

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 15, 2012 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
  - a. Yankton County Historical Society – 2011 Outside of Deadwood Grant – Extension Request
  - b. Pannier Graphics – Interpretive Plaques – Historic Preservation Office
5. New Matters before the Deadwood Historic District Commission
  - a. Case# 12036 – 1 Cemetery Street – Roof Pitch & General Maintenance – Keene Partners
6. New Matters before the Deadwood Historic Preservation Commission
  - a. Case# 12033 – 158 Charles Street – Garage – Vicky Anderson
  - b. Case# 12034 – 41 Washington Street – Windows – Tom Derby
  - c. Case# 12035 – 395 Williams Street – Exterior Work – TB Partnership/David Kneip
  - d. Case# 12037 – 366 & 370 Main Street – Landscaping & Parking – Optima, LLC.
7. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
  - b. Revolving loan Program/Disbursements
    - i. 38 Denver – Edna Robinson
    - ii. 7 Emery – Floyd & Linda Miller
    - iii. 77 Stewart Street – Luella Krebs
    - iv. 800 Main Street – Shirley Black
    - v. 24 Raymond – Dorthea Williams
  - 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

The next Regularly Scheduled Meeting will take place on August 29, 2012 at 5:00 p.m.

*\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>rd</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**

**Wednesday, August 15, 2012**

**Present Historic Preservation Commission:** Vice-Chair, Willie Steinlicht, Lynn Namminga, George Milos, Anita Hansen, and Steve Olson. Historic Preservation Officer, Kevin Kuchenbecker, City Attorney, Jason Campbell, and Zoning Administrator, Bob Nelson were also present.

**Absent:** Matt Pike and Laura Floyd.

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

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**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, August 15, 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. Milos and seconded by Mr. Namminga to approve the Minutes of Wednesday, July 25, 2012 as presented. Aye – Namminga, Milos, Steinlicht, and Hansen. Abstain – Olson. 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 \$40,378.42. Aye – All. Motion carried.*

Bonded Account

*It was moved by Mr. Milos and seconded by Mr. Olson to approve the HP Bonded Account in the amount of \$88,350.61. Aye – All. Motion carried.*

**Old or General Business:**

Yankton County Historical Society – 2011 Outside of Deadwood Grant – Extension Request

Mr. Kuchenbecker reviewed a letter from the Yankton County Historical Society requesting an extension on the completion of their Outside of Deadwood Grant. The letter explained Governor Daugaard had asked for a work delay on the Mead Building in order to work out a leasing agreement. The Society said they have worked out an agreement which will protect the building from demolition. (The letter dated July 26, 2012 is attached hereto on Exhibit A and incorporated herein by this reference.) *It was moved by Mr. Milos and seconded by Mr. Namminga to grant an extension on grant funds awarded to the Yankton County Historical Society until December 31, 2012. Aye – All. Motion carried.*

Pannier Graphics – Interpretive Plaques – Historic Preservation Office

Mr. Kuchenbecker explained the Deadwood Historic Preservation Office is seeking permission to engage Pannier Graphics in the production of fourteen interpretive panels. He said the Office has worked with TDG Communications to produce print ready files for these panels. (The Memorandum dated August 8, 2012 is attached hereto on Exhibit B and incorporated herein by this reference.) ***It was moved by Mr. Olson and seconded by Ms. Hansen to recommend to the Deadwood City Commission entering into a contract with Pannier Graphics for the production of fourteen interpretive panels in an amount not to exceed \$7,994.00 which will come out of the Historic Preservation Commission's Public Education line item.*** Mr. Namminga asked if the panels were different from the existing panels. Mr. Kuchenbecker said only minor changes were made to the text and photos. ***Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

Case# 12036 – 1 Cemetery Street – Roof Pitch/Exterior Alterations – Keene Partners

Mr. Kuchenbecker reviewed his Staff Report for permission to change the roof pitch and perform exterior work as submitted. He noted Mr. John Keene was present to answer any questions. (The Staff Report is attached hereto on Exhibit C and incorporated herein by this reference.) ***It was moved by Mr. Milos 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, archaeological or cultural aspects of the district and moved to grant a Certification of Appropriateness to Case# 12036, 1 Cemetery Street, Keene Partners as submitted.*** ***Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Case# 12033 – 158 Charles Street – Garage – Vicky Anderson

Mr. Kuchenbecker reviewed his Staff Report for permission to make the existing garage more usable by addressing moisture and mold issues, modifying the existing structure by changing the number of doors and windows, and installing a door off the back of the resource which will lead to a small deck as submitted. He noted the applicant, Vicky Anderson, was present to answer any questions. (The Staff Report is attached hereto on Exhibit D and incorporated herein by this reference.) ***It was moved by Mr. Olson and seconded by Ms. Hansen, 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# 12033, 158 Charles Street, Vicky Anderson as submitted.*** ***Aye – All. Motion carried.***

Case# 12034 – 41 Washington Street – Windows – Tom Derby

Mr. Kuchenbecker reviewed his Staff Report for permission to replace egress windows on the resource as submitted. (The Staff Report is attached hereto on Exhibit E and incorporated herein by the reference.) ***It was moved by Mr. Milos and seconded by Mr. Namminga, 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# 12034, 41 Washington Street, Tom Derby as submitted.*** ***Aye – All. Motion carried.*** Mr. Olson asked if the applicant had been made aware of the Special Needs Window Program. Mr. Kuchenbecker said the applicant was; however, he was not interested at this time.

Case# 12035 – 395 Williams Street – Exterior Work – TB Partnership/David Kneip

Mr. Kuchenbecker reviewed his Staff Report for permission to perform exterior alterations as submitted. (The Staff Report is attached hereto on Exhibit F and incorporated herein by this reference.) ***It was moved by Mr. Olson and seconded by Mr. Milos, 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# 12035, 395 Williams Street, TB Partnership/David Kneip. Aye – All. Motion carried.***

Case# 12037 – 366 & 370 Main Street – Landscaping & Parking – Optima, LLC.

Mr. Kuchenbecker reviewed his Staff Report for permission to establish landscaping and parking in front of the two residential resources adjacent to Cadillac Jack's as submitted. Mr. Kuchenbecker stated the applicants are willing to pay for a historical marker for the Fountain House. Paul Bradsky, Tom Bradsky and Bob Brandt, project manager, were present to answer any questions. (The Staff Report is attached hereto on Exhibit G and incorporated herein by this reference.) Mr. Namminga said he heard Deadwood is close to losing its historic designation due to a loss of historic buildings. Mr. Kuchenbecker said every two or three years the National Park Service does an evaluation of National Historic Landmarks. Deadwood is currently in satisfactory condition; however, six years ago Deadwood was on the watch list. He said that it is not very common for a designation to be revoked but cautioned that it is possible.

After discussion it was determined that Optima, LLC should explore other landscaping screening options that will encompass the entire complex in order to better mitigate damages. Mr. Kuchenbecker said it should be solid vegetation that does not exceed 42". In order to give the applicant time to create a landscaping plan, ***it was moved by Ms. Hansen and seconded by Mr. Milos to continue the application until the next regularly scheduled meeting, August 29, 2012. Aye – All. Motion carried.***

**Revolving Loan Fund:**

HP Revolving Loan Disbursement

***It was moved by Mr. Olson and seconded by Mr. Milos to approve the HP Revolving Loan Disbursement as presented in the amount of \$22,385.00. Aye – All. Motion carried.***

Financial and Delinquency Report

Ms. McCracken reviewed the financial and delinquency report.

38 Denver – Edna Robinson

***It was moved by Mr. Milos and seconded by Mr. Namminga to forgive the loan to Edna Robinson, 38 Denver, as presented. Aye – All. Motion carried.*** (The NeighborWorks Report dated, August 15, 2012, is attached hereto on Exhibit H and incorporated herein by this reference.)

7 Emery – Floyd & Linda Miller

***It was moved by Mr. Olson and seconded by Mr. Milos to forgive the loan to Floyd and Linda Miller, 7 Emery, as presented. Aye – All. Motion carried.*** (The NeighborWorks Report dated, August 15, 2012, is attached hereto on Exhibit H and incorporated herein by this reference.)

HPC Meeting  
Wednesday, August 15, 2012

77 Stewart Street – Luella Krebs

*It was moved by Mr. Olson and seconded by Mr. Namminga to approve the loan for Luella Krebs, 77 Stewart Street, as presented. Aye – All. Motion carried.* (The NeighborWorks Report dated, August 15, 2012, is attached hereto on Exhibit H and incorporated herein by this reference.)

800 Main Street – Shirley Black

*It was moved by Mr. Milos and seconded by Mr. Namminga to forgive the loan to Shirley Black, 800 Main Street, as presented. Aye – All. Motion carried.* (The NeighborWorks Report dated, August 15, 2012, is attached hereto on Exhibit H and incorporated herein by this reference.)

24 Raymond – Dorthea Williams

*It was moved by Mr. Milos and seconded by Mr. Olson to approve the loan for Dorthea Williams, 24 Raymond, as presented. Aye – All. Motion carried.* (The NeighborWorks Report dated, August 15, 2012, is attached hereto on Exhibit H and incorporated herein by this reference.)

**Staff Report:**

Mr. Kuchenbecker reported on the following items:

- HP staff is reviewing the second draft of the Highway 85 Memorandum of Agreement.
- The Brown Collection is available for viewing.
- The cold storage building has been completed, and the HP Office has been working to move collections into the new unit.

**Adjournment:**

There being no other business, the Deadwood Historic Preservation Commission Meeting of August 15, 2012 adjourned at 6:03 p.m.

ATTEST:

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Matthew Pike  
Chairman, Historic Preservation Commission  
*VPeterson, Recording Secretary*