these conditions, she felt, were not met to the standard in which they were requested and were questioned several times at later Commission meetings. It was following the motion in 2003 that the Historic Preservation Commission and Office received a letter from the South Dakota State Historic Preservation Office stating Deadwood was in danger of losing their Historic designation. Mrs. Keene asked the Commission to seriously consider what Mr. Kuchenbecker suggested of Deadwood's endangering of Historic Status. She stressed that the citizens of Deadwood would not want that to happen.

Kerry Ruth, resident of the Presidential Neighborhood, informed the Commission that her children are sixth generation Deadwood residents. She stressed the history of this town is very important to them. When she was thinking of the definition for 'preservation', Mrs. Ruth said the word "Protection" kept coming to mind. Mrs. Ruth informed the Commission that she viewed their duty as a whole was to "Protect" their (the citizens of Deadwood) history. As she sat through the previous meeting, she kept thinking "...and then what?" Mrs. Ruth quoted a statement made "they are doing a case-by-case decision"; her thought after that statement was "while doing that, you are destroying a neighborhood." Mrs. Ruth stressed her worry for losing even a part of Deadwood's Historic Landmark Status. In finishing she noted the newly released film "Monuments Men"; a true story depicting seven men made up of museum curators and historians, not soldiers, who went to Nazi Germany with the willingness to risk their lives to protect history and rescue artifacts. Mrs. Ruth asked that the Commission to do the best thing for Deadwood – to preserve and to "protect" her children's history.

Chairman Steinlicht called for a Roll Call to continue discussion of both Case# 14001 and #14002 until the Historic Preservation Commission's meeting scheduled for March 12, 2014. Ayes – Mr. Johnson, Mr. Milos, Chairman Steinlicht, Mr. Williams and Mr. Derosier. Nays – Mrs. Floyd and Mr. Namminga. Motion carried.

New Matters before the Deadwood Historic District Commission:

No applications were addressed at this meeting.

HPC Meeting

Wednesday, February 12, 2014

New Matters before the Deadwood Historic Preservation Commission:

Case # 14004 – 15 Denver – Erin Little & David Folger

Mr. Kuchenbecker informed the Commission the applicant requests permission to structural repair as house is sinking due to water and drainage damage. The work consists of replacing cement for proper drainage, rebuilding walls and replacing porch and deck to match. A special Needs – siding Program application has also been submitted. (The application is attached hereto on Exhibit C and incorporated herein by this reference.) ***It was moved by Mrs. Floyd and seconded by Mr. Derosier to grant project approval based on information as submitted for 15 Denver. Aye - All. Motion carried.***

A special Needs – siding Program application has also been submitted. (The application is attached hereto on Exhibit D and incorporated herein by this reference.) ***It was moved by Mr. Milos and seconded by Mr. Steinlicht to enter Erin Little and David Folger into the Special Needs - Windows program based on information as submitted for 15 Denver. Aye - All. Motion carried.***

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting

Revolving Loan Program/Disbursements

It was moved by Mr. Derosier and seconded by Mr. Johnson to approve the HP Revolving Loan Fund disbursement in the amount of \$23,984.72, based on information as presented by Ms. Joy McCracken, Executive Director of NeighborWorks-Dakota Home Services. Aye - All. Motion carried. Delinquency Report was reviewed and updates on projects were given. Overview of the Revolving Loan Fund was presented.

378 Williams – Ferd Balkenhol

It was moved by Mr. Derosier and seconded by Mr. Namminga to approve a request to refinance loan in amount of \$9,920.16 for Ferd Balkenhol, 378 Williams, as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit E and incorporated herein by this reference.)

15 Madison – Gary & Dee Herdt

It was moved by Mr. Derosier and seconded by Mrs. Floyd to approve a 6 month extension for loan in amount of \$20,911.05 for Gary & Dee Herdt, 15 Madison, as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit E and incorporated herein by this reference.)

25 Denver – Felice Marks

It was moved by Mr. Milos and seconded by Mr. Derosier to approve one year extension of three loans totaling \$62,309.52 for Felice Marks, 25 Denver, as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit E and incorporated herein by this reference.)

55 Taylor - Tim Coomes

It was moved by Mrs. Floyd and seconded by Mr. Derosier to grant the Special Needs Siding Program loan to Tim Coomes, 55 Taylor, in amount of \$10,000 as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit E and incorporated herein by this reference.)

55 Taylor – Tim Coomes

It was moved by Mrs. Floyd and seconded by Mr. Derosier to grant the Windows Program loan to Tim Coomes, 55 Taylor, in amount of \$3,000 as presented. Aye- All. Motion carried. (The NeighborWorks packet is attached hereto on exhibit E and incorporated herein by this reference.)

15 Denver – Erin Little & David Folger

It was moved by Mr. Derosier and seconded by Mrs. Floyd to grant the Special Needs Siding Program loan to Erin Little and David Folger, 15 Denver, in the amount of \$10,000.00 as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit E and incorporated herein by this reference.)

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15 Denver – Erin Little & David Folger

It was moved by Mrs. Floyd and seconded by Mr. Namminga to grant the Windows Program loan to Erin Little and David Folger, 15 Denver, in the amount of \$3,000.00 as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit E and incorporated herein by this reference.)

15 Denver – Erin Little & David Folger

It was moved by Mr. Derosier and seconded by Mrs. Floyd to grant the Life Safety loan to Erin Little and David Folger, 15 Denver, in the amount of \$10,000.00 as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit E and incorporated herein by this reference.)

15 Denver – Erin Little & David Folger

It was moved by Mr. Milos and seconded by Mr. Johnson to grant the Residential loan to Erin Little and David Folger, 15 Denver, in the amount of \$10,000.00 at 4% as presented. Aye- All. Motion carried (The NeighborWorks packet is attached hereto on exhibit E and incorporated herein by this reference.)

Retaining Wall Program/Disbursements:

No disbursements were addressed at this meeting.

Items from Citizens not on Agenda

Deb Fergueroa informed the Commission that she did list onto the market Felice Marks' home at 15 Denver on Feb. 11, 2014.

Staff Report: (items will be considered but no action will be taken at this time.)

Mr. Kuchenbecker reported on the following items:

- Roger Brooks Community Assessment will be February 13, 2014, at 5:30 PM at the Deadwood Gulch Convention Center followed by an Art of Branding workshop on February 14, 2014 at 9:00 AM;
- Reminder of Father Mike's invitation for Commissioners, Staff and families are welcome to join him at St. Johns for evening dinner on February 19, 2014 at 6:00 PM;
- Robert Nelson Jr will be in Pierre on Thursday, Feb. 13 to present the second part of the DOT grant for the Gateway project located across from Twin City Hardware. In 2013 Deadwood received \$85,000 and hopes are to secure \$125,000 to aid in the completion of the project;
- Mr. Kuchenbecker met with Ray Berberich this week to cover several aspects of the Wayfinding plans;
- Parking and Transportation met with Consultants and Design Professionals regarding the Visiting Center;
- The City approved a city-wide newsletter that will be sent out with the water bills starting in March;
- The Historic Preservation Commission's next meeting will be on February 26, 2014 at 5:00 PM.

Other Business:

- Chairman Steinlicht stated he would like to see implementation of workshops for those who would like to help themselves such as 'How-To' workshops for decks, porches, etc.
- Mrs. Floyd expressed her excitement in viewing the casting of the skeleton found near the Taylor St retaining wall;
- Mr. Namminga informed Commission of Budget Meeting held prior to HP Commission Meeting; Mr. Kuchenbecker handed out a Year End December 2013 spreadsheet for Commissioners to review;

Adjournment:

There being no other business, the Historic Preservation Commission Meeting of February 12, 2014 adjourned at 5:43 PM.

ATTEST:

Willie Steinlicht

Chairman, Historic Preservation Commission

Kate Storhaug, Historic Preservation Office/ Recording Secretary