

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 27, 2013 ~ 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
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 13004 – Sampson Street – New Construction – Robert Ford
 - b. Case# 13003 – 270 Main Street – Excavation of Hill – Mike Gustafson
 - c. Case# 13007 – 21 Lincoln Avenue – Windows – Dustin Floyd
 - d. Special Needs – Wood Windows Program – 21 Lincoln Avenue – Dustin Floyd
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. 51, 53, 55 Sherman – Mary Larson
 - c. Retaining Wall Program/Disbursements
 - i. Retaining Wall Program - NeighborWorks
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, February 27, 2013

Present Historic Preservation Commission: Vice-Chair, Willie Steinlicht, Lynn Namminga, George Milos, Laura Floyd, Anita Hansen, and Steve Olson. Historic Preservation Officer, Kevin Kuchenbecker and Legal Counsel, Terri Williams were also present.

Absent: Chair, Matt Pike.

Present City Commission: Mayor Francis Toscana, and Commissioners Georgeann Silvernail and Jim Van Den Eykel.

All motions passed unanimously unless otherwise stated.

A quorum present, the Historic Preservation Commission Vice-Chair, Willie Steinlicht, called the Deadwood Historic Preservation Commission meeting to order on Wednesday, February 27, 2013 at 5:00 p.m.

Approval of Minutes:

It was moved by Mr. Olson and seconded by Mr. Milos to approve the Minutes of Wednesday, February 13, 2013 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Ms. Floyd and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$88,783.10. Aye – All. Motion carried.

Bonded Account

It was moved by Ms. Floyd and seconded by Mr. Olson to approve the HP Bonded Account in the amount of \$234.60. Aye – All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission:

Case# 13004 – Sampson Street – New Construction – Robert Ford

Mr. Kuchenbecker reviewed the Staff Report for permission to construct a structure on Sampson Street as submitted. *(The Staff Report is attached hereto on Exhibit A and incorporated herein by this reference.) It was moved by Ms. Floyd and seconded by Mr. Milos, 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# 13004, Sampson Street, Robert Ford as presented. Aye – All. Motion carried.*

Case# 13003 – 270 Main Street – Excavation of Hill – Mike Gustafson

Mr. Kuchenbecker said he had spoken with Mike Gustafson's agent, Jerry Anderson, and explained the application submitted for excavation of the hillside for 270 Main Street is incomplete as submitted. He said he explained to Mr. Anderson the Historic Preservation Commission would need to receive a site plan, parking lot layout plan, landscape and lighting plans, and retaining wall plan before they would be able to adequately review the request. *(The Memorandum and application are attached hereto on Exhibit B and incorporated herein by this reference.)* **It was moved by Mr. Milos and seconded by Ms. Hansen to continue Case# 13003, 270 Main Street, until the applicant submits a site plan, parking lot layout plan, landscape and lighting plans, and retaining wall plan to the Historic Preservation Commission. Aye – All. Motion carried.**

Case# 13007 – 21 Lincoln Avenue – Windows – Dustin Floyd

Ms. Floyd recused herself and left the meeting.

Mr. Kuchenbecker reviewed the Staff Report for permission to replace and install window sashes, and repair and replace storm windows as submitted. *(The Staff Report is attached hereto on Exhibit C and incorporated herein by this reference.)* **It was moved by Mr. Milos and seconded by Mr. Namminga, 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# 13007, 21 Lincoln Avenue, Dustin Floyd as presented. Aye – All. Motion carried.**

Special Needs – Wood Windows Program – 21 Lincoln Avenue – Dustin Floyd

It was moved by Mr. Milos and seconded by Mr. Olson to enter Mr. Dustin Floyd, 21 Lincoln Avenue, into the Special Needs/Wood Windows & Doors Program as presented. Aye – All. Motion carried.

Ms. Floyd returned to the meeting.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Disbursement

It was moved by Mr. Olson and seconded by Mr. Namminga to approve the HP Retaining Wall Disbursement in the amount of \$22,795. Aye – All. Motion carried.

Financial and Delinquency Report

Joy McCracken, Executive Director of NeighborWorks, reviewed the Financial and Delinquency Report.

51, 53, 55 Sherman – Mary Larson

It was moved by Mr. Olson and seconded by Mr. Milos to approve the loan to Mary Larson, 51, 53, 55 Sherman, as presented in the NeighborWorks report dated February 22, 2013. Aye – All. Motion carried. (The NeighborWorks Report dated February 22, 2013 is attached hereto on Exhibit D and incorporated herein by this reference.)

Retaining Wall Program – NeighborWorks

Ms. McCracken explained the Loan Committee continues to look at possible amendments to the retaining wall program's formula. She said the most recent suggestion had been a \$5,000 minimum plus 20% of the assessed value of the property not to exceed \$50,000. Mr. Kuchenbecker suggested Ms. McCracken explore what the formula would look like if based on a percentage of the project cost with a minimum and maximum. Ms. McCracken said she would rework the formula and bring it in front of the Loan Committee and then back in front of the Commission.

Staff Report:

Mr. Kuchenbecker reported on the following items:

- Deadwood History, Inc. appears to be running smoothly.
- The City Commission will be acting on a request for reconstruction of the Chinese Burner.
- Staff was finishing the Historic Preservation Commission's Annual Report.
- City Department heads continue work on the CIP Plan.
- Discussions continue on mitigation efforts regarding the Highway 85 Project.
- Preliminary sketches of work associated with the grant the City had received for City beautification in the next packet.
- The Historic Preservation Office had submitted a nomination for the USS Maine.
- The Black Hills Pioneer would be doing an article on the City's Ledger project.
- There would be upcoming G.R.A.P.E. Committee and Cemetery Committee meetings.

Committee Reports:

Mr. Steinlicht said he felt the City should look into attending the Main Street Project conference which will be held in New Orleans in April of 2013.

Adjournment:

There being no other business, the Deadwood Historic Preservation Commission Meeting of February 13, 2013 adjourned at 5:35 p.m.

ATTEST:

Matthew Pike
Chairman, Historic Preservation Commission
VPeterson, Recording Secretary