

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, May 9, 2012 ~ 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. Deadwood Chamber of Commerce – Marketing Update – Chamber Director, George Milos
 - b. Headstone Grant Application #12001 – Dolla Rickel
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 12022 – 637 Main Street – Doors & Window – Patrick Kirwan
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 12021 – 6 Dudley – Deck – Mike Berg
 - b. Case# 12023 – 116 Charles Street – Lean-to – Glenn & Lyla Gross
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - i. 25 & 29 Terrace – George Mitchell
 - b. Revolving loan Program/Disbursements
 - i. 350 Williams – James & Donna Fletcher
 - ii. Lead Central School Campus – Ron Bates
 - iii. 672 Main Street – Gary Biggs & Larry Shama
 - c. Retaining Wall Program/Disbursements
 - i. 37 Lee Street – David Swaney
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 9, 2012

Present Historic Preservation Commission: Chair, Ronda Feterl, Vice-Chair, Matthew Pike, George Milos, Laura Floyd, Mike Olsen, Steve Olson, and Willie Steinlicht. Historic Preservation Officer, Kevin Kuchenbecker, and City Attorney, Jason Campbell, were also present.

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

All motions passed unanimously unless otherwise stated.

A quorum being present, the Historic Preservation Commission Chair, Ronda Feterl, called the Deadwood Historic Preservation Commission meeting to order on Wednesday, May 9, 2012 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. Milos to approve the minutes of Wednesday, April 25, 2012. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the HP Operating Account in the amount of \$157,361.40. Aye – All. Motion carried.

Bonded Account

It was moved by Mr. Pike and seconded by Mr. M. Olsen to approve the HP Bonded Account in the amount of \$3,079.20. Aye – All. Motion carried.

Old or General Business:

Deadwood Chamber of Commerce – Marketing Update – Chamber Director, George Milos

Mr. George Milos, Director of the Deadwood Chamber of Commerce, gave an update on the Organization's marketing efforts and utilization of Historic Preservation funds. He said the money the Chamber receives from Historic Preservation is used for historic marketing and is matched one hundred percent by the South Dakota Department of Tourism. Mr. Milos explained the Chamber utilizes bid money for gaming and event driven advertising. He noted the Chamber has produced a new website which, coupled with Black Hills Central Reservation's website upgrades, sparked a jump in sales. He also highlighted some of the ad awards the Chamber has won. (The Chamber of Commerce's Report is attached hereto on Exhibit A and incorporated herein by this reference.)

Headstone Grant Application# 12001 – Dolla Hann Rickel

Mr. Kuchenbecker stated Kathryn Malm submitted a headstone grant application for Dolla Hann/Rickel who is buried in Mt. Moriah Cemetery. Mr. Kuchenbecker said the application received favorable comments from the Cemetery Committee. (The Headstone Grant Memorandum is attached hereto on Exhibit B and incorporated herein by this reference.) *It was moved by Mr. Steinlicht and seconded by Mr. Pike to accept Application #12001, Dolla Hann Rickel, into the Historic Preservation Commission's Headstone Grant Program as recommended by the Deadwood Historic Preservation Commission's Cemetery Committee. Aye – All. Motion carried.*

New Matters before the Deadwood Historic District Commission:

Case# 12022 – 637 Main Street – Doors & Window – Patrick Kirwan

Mr. Kuchenbecker reviewed his staff report for permission to replace a rear entry door with a new steel door with windows and security glass; replace the door of the shack on the roof with a new steel door; and replace a window from the shack on the roof with a new wood window. (The Staff Report is attached hereto on Exhibit C and incorporated herein by this reference.) *It was moved by Ms. Floyd and seconded by Mr. M. Olsen, 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 Certification of Appropriateness to Case #12022, 637 Main Street, Patrick Kirwan as presented. Aye – All. Motion carried.*

New Matters before the Deadwood Historic Preservation Commission:

Case# 12021 – 6 Dudley – Deck – Mike Berg

Mr. Kuchenbecker reviewed his staff report for permission to construct an uncovered porch, measuring 12' x 16', out of pressure treated pine which will be primed and painted green to match the existing trim as submitted. He noted the applicants were present to answer any questions from the Commission. (The Staff Report is attached hereto on Exhibit D and incorporated herein by this reference.) *It was moved by Mr. Pike and seconded by Ms. Floyd, based upon all the evidence presented, that this 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 #12021, 6 Dudley, Mike Berg as presented. Aye – All. Motion carried.*

Case# 12023 – 116 Charles Street – Lean-to – Glenn & Lyla Gross

Mr. Kuchenbecker reviewed his staff report for permission to rebuild and paint the lean-to side of the garage structure at 116 Charles Street as submitted. Ms. Floyd asked how large the addition would be. Mr. Kuchenbecker said the footprint would be approximately the same. (The Staff Report is attached hereto on Exhibit E and incorporated herein by this reference.) *It was moved by Mr. S. Olson 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# 12023, 116 Charles Street, Glenn & Lyla Gross as presented. Aye – All. Motion carried.*

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Application - 25 & 29 Terrace – George Mitchell

Mr. Kuchenbecker stated the retaining wall running parallel to the street at the front of 25 & 29 Terrace is beginning to fail. He explained the wall consists of a stone wall and concrete foundation and meets the general eligibility for location. Mr. Kuchenbecker said staff recommends acceptance into the retaining wall program. (The Retaining Wall Memorandum is attached hereto on Exhibit F and incorporated herein by this reference.) ***It was moved by Mr. Pike and seconded by Ms. Floyd to accept 25 & 29 Terrace Avenue, George Mitchell, into the Historic Preservation Commission's Retaining Wall Program. Aye – All. Motion carried.***

350 Williams – James & Donna Fletcher

It was moved by Mr. Milos and seconded by Mr. Pike to deny the loan request for 350 Williams, James and Donna Fletcher, as presented. Aye – All. Motion carried. (The NeighborWorks Report is attached hereto on Exhibit G and incorporated herein by this reference.)

Lead Central School Campus – Ron Bates

It was moved by Mr. Pike and seconded by Mr. M. Olsen to extend the maturity date on the loan for the Lead Central School Campus, Ron Bates, from April 3, 2012 to December 31, 2012 as presented. Aye – All. Motion carried. (The NeighborWorks Report is attached hereto on Exhibit G and incorporated herein by this reference.)

672 Main Street – Gary Biggs & Larry Shama

It was moved by Mr. Pike and seconded by Mr. Steinlicht to extend the note from May 1, 2012 to June 1, 2012, with no payments due during the 30 day period, for 672 Main Street, Gary Biggs and Larry Shama as presented. Aye – All. Motion carried. (The NeighborWorks Report is attached hereto on Exhibit G and incorporated herein by this reference.)

37 Lee Street – David Swaney

It was moved by Mr. Milos and seconded by Mr. Pike to extend the construction loan for 37 Lee Street, David Swaney, for six months - November 2012 - as presented. Aye – All. Motion carried. (The NeighborWorks Report is attached hereto on Exhibit G and incorporated herein by this reference.)

HP Revolving Loan Disbursement

It was moved by Mr. Pike and seconded by Mr. S. Olson to approve the Revolving Loan Disbursement in the amount of \$155.00. Aye – All. Motion carried.

HP Retaining Wall Disbursement

It was moved by Mr. Steinlicht and seconded by Mr. S. Olson to approve the HP Retaining Wall Disbursement in the amount of \$9,270. Aye – All. Motion carried.

Financial and Delinquency Report

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

Items from Citizens not on the Agenda:

Lee Thompson, 47 Forest, was present to discuss and seek input from the Commission on alterations to his property. He also inquired about the possibility of construction on the lot next to his house. Mr. Kuchenbecker

noted that Mr. Thompson's home would be eligible for some of the Historic Preservation Commission's loan programs.

Staff Report:

Mr. Kuchenbecker reported on the following items:

- Thanked Mr. Lee Thompson for donating a photocopy of a 1917 railroad map.
- Work is underway at St. Ambrose Cemetery.
- Deadwood History Inc. had its second full board meeting.
- Retaining walls at 37 Lee, 350 Williams, 334 Williams, and 340 Williams are nearing completion.
- The Deadwood Thyme and Martin & Mason buildings would be sold at a Sheriff's sale on Friday, May 11, 2012.
- The Demolition by Neglect Subcommittee Meeting had gone well; the Subcommittee would meet again in a month; he had put together a preliminary report and would continue to work on it. Ms. Feterl asked Mr. Kuchenbecker to include information on the impact of a threatened resource's loss.

Committee Reports:

Mr. Pike said as the Demolition by Neglect Subcommittee moves forward their goal is to progress in a fair and standardized manner. He said all formal action will occur in public meetings and noted these proceedings will not necessarily lead to litigation or expenditure of additional funds.

Mr. Milos showed the Commission an excerpt of the South Dakota Vacation Guide.

Ms. Floyd asked how work was progressing at the Sinclair Station. Mr. Kuchenbecker said Mr. Keith Umentum, Building inspector, and he had been working with them and work is once again underway.

Mr. S. Olson noted exhibits were being installed at the Days of '76 Museum and landscaping would shortly follow.

Adjournment:

The May 9, 2012 Historic Preservation Commission Meeting adjourned at 6:05 p.m.

ATTEST:

Ronda Feterl
Chairman, Historic Preservation Commission
VPeterson, Recording Secretary