

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 22, 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
 - a. Donations #2013.07, #2013.08, and #2013.09 – City Archives
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 13018 – 633 Main Street – Balcony & Windows – Bullock Hospitality, LLC
 - b. Case# 13022 – 677 Main Street – Paint – Karen Barthel
 - c. Case# 13023 – 677 Main Street – Roofing – Black Hills Roofing, Co.
 - d. Case# 13020 – 622 Main Street – Front Door – KLK Ventures
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 13021 – 39 Dunlop – Garage – Gary Swenson
 - b. Case# 13024 – 38 Washington – Windows, Retaining Wall & Stairs – Mary Helland
 - c. Case# 13025 – Sampson Street – New Construction – Richard Wells
 - d. Pearl Hotel – Outside of Deadwood Grant – Extension Request
 - e. SD Historical Society Foundation – Outside of Deadwood Grant – Extension Request
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. 30 Jefferson – Robert Weber
 - ii. 35 Jackson – Shelly Corbitt
 - 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, May 22, 2013

Present Historic Preservation Commission: Vice-Chair, Willie Steinlicht, Lynn Namminga, Laura Floyd, George Milos, Anita Hansen and Steve Olson. Historic Preservation Officer, Kevin Kuchenbecker was also present. Chair, Matt Pike arrived after approval of the minutes and voucher.

Present City Commission: Mayor Chuck Turbiville, 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, May 22, 2013 at 5:00 p.m.

Approval of Minutes:

It was moved by Ms. Floyd and seconded by Mr. Namminga to approve the Minutes of Wednesday, May 8, 2013 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. Olson and seconded by Mr. Milos to approve the HP Operating Account in the amount of \$44,618.01. Mr. Olson said he had requested the Lead Rifle and Pistol Club resubmit expenses associated with cabinets for reimbursement from their Outside of Deadwood Grant. Mr. Olson said he believed it was an appropriate expenditure as it is an adaptive reuse and rehabilitation of the building. Aye – All. Motion carried.

Old or General Business:

Donations #2013.07, #2013.08, and #2013.09 – City Archives

Mr. Kuchenbecker explained the City of Deadwood Archives would like to formally accept 12 color photographic prints taken by Raul Ponce de Leon of the USS Maine dedication on November 10, 2013; business records from the late Ray Ewing, Deadwood resident and Mayor of Deadwood from Jim Phillips; and architectural plans and an aerial map of the Bullock Express from Tom Hill. He mentioned the donations were recommended for acceptance by the AAA Committee on May 15, 2013. (The Memorandum dated May 16, 2013 is attached hereto on Exhibit A and incorporated herein by this reference.) *It was moved by Mr. Milos and seconded by Mr. Steinlicht to accept Donation #2013.07, #2013.08, and #2013.09 into the City of Deadwood Archives permanent Collection. Aye – All. Motion carried.*

New Matters before the Deadwood Historic District Commission:

Case# 13018 – 633 Main Street – Balcony & Windows – Bullock Hospitality, LLC

Mr. Kuchenbecker reviewed the Staff Report for permission to repair and replace, materials to match existing, the front balcony and paint and touch up windows as submitted. (The Staff Report is attached hereto on Exhibit B and incorporated herein by this reference.) *It was moved by Mr. Olson 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, archeological or cultural aspects of the district and moved to grant a Certificate of Appropriateness to Case# 13018, 633 Main Street, Bullock Hospitality, LLC as submitted. Aye – All. Motion carried.*

Case# 13022 – 677 Main Street – Paint – Karen Barthel

Mr. Kuchenbecker noted the applicant's representative, Karen Barthel, was present to answer any questions and reviewed the Staff Report for permission to paint and perform minor repairs as submitted. (The Staff Report is attached hereto on Exhibit C and incorporated herein by this reference.) *It was moved by Mr. Steinlicht 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, archeological or cultural aspects of the district and moved to grant a Certificate of Appropriateness to Case# 13022, 677 Main Street, Karen Barthel as submitted. Aye – All. Motion carried.*

Case# 13023 – 677 Main Street – Roofing – Black Hills Roofing, Co.

Mr. Kuchenbecker reviewed the Staff Report for permission to reroof as submitted. (The Staff Report is attached hereto on Exhibit D and incorporated herein by this reference.) *It was moved by Mr. Milos 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, archeological or cultural aspects of the district and moved to grant a Certificate of Appropriateness to Case# 13023, 677 Main Street, Black Hills Roofing, Co. as submitted.* Mr. Milos asked how long the work would take to complete. Ms. Barthel said it would take about 3-4 weeks dependent upon the weather. *Aye – All. Motion carried.*

Mr. Kuchenbecker noted Case# 13020 should be agenda item 5d. *It was moved by Mr. Olson and seconded by Ms. Floyd to amend the agenda and move Case# 13020 to agenda item 5d. Aye – All. Motion carried.*

Case# 13020 – 622 Main Street – Front Door – KLK Ventures

Mr. Kuchenbecker reviewed the Staff Report for permission to replace the front door of the resource as submitted. (The Staff Report is attached hereto on Exhibit E and incorporated herein by this reference.) *It was moved by Mr. Steinlicht and seconded by Mr. Olson based upon the guidance found in DCO 17.68.050, that the exterior alteration proposed is congruous with the historical, architectural, archeological or cultural aspects of the district and moved to grant a Certificate of Appropriateness to Case# 13020, 622 Main Street, KLK Ventures as submitted. Aye – All. Motion carried.*

New Matters before the Deadwood Historic Preservation Commission:

Case# 13021 – 39 Dunlop – Garage – Gary Swenson

Mr. Kuchenbecker noted Gary Swenson was present and reviewed the Staff Report for permission to construct a 24' x 32' garage in the backyard of 39 Dunlop as submitted. (The Staff Report is attached hereto on Exhibit F and incorporated herein by this reference.) *It was moved by Mr. Milos and seconded by Mr. Steinlicht 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# 13021, 39 Dunlop, Gary Swenson as submitted. Aye – All. Motion carried.*

Case# 13024 – 38 Washington – Windows, Retaining Wall & Stairs – Mary Helland

Mr. Kuchenbecker reviewed the Staff Report for permission to remove and replace 5 existing windows, remove and replace a front retaining wall and steps, and replace the landing as submitted. (The Staff Report 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 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# 13024, 38 Washington, Mary Helland as submitted. Aye – Namminga, Floyd, Pike, Hansen, Olson, and Steinlicht. Abstain – Milos. Motion carried.***

Case# 13025 – Sampson Street – New Construction – Richard Wells

Mr. Kuchenbecker reviewed the Staff Report for permission to construct a structure as submitted. (The Staff Report is attached hereto on Exhibit H and incorporated herein by this reference.) ***It was moved by Ms. Floyd and seconded by Mr. Olson 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# 13025, Sampson Street, Richard Wells as submitted. Aye – All. Motion carried.***

Pearl Hotel – Outside of Deadwood Grant – Extension Request

It was moved by Mr. Olson and seconded by Mr. Milos to extend the Outside of Deadwood Grant completion deadline for the Pearl Hotel to December 31, 2013. Aye – All. Motion carried. (The Extension Request is attached hereto on Exhibit I and incorporated herein by this reference.)

South Dakota Historical Society Foundation – Outside of Deadwood Grant – Extension Request

It was moved by Mr. Milos and seconded by Mr. Namminga to extend the Outside of Deadwood Grant completion deadline for the South Dakota Historical Society Foundation to December 31, 2013. Aye – All. Motion carried. (The Extension Request is attached hereto on Exhibit J and incorporated herein by this reference.)

Revolving Loan Fund/Retaining Wall Program Update:

Revolving Loan Disbursement

It was moved by Mr. Steinlicht and seconded by Mr. Milos to approve the Revolving Loan Disbursement in the amount of \$21,785.00. Aye – All. Motion carried.

30 Jefferson – Robert Weber

It was moved by Ms. Floyd and seconded by Mr. Olson to approve the loan request to Robert Weber, 30 Jefferson, as presented. Aye – All. Motion carried. (The NeighborWorks Report dated May 16, 2013 is attached hereto on Exhibit K and incorporated herein by this reference.)

35 Jackson – Shelly Corbitt

It was moved by Ms. Floyd and seconded by Mr. Milos to approve the loan request to Shelly Corbitt, 35 Jackson, as submitted. Aye – All. Motion carried. (The NeighborWorks Report dated May 16, 2013 is attached hereto on Exhibit L and incorporated herein by this reference.)

Financial/Delinquency Report

Josh Christiansen, Deputy Executive Director, reviewed the Financial and Delinquency report.

Staff Report:

Mr. Kuchenbecker reported on the following items:

- Reviewed the annual report from the SD Historical Society Press.
- Said the Library had experienced leaking from recent moisture; however, there was an action plan in place.
- Noted the Days and Adams Museum had also experienced some leaking.
- Said he had given Deadwood Gulch permission to repair leaks and this item would be on the next agenda.
- Stated the City Commission had approved the Board of Appeals nominations.
- Noted the Days of '76 Grand Opening would be held on May 25, 2013.
- Said archaeology for the Chinese Burner would begin soon and the anticipated completion deadline is the week of the Days of '76 Celebration.

Other Business:

Mayor Chuck Turbiville presented a plaque to Steve Olson for his years of service on the Deadwood Historic Preservation Commission. He presented a plaque and gavel to Chair Matt Pike for his years of service and position as Chair.

The Commission thanked Mr. Pike and Mr. Olson for their time and commitment to the Historic Preservation Commission and said they will be missed.

Mr. Olson said he had greatly enjoyed his time as a Commissioner and encouraged his fellow Commissioners to get out and see how Historic Preservation Funds are spent.

Mr. Pike read a thank you letter from Father Arnold Kari for the Outside of Deadwood Grant Funds they received for work on St. Martin's Chapel.

Mr. Pike expressed gratitude for his six years of service and said the Commission moving forward needs to keep history its top priority as it separates Deadwood from all other towns.

Adjournment:

There being no other business, the Deadwood Historic Preservation Commission Meeting of May 22, 2013 adjourned at 5:50 p.m.

ATTEST:

Willie Steinlicht
Vice-Chairman, Historic Preservation Commission
VPeterson, Recording Secretary