

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, July 13, 2011 ~ 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. Case# 11027 – 67 Terrace – Windows – Shawn May
 - b. Special Needs Wood Windows/Doors – 67 Terrace – Shawn May
 - c. Amendment(s) to DCO 19.68.020 – Historic Preservation Commission
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 11032 – 629 & 638 Main Street – Painting – Bob Nelson
 - b. Case# 11033 – 37 Sherman Street – Painting – Bob Nelson
 - c. Case# 11036 – 633 Main Street – Entry Steps – Hub Properties
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 11029 – 62 Taylor Avenue – Deck – Isaac Almanza
 - b. Case# 11030 – 38 Jefferson – Windows/Doors – Natali & Fred Ormiston
 - c. Special Needs Wood Windows/Doors – 38 Jefferson – Natali & Fred Ormiston
 - d. Case# 11031 – 47 Highland – Windows/Doors – Natali & Fred Ormiston
 - e. Special Needs Wood Windows/Doors – 47 Highland – Natali & Fred Ormiston
 - f. Case# 11034 – 850 ½ Main Street – Patio Door – Darin & Linda Derosier
 - g. Case# 11035 – 59 Van Buren Street – Deck Addition – Jeff Trouton
 - h. Case # 11037 – 69 Lincoln Avenue – Garage, Siding, Windows – Lester & Lita Westbrook
 - i. Special Needs Wood Windows/Doors – 69 Lincoln Avenue – Lester & Lita Westbrook
 - j. Special Needs Siding Removal – 69 Lincoln Avenue – Lester & Lita Westbrook
 - k. Outside of Deadwood Grant Requests – GRAPE Committee
 - l. Not-For-Profit Grant Request – GRAPE Committee
 - m. Outside of Deadwood Grant Extension Requests – GRAPE Committee
 - n. Northern Hills Railway Society – Model Railroad – GRAPE Committee
 - o. Society of Black Hills Pioneers – Restoration Seminar/Program – GRAPE Committee
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - 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, July 13, 2011

Present Historic Preservation Commission: Ronda Feterl, Mike Olsen, Steve Olson, Willie Steinlicht, and Laura Floyd. Historic Preservation Officer Kevin Kuchenbecker was also present.

Absent Historic Preservation Commission: Matt Pike and George Milos.

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

All motions passed unanimously unless otherwise stated.

A quorum being present, Chair Ronda Feterl called the Deadwood Historic Preservation Commission meeting to order on Wednesday, July 13, 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. M. Olsen and seconded by Mr. S. Olson to approve the minutes of June 22, 2011. Aye – All. Motion carried.

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the Policies and Procedures Committee Meeting minutes of June 29, 2011. 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 \$42,523.85. Aye – All; however, Ms. Floyd abstained from payment to TDG Communications in the amount of \$208.00. Motion carried.

Bonded Account:

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to approve the HP Bonded Account in the amount of \$295,835.78. Aye – All. Motion carried.

OLD OR GENERAL BUSINESS

Case# 11027 – 67 Terrace – Windows – Shawn May

Mr. Kuchenbecker reiterated his amended staff report for the application for Project Approval for permission to replace exterior windows and doors at 67 Terrace. (The staff report is attached hereto on Exhibit A and incorporated herein by this reference). *It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht that based upon all the evidence presented, the finding was 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 project approval. Aye – All. Motion carried.

Special Needs Wood Windows and Doors – 67 Terrace – Shawn May

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to accept Shawn May, 67 Terrace, into the Special Needs Wood Windows and Doors program. Aye – All. Motion carried.

Amendment(s) to DCO 19.68.020 – Historic Preservation Commission

Mr. Kuchenbecker noted that the first reading, for amendments to Deadwood Codified Ordinance 19.68.020, had taken place at the Deadwood City Commission Meeting on Monday, July 11, 2011. He explained that these modifications were a result of recent changes to state law.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

Case# 11032 – 629 & 638 Main Street – Painting – Bob Nelson

Mr. Kuchenbecker reiterated his staff report for the application for a Certificate of Appropriateness for permission to scrape and paint the door frames and windows and repaint, using the existing color, at 629 and 638 Main Street. (The staff report is attached hereto on Exhibit B and incorporated herein by this reference). *It was moved by Mr. Steinlicht and seconded by Ms. Floyd that based upon the guidance found in DCO 17.68.050, the finding was that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and moved to grant a Certificate of Appropriateness. Aye – All. Motion carried.*

Case# 11033 – 37 Sherman Street – Painting – Bob Nelson

Mr. Kuchenbecker reiterated the staff report for the application for a Certificate of Appropriateness for permission to scrape and paint outside window frames of the structure and repaint them the same color as the existing color. (The staff report is attached hereto on Exhibit C and incorporated herein by this reference). *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen that based upon the guidance found in DCO 17.68.050, the finding was that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and moved to grant a Certificate of Appropriateness. Aye – All. Motion carried.*

Case# 11036 – 633 Main Street – Entry Steps – Hub Properties

Mr. Kuchenbecker reiterated the staff report for the application for a Certificate of Appropriateness for permission to replace entry steps using sandstone. (The staff report is attached hereto on Exhibit D and incorporated herein by this reference). *It was moved by Ms. Floyd and seconded by Mr. M. Olsen that based upon the guidance found in DCO 17.68.050, the finding was that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and moved to grant a Certificate of Appropriateness. Aye – All. Motion carried.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Case# 11029 – 62 Taylor Avenue – Deck – Isaac Almanza

Mr. Kuchenbecker reiterated the staff report for the application for a Project Approval for permission to wrap the deck around the back of the structure located at 62 Taylor Avenue. (The staff report is attached hereto on Exhibit E and incorporated herein by this reference). *It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht that based upon the evidence presented, the finding was 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 project approval. Aye – All. Motion carried.

Case# 11030 – 38 Jefferson – Windows & Doors – Natali & Fred Ormiston

Mr. Kuchenbecker reiterated the staff report for the application for a Project Approval for permission to restore and replace (where necessary) all windows and install storm windows and scrape and refinish all exterior doors at 38 Jefferson. (The staff report is attached hereto on Exhibit F and incorporated herein by this reference). *It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen that based upon the evidence presented, the finding was 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 project approval. Aye – All. Motion carried.*

Special Needs Wood Windows/Doors – 38 Jefferson – Natali & Fred Ormiston

It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen to accept Natali and Fred Ormiston, 38 Jefferson, into the Special Needs Wood Windows and Doors program. Aye – All. Motion carried.

Case# 11031 – 47 Highland – Windows/Doors – Natali & Fred Ormiston

Mr. Kuchenbecker reiterated the staff report for the application for a Project Approval for permission to restore and replace (where necessary) all windows and install storm windows and scrape and refinish all exterior doors at 47 Highland. (The staff report is attached hereto on Exhibit G and incorporated herein by this reference). *It was moved by Mr. S. Olson and seconded by Ms. Floyd that based upon the evidence presented, the finding was 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 project approval. Aye – All. Motion carried.*

Special Needs Wood Windows/Doors – 47 Highland – Natali & Fred Ormiston

It was moved by Mr. S. Olson and seconded by Mr. Steinlicht to accept Natali and Fred Ormiston, 47 Highland, into the Special Needs Wood Windows and Doors program. Aye – All. Motion carried.

Case# 11034 – 850 ½ Main Street – Patio Door – Darin & Linda Derosier

Mr. Kuchenbecker reiterated the staff report for the application for a Project Approval for permission to replace the existing patio door with a like, Pella brand, sliding door located on the rear of the house at 850 ½ Main Street. (The staff report is attached hereto on Exhibit H and incorporated herein by this reference). *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson that based upon the evidence presented, the finding was 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 project approval. Aye – All. Motion carried.*

Case# 11035 – 59 Van Buren Street – Deck Addition – Jeff Trouton

Mr. Kuchenbecker reiterated the staff report for the application for a Project Approval for permission to add a 6' x 22' roof over the existing deck with a handrail and matching cedar siding and posts which will incorporate the craftsman style of the resource at 59 Van Buren Street. (The staff report is attached hereto on Exhibit I and incorporated herein by this reference). *It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht that based upon the evidence presented, the finding was that the project DOES 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 project approval. Aye – All. Motion carried.*

It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht that based upon the standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to 1-19A-29, the finding was that the project is NOT ADVERSE to Deadwood and moved to APPROVE the project as presented. Aye – All. Motion carried.

Case# 11037 – 69 Lincoln Avenue – Garage, Siding, Windows – Lester & Lita Westbrook

Mr. Kuchenbecker reiterated the staff report for the application for a Project Approval for permission retire and rebuild a new garage, similar to the existing garage, remove and replace siding, and remove and replace windows at 69 Lincoln Avenue. (The staff report is attached hereto on Exhibit J and incorporated herein by this reference). *It was moved by Ms. Floyd and seconded by Mr. Steinlicht that based upon the evidence presented, the finding was 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 project approval. Aye – All. Motion carried.*

Special Needs Wood Windows & Doors/Special Needs Siding Removal Programs – 69 Lincoln Avenue – Lester & Lita Westbrook

It was moved by Ms. Floyd and seconded by Mr. Steinlicht to accept Lester and Lita Westbrook, 69 Lincoln Avenue, into the Special Needs Wood Windows and Doors program and the Special Needs Siding Removal Program. Aye – All. Motion carried.

Outside of Deadwood Grant Requests – GRAPE Committee

Mr. Kuchenbecker reiterated the Grants, Recognition, Advocacy, and Public Education Committee's recommendations for the second round of funding for the Outside of Deadwood Grant program. (The Memorandum is attached hereto on Exhibit K and incorporated herein by this reference). *It was moved by Mr. Steinlicht and seconded by Mr. S. Olson to recommend to the City Commission approval of the recommendations for the second round of funding for the Outside of Deadwood Grant program as presented in the attached memorandum. Aye – All. Motion carried.*

Not-for-Profit Grant Requests – GRAPE Committee

Mr. Kuchenbecker reiterated the Grants, Recognition, Advocacy, and Public Education Committee's recommendation to approve a not-for-profit grant to the Church of St. Ambrose in the amount of \$50,000. (The Memorandum is attached hereto on Exhibit K and incorporated herein by this reference). *It was moved by Mr. Steinlicht and seconded by Mr. S. Olson to recommend to the City Commission approval of the Not-for-Profit grant to the Church of St. Ambrose in the amount of \$50,000. Aye – All. Motion carried.*

Outside of Deadwood Grant Extension Requests – GRAPE Committee

Mr. Kuchenbecker reiterated the Grants, Recognition, Advocacy, and Public Education Committee's recommendation to approve extension requests to the Hermosa Arts and History Association, the South Dakota Heritage Fund, the Verendrye Museum, Inc., and the High Plains Western Heritage Center. (The Memorandum is attached hereto on Exhibit L and incorporated herein by this reference). *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the extension requests recommended by the GRAPE Committee as presented. Aye – All. Motion carried.*

Northern Hills Railway Society – Model Railroad – GRAPE Committee

Mr. Kuchenbecker stated that the Northern Hills Railway Society had requested an Outside of Deadwood Grant for repairs to the Model Railroad that was housed in the Lucky Nugget while it was closed. He explained that the GRAPE Committee recommended that the project, which includes repairs to the railroad, and the recreation

of the tri-level railroad picture taken in early lead, be funded instead with Advocacy funds in an amount not to exceed \$4,500. *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to recommend to the City Commission approval of funding of the repairs to the model railroad and the creation of a diorama to the Northern Hills Railway Society in an amount not to exceed \$4,500. Aye – All. Motion carried.*

Society of Black Hills Pioneers – Restoration Seminar/Program – GRAPE Committee

Mr. Kuchenbecker stated that the Society of Black Hills Pioneers had requested an Outside of Deadwood Grant for the purpose of conducting a cemetery restoration seminar and the initiation of a cemetery restoration program. He explained that the GRAPE Committee felt this project should be funded using Advocacy funds in an amount not to exceed \$5,000. *It was moved by Mr. M. Olsen and seconded by Ms. Floyd to recommend to the City Commission approval of funding of the Society of Black Hills Pioneers restoration seminar/program, using advocacy funds, in an amount not to exceed \$5,000. Aye – All. Motion carried.*

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:

Revolving Loan Fund – Cash Disbursements

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the cash disbursement of the HP Revolving Loan Fund in the amount of \$17,824. Aye – All. Motion carried.

Retaining Wall Program – Cash Disbursements

It was moved by Mr. M. Olsen and seconded by Ms. Floyd to approve the Retaining Wall cash disbursement in the amount of \$15,824.25. Aye – All. Motion carried.

Financial and Delinquency Report

Mr. Josh Christiansen, Deputy Executive Director for NeighborWorks, reviewed the financial and delinquency report.

ITEMS FROM CITIZENS NOT ON THE AGENDA

Mr. Brad Baucom, 334 Williams Street, was present to voice his concerns on the city owned retaining wall located on Forest Street and also on his retaining wall that was entered into the retaining wall program. Mr. Kuchenbecker explained that the City was working to address the city owned retaining wall and that his wall's bid would be on the City Commission agenda on Monday, July 18, 2011 and that the bid would be recommended for approval.

STAFF REPORT

Mr. Kuchenbecker reported on the following items:

- The report from the South Dakota State Historical Society.
- The Historic Preservation Budget for 2012 was balanced.
- Gave a retaining wall report.
- The 50th Anniversary press conference.
- Article that would be appearing in the Guns of Old Wall in the fall 2011 issue.
- Waiting on new engineer for the Pineview.
- Days Museum is progressing and invited interested Commission to take a tour.
- The Days of '76 Rodeo would be inducted into the PRCA Hall of Fame.
- Working on the Medora to Deadwood ride for 2012.

HPC Meeting
Wednesday, June 13, 2011

- Noted the completion of and appreciation to Lynn Namminga for restorations to the scale at the Depot.
- The Adams is very busy and is putting on a lot of programs and events.
- The Deadwood Mountain Grand is now open.
- Mt. Moriah Cemetery is well visited and the recent improvements are well received.
- Helped a visiting Norwegian family find a buried relative in Mt. Moriah.

COMMITTEE REPORTS:

Chairman Feterl acknowledged a thank you card which expressed gratitude for the work put into the “Cowboy Song Tradition,” from Linda Church and Vera Ziegler.

ADJOURNMENT:

Hearing no further business to come before the Commission at this time and no objections from the Commission or the audience, Chairman Feterl adjourned the meeting at 6:00 pm.

ATTEST:

Ronda Feterl
Chairman, Historic Preservation Commission

Virginia Peterson, Recording Secretary