

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 11, 2011 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order– Chair Darin Derosier
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
 - a. Pineview Building Update - Staff
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 11019 – 753 Main Street – Exterior Painting – Northern Hills Alliance for Children
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. Wayne Morris – 388 Main Street Deadwood
 - ii. Larry and Marcella Shama – 51 Van Buren Deadwood
 - iii. RLG Enterprises (Richard Granberg) – 818 Main Street
 - iv. James and Donna Fletcher – 350 Williams Deadwood
 - 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

CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, May 11, 2011

Present Historic Preservation Commission: Darin Derosier, Ronda Feterl, Steve Olson, Matt Pike and Willie Steinlicht. Historic Preservation Officer Kevin Kuchenbecker was also present.

Absent Historic Preservation Commission: Mary Ann Oberlander and Mike Olsen.

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

All motions passed unanimously unless otherwise stated.

A quorum being present, Chairman Darin Derosier called the Deadwood Historic Preservation Commission meeting to order on Wednesday, May 11, 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. Steinlicht and seconded by Mr. Pike to approve the minutes of Wednesday, April 27, 2011. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. Pike and seconded by Ms. Feterl to approve the HP Operating Account in the amount of \$142,394.50. Aye - All. Motion carried.

Bonded Account:

It was moved by Mr. Pike and seconded by Mr. S. Olson to approve the HP Bonded Account in the amount of \$249,532.45. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS

Pineview Building Update - Staff

Mr. Kuchenbecker explained that they have forced the issue with the Pineview building according to the International Property Maintenance Code and the declaration that the HP Commission put upon the building. He said things got off to a rocky start last week, but is pleased to say that another subcontractor has begun work at the site, and on Monday they all had a walkthrough with the general contractor. He said they are proceeding with scaffolding, tuck pointing and masonry, and they have removed the mezzanine. Ms. Feterl asked if a due date was given for the building to be shored up, to which Mr. Kuchenbecker said that at this point it is between the general contractor and the engineer. He said they are doing some “temporary, temporary” shoring of the building to make it safe and then they will stabilize it. Mr. S. Olson asked how they will eliminate the water problems with the adjacent building now that the

roof and floors have been removed. Mr. Kuchenbecker said that the engineering and architectural plans will address this. He also added that they are unsure if the water problems are from the Pineview or because the flashing is tied into the Pineview. Ms. Feterl asked how often the building inspector is stopping by to watch the progress, to which Mr. Kuchenbecker said between himself and Mr. Umentum they are stopping by twice a day.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

Case #11019 – 753 Main Street – Exterior Painting – N.H. Alliance for Children

Mr. Kuchenbecker explained that the applicant is requesting a Certificate of Appropriateness for work at 753 Main Street, a non-contributing structure located in the Deadwood City Planning Unit in the City of Deadwood, which was constructed in 1935. The applicant is requesting permission to paint the exterior of the building with a Pratt & Lambert paint called “Days of Sun.” Mr. Kuchenbecker said when he initially looked at the color he thought it would be too bright, but after looking at it he felt it DOES NOT encroach upon, damage, or destroy a historic resource, nor have an adverse affect on the historic districts. He also said that since this building is a daycare they wanted a bright, cheery color. Ms. Francy Foral-Pike who serves on the board for the Northern Hills Alliance for Children was available for questions. Mr. Pike also said since his wife serves on that board he would recuse himself; however, the HP Commission felt it was not necessary since they were seeking approval for a paint color only. *It was moved by Ms. Feterl and seconded by Mr. S. Olson that based upon the guidance found in DCO 17.68.050, the finding is that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and grants a Certificate of Appropriateness as presented in Case #11019 at 753 Main Street. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

None.

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE

Retaining Wall Applications

None.

Revolving Loan Program/Disbursements

Wayne Morris – 388 Main Street – Deadwood

Ms. McCracken explained that this loan is for the Special Needs Siding Program in the amount of \$7,054.00. The Loan Committee reviewed this request and favorable comments were received. *It was moved by Mr. S. Olson and seconded by Mr. Steinlicht to approve the loan amount of \$7,054.00 at 0% interest, to Wayne Morris at 388 Main Street. Aye – All. Motion carried.*

Larry & Marcella Shama – 51 Van Buren – Deadwood

Ms. McCracken explained that the Shama’s are applying for the \$10,000.00 Special Needs Elderly Loan to replace the wood boiler in their home. She added that they meet all the criteria for the program. The Loan Committee reviewed this request and favorable comments were received. *It was moved by Mr. Pike and seconded by Mr. S. Olson to approve the loan in the amount of \$10,000.00 for the Special Needs*

Elderly Program, 0% Life Safety, to Larry and Marcella Shama at 51 Van Buren with the noted requirements. Aye – All. Motion carried.

It was moved by Mr. S. Olson and seconded by Mr. Pike to reconsider the loan application for Larry and Marcella Shama at 51 Van Buren. Aye – All. Motion carried.

It was moved by Mr. Pike and seconded by Mr. S. Olson to approve the loan amount of \$10,000.00 for the Special Needs Elderly Program to Larry and Marcella Shama at 51 Van Buren; 0% Life Safety with no payment required for ten (10) years, with recommendations and requirements noted. Aye – All. Motion carried.

RLG Enterprises (Richard Granberg) – 818 Main Street – Deadwood

Ms. McCracken explained that the applicant is asking for two loans; one for \$5,000.00 at 0% interest, Life Safety for the retaining wall, and the other for \$11,200.00 at 6% interest for exterior painting and repairs to the historic sign. She said that Mr. Granberg will also provide a personal guarantee and second mortgage on his personal home as additional collateral. The Loan Committee has reviewed the request and favorable comments were received. *It was moved by Mr. Steinlicht and seconded by Ms. Feterl to approve the loan amount of \$5,000.00, 0% Life Safety and \$11,200.00, 6% for RLG Enterprises, Richard Granberg, at 818 Main Street.* Ms. McCracken asked for a correction to her report, stating the mortgage on his home is a first mortgage position and not a second. *Aye – All. Motion carried.*

James and Donna Fletcher – 350 Williams – Deadwood

Ms. McCracken explained that the applicant is asking for the \$10,000.00 Special Needs Siding, as well as the Window Program, which is a maximum of \$3,000.00. Both loans would be at 0% and no payments are required at this time. This is a second mortgage on this property. She added that Mr. Fletcher grew up in this house and would like to restore the home to its original state and move back to Deadwood and retire in the home. Mr. Pike asked if they had already been entered into The Special Needs Siding and Window Program, to which Ms. McCracken said they had. The Loan Committee has reviewed this request and favorable comments were received. *It was moved by Mr. Pike and seconded by Mr. S. Olson to approve the loan for James and Donna Fletcher at 350 Williams Street in the amount of \$10,000.00 for the Special Needs Siding Program and a maximum of \$3,000.00 for the Special Needs Window Program at 0% interest on both loans, with recommendations and requirements as noted. Aye – All. Motion carried.*

Revolving Loan Fund Disbursements

It was moved by Ms. Feterl and seconded by Mr. Pike to approve the HP Revolving Loan Fund cash disbursements in the amount of \$17,125.00. Aye – All. Motion carried.

Retaining Wall Grant Disbursement

It was moved by Mr. S. Olson and seconded by Mr. Pike to approve the HP Retaining Wall Grant disbursement to Spearfish Excavating for 36 Jackson in the amount of \$11,250.00. Aye – All. Motion carried.

Financial and Delinquency Report

Ms. McCracken reviewed the financial and delinquency reports.

ITEMS FROM CITIZENS NOT ON AGENDA *(Items will be considered, but no action will be taken at this time.)*

None.

Historic Preservation Staff Report: Kevin Kuchenbecker, HP Officer; Michael Runge, Archivist; Deanna Berglund, Administrative Assistant; Virginia Peterson, Administrative Assistant.

Mr. Kuchenbecker reported on the following:

He received papers regarding a foreclosure notice for Hickok's.

The 9th Annual Symposium is this weekend and noted that attendance is down.

The Days of '76 Museum project is coming along.

The Slime Plant project is progressing along. Historic Preservation will have an event on stage at the Slime Plant on July 5th in honor of the 50th anniversary of being a Historic Landmark District.

Mike Runge was in Custer, SD with the Hickok's Exhibit.

Next Wednesday there will be a public input meeting for a planning project along the Whitewood Creek and Water Street corridor.

Mike Runge has installed another panel at Mt. Moriah and should have all panels completed by Memorial Day.

Preservation Thursdays have been remarkably attended.

HARCC will have their Open House on June 16th, 2011.

The City Commission approved three appointments to the Historic Preservation Commission, as Mary Ann Oberlander and Darin Derosier will finish their terms. The new appointments will be Laura Floyd, George Milos and Willy Steinlicht.

The Assistant Archivist, April Gregory, has resigned to take a full-time job. They will be advertising for a new assistant.

This May is Archaeology and Preservation month.

He spoke with Commissioner, Mary Ann Oberlander, who is recovering at home. She thanks everyone for their prayers, thoughts and flowers. Mr. Pike and the rest of the Commission said they all miss her and wish her a speedy recovery.

Committee Actions and Reports

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Willie Steinlicht and Mary Ann Oberlander.

No report.

Archaeology, Archives & Acquisitions: Commission representatives: Mike Olsen, Willie Steinlicht and Steve Olson.

No report.

Budget: Commission representatives: Ronda Feterl, Darin Derosier Matt Pike.

No report.

Cemetery/GIS: Commission representatives: Steve Olson, Mary Ann Oberlander and Mike Olsen.

No report.

Demolition by Neglect: Commission representatives: Mike Olsen, Steve Olson and Matt Pike.

No report.

Loans: Commission representatives: Ronda Feterl, Willie Steinlicht and Darin Derosier.

No report.

Policies & Procedures: Commission representatives: Entire HPC.

Mr. Pike said he would like to schedule a meeting with the new Commissioners as soon as possible to bring them "up to speed."

Mr. Pike also reported on Deadwood Alive and all they have going on. Mr. Kuchenbecker added that Deadwood Alive would be included on the kiosks as well. Mr. S. Olson commented that Deadwood Alive is also on Face book. Commissioner Van Den Eykel said he will be opening another gift shop at the Lucky Nugget building and they are working with Deadwood Alive to do a meet-and-greet and autograph and photo session.

Adams Museum: Commissioner Mary Ann Oberlander.

No report.

Chamber of Commerce: Commission representatives: Darin Derosier and Willie Steinlicht.

No report.

Days of '76: Commissioner Mike Olsen.

No report.

Neighborhood Housing Services: Commissioner Steve Olson.

No report.

Planning and Zoning: Commissioner Mike Olsen.

No report.

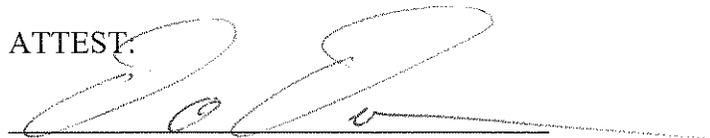
OTHER BUSINESS

None.

ADJOURNMENT:

Hearing no further business to come before the Commission at this time and no objections from the Commission or the audience, Chairman Derosier adjourned the meeting at 5:30 pm.

ATTEST:

A handwritten signature in black ink, appearing to read 'D. Derosier', is written over a horizontal line. The signature is fluid and cursive.

Darin Derosier
Chairman, Historic Preservation Commission
Ronda Morrison, Recording Secretary