

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, July 25, 2012 ~ 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# 12030 – 38 Madison Street – Addition – Josh Keehn
 - b. Case# 12031 – 24 Raymond Street – Stairs – Dorothy Williams
 - c. Case# 12032 – 44 Burnham Avenue – Roofing – Dana Laun
 - d. 130 Charles Street – Rick Ensminger – Special Needs/Wood Windows & Doors
 - e. 130 Charles Street – Rick Ensminger – Special Needs/Siding Removal
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - c. Retaining Wall Program/Disbursements
8. Tabled items – 19-25 ½ Lee Street – Pineview Group, LLC.
9. Items from Citizens not on agenda (*Items will be considered but no action will be taken at this time.*)
10. Staff Report (*Items will be considered but no action will be taken at this time.*)
11. Committee Reports (*Items will be considered but no action will be taken at this time.*)
12. Other business
13. 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, July 25, 2012

Present Historic Preservation Commission: Vice-Chair, Willie Steinlicht, Laura Floyd, Anita Hansen, and Lynn Namminga. Historic Preservation Officer, Kevin Kuchenbecker, and City Attorney, Jason Campbell, were also present.

Absent: Matt Pike, Steve Olson, and George Milos

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

All motions passed unanimously unless otherwise stated.

A quorum being present, the Historic Preservation Commission Vice-Chair, Willie Steinlicht, called the Deadwood Historic Preservation Commission meeting to order on Wednesday, July 25, 2012 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Approval of Minutes:

It was moved by Ms. Floyd and seconded by Mr. Namminga to approve the Minutes of Wednesday, July 11, 2012 as presented. Aye – All. Motion carried.

Voucher Approval:

Operating Account

It was moved by Ms. Floyd and seconded by Mr. Steinlicht to approve the HP Operating Account in the amount of \$28,548.58. Aye – All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission

Case# 12030 – 38 Madison Street – Addition – Josh Keehn

Mr. Kuchenbecker reviewed his Staff Report for permission to remove the existing addition at 38 Madison Street and install a new addition 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. Namminga, based upon all of 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# 12030, 38 Madison Street, Josh Keehn as presented. Aye – All. Motion carried.*

Case# 12031 – 24 Raymond Street – Stairs – Dorothy Williams

Mr. Kuchenbecker reviewed his Staff Report for permission to replace the second story stairs and landing at 24 Raymond Street as submitted. He noted the applicant's contractor, Dennis Purchase, was present to answer any questions. (The Staff Report is attached hereto on Exhibit B and incorporated herein by this reference.) ***It was moved by Mr. Namminga and seconded by Ms. Floyd, 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# 12031, 24 Raymond Street, Dorothy Williams, as presented. Aye – All. Motion carried.***

Case# 12032 – 44 Burnham Avenue – Roofing – Dana Laun

Mr. Kuchenbecker reviewed his Staff Report for permission to cover asphalt shingles with agriculture style, brown metal roofing to match the metal roofing that is currently on the resource's newer addition. He said it is his opinion that the replacement of asphalt shingles with metal roofing is inappropriate for the architectural style of the contributing resource. Mr. Kuchenbecker explained, while the metal roofing is on the newer addition, the proposed change of material on the original residence is inappropriate and does damage or destroy the integrity of the historic resource and will have an adverse effect. He noted he had spoken with the applicant and the applicant had stated that he would use asphalt if the use of metal was not approved. (The Staff Report is attached hereto on Exhibit C and incorporated herein by this reference.) ***It was moved by Ms. Hansen and seconded by Ms. Floyd, based upon all the evidence presented, that the project DOES encroach upon, damage, or destroy historic property included in the national register of historic places or the state register of historic places. Aye All. Motion carried.***

It was moved by Ms. Hansen and seconded by Mr. Namminga, based upon the guidance in the U.S. Department of the Interior standards for historic preservation projects in 36 C.F.R. 67, that the project is ADVERSE to Deadwood and moved to DENY the project as presented. Aye – All. Motion carried.

Ms. Hansen asked when the metal roofing was added to the addition. Ms. Silvernail said the metal roofing was added to the addition prior to the establishment of the Deadwood Historic Preservation Commission.

130 Charles Street – Rick Ensminger – Special Needs/Wood Windows & Doors

Mr. Kuchenbecker explained Mr. Ensminger had received project approval for this work on May 23, 2012 and was now seeking entrance into the Special Needs Windows/Doors Programs as well as the Special Needs Siding Removal Program. (The Memorandum dated July 20, 2012 is attached hereto on Exhibit D and incorporated herein by this reference.) ***It was moved by Ms. Floyd and seconded by Ms. Hansen to accept Rick Ensminger, 130 Charles Street, into the Special Needs Wood Windows and Doors Program as presented. Aye – All. Motion carried.***

130 Charles Street – Rick Ensminger – Special Needs/Siding Removal

It was moved by Ms. Floyd and seconded by Mr. Steinlicht to accept Rick Ensminger, 130 Charles Street, into the Special Needs Siding Removal Program as presented. Aye – All. Motion carried. (The Memorandum dated July 20, 2012 is attached hereto on Exhibit D and incorporated herein by this reference.)

Revolving Loan Fund:

HP Revolving Loan Disbursement

It was moved by Ms. Floyd and seconded by Mr. Namminga to approve the HP Revolving Loan Disbursement, as presented, in the amount of \$9,270.00. Aye – All. Motion carried.

HPC Meeting
Wednesday, July 25, 2012

Financial and Delinquency Report

Ms. McCracken reviewed the financial and delinquency report.

Tabled Items:

19-25 ½ Lee Street – Pineview Group, LLC.

It was moved by Ms. Floyd and seconded by Ms. Hansen to remove from the table the waiver request for 19-25 ½ Lee Street from the Pineview Group, LLC. Aye – All. Motion carried.

It was moved by Mr. Namminga and seconded by Ms. Hansen to deny the waiver request for 19-25 ½ Lee Street, Pineview Group, LLC., as presented. Aye – All. Motion carried.

Citizens not on the Agenda:

Rich Carlson was present and gave an update on the organization and development of the Fassbender Photographic Collection.

Staff Report:

Mr. Kuchenbecker reported on the following items:

- Mentioned Deadwood Alive is receiving a lot of positive feedback.
- Said he had visited with Edith Wong regarding the potential reconstruction of the Chinese Burner.
- Noted he is working to minimize the potential impact on surrounding resources as a result of construction at Cadillac Jack.
- Museum visitor numbers are up.
- Gave a retaining wall update.

Other Business:

It was moved by Mr. Namminga and seconded by Ms. Hansen to move the August Historic Preservation Commission Meetings to the third and fifth Wednesdays of the month (August 15, 2012 and August 29, 2012 respectively). Aye – All. Motion carried.

Mr. Steinlicht read a letter from Deadwood History Inc. which thanked the Commission for their sponsorship of Archaeology Camp and Field School. (The letter is attached hereto on Exhibit E and incorporated herein by this reference.)

Adjournment:

There being no other business, the Deadwood Historic Preservation Commission Meeting of July 25, 2012 adjourned at 5:36 p.m.

ATTEST:

Matthew Pike
Chairman, Historic Preservation Commission
VPeterson, Recording Secretary