

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 17, 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
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 11040 – 834 Main Street – Windows – Ferd Balkenhol
 - b. Special Needs Wood Windows/Doors – 834 Main Street – Ferd Balkenhol
 - c. City of Fort Pierre – Cedar Hill Cemetery Project – Grant Extension Request
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. Commercial Loan Policy Revision – NeighborWorks
 - ii. Roy Sundstrom – 71 Forest
 - iii. Janice Heffron - Fogle – 12 Washington
 - iv. Larry Shama – 5 Jackson
 - 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, August 17, 2011

Present Historic Preservation Commission: George Milos, Laura Floyd, Matt Pike, and Willie Steinlicht. Historic Preservation Officer Kevin Kuchenbecker was also present.

Absent Historic Preservation Commission: Ronda Feterl, Mike Olsen, and Steve Olson.

Present Deadwood City Commission: Mayor Francis Toscana.

All motions passed unanimously unless otherwise stated.

A quorum being present, Historic Preservation Commission Vice Chair, Matt Pike called the Deadwood Historic Preservation Commission meeting to order on Wednesday, August 17, 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. Steinlicht and seconded by Ms. Floyd to approve the minutes of July 27, 2011. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. Steinlicht and seconded by Ms. Floyd to approve the HP Operating Account in the amount of \$134,840.73. Aye – All. Motion carried.

Bonded Account:

It was moved by Ms. Floyd and seconded by Mr. Steinlicht to approve the HP Bonded account in the amount of \$404,227.82. Aye – All. Motion carried.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Case# 11040 – 834 Main Street – Windows – Ferd Balkenhol

Mr. Kuchenbecker reiterated his staff report for the application for Project Approval for permission to replace 10-15 storm windows at 834 Main Street. (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.) *It was moved by Mr. Steinlicht 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 project approval. Aye – All. Motion carried.*

Special Needs Wood Windows/Doors – 834 Main Street – Ferd Balkenhol

Mr. Kuchenbecker explained the applicant had applied for the Special Needs Wood Windows and Doors Program and noted that staff recommended acceptance into the program. *It was moved by Mr. Steinlicht and*

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seconded by Ms. Floyd to accept Mr. Ferd Balkenhol, 834 Main Street, into the Special Needs Wood Windows/Doors Program. Aye – All. Motion carried.

City of Fort Pierre – Cedar Hill Cemetery Project – Grant Extension Request

Mr. Kuchenbecker explained the city of Fort Pierre was requesting a second extension on the completion deadline for work on the Cedar Hill Cemetery Project. He stated that they had full intentions of meeting the original extension deadline. However, due to flood conditions in the Fort Pierre area, staff, completing portions of the project, was reassigned to fight flood waters. *It was moved by Mr. Milos and seconded by Mr. Steinlicht to extend the completion deadline for the Cedar Hill Cemetery project until December 31, 2011. Aye – All. Motion carried.*

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:

Retaining Wall Update:

Mr. Kuchenbecker gave a brief update on the retaining wall program. He noted six retaining walls are currently under construction, two are in the bid process, and four additional walls are in the engineering phase. He explained, due to the popularity of the program and the increased complexity of recent walls, the retaining wall line item would need to be supplemented. Additionally, he explained, any new walls accepted into the program for the remainder of 2011 would be deferred until 2012 for engineering and implementation.

HP Revolving Loan Fund Disbursements:

Joy McCracken, Executive Director for NeighborWorks Dakota Home Resources, noted there was a disbursement for Commissioner Pike in the bill list, but pointed out the check for the project would be issued to the contractor not Mr. Pike. Mr. Pike asked how the disbursement for 35 Lincoln should be handled. Mayor Toscana stated Mr. Pike should vote on the disbursement because his recusal would result in a failure for the disbursement to be approved which would be unfair to the contractors requesting payment. *It was moved by Mr. Steinlicht and seconded by Mr. Milos to approve the HP Revolving Loan Disbursement in the amount of \$24,429.04. Aye – All. Motion carried.*

Financial and Delinquency Report

Ms. McCracken reviewed the financial and delinquency report noting she had not heard from Hickok's.

Commercial Loan Policy Revision – NeighborWorks

Ms. McCracken explained the Loan Committee had recommended a policy change to the Commercial Loan Program. She stated it was the committee's recommendation that projects be required to seek all eligible resources prior to the issuance of a commercial loan through the Historic Preservation Commission/City of Deadwood. Mr. Kuchenbecker questioned if the Conservation Easement should also be included in the list of mandatory programs. The Commission agreed it should be. Mayor Toscana asked if an exception should be included in the policy revision to allow for an emergency. The Commission agreed there should be an emergency clause. *It was moved by Mr. Steinlicht and seconded by Ms. Floyd to approve the revision to the Commercial Loan program requirements as follows: "If the project is eligible for the Real Estate Tax Moratorium, the Historic Tax Credits, and/or the Conservation Easement, the applicant must submit the appropriate applications and have received project approval prior to loan funding. The Commission retains the right to waive this requirement in case of an emergency." Aye – All. Motion carried.*

Revolving Loan Program – 71 Forest – Roy Sundstrom

It was moved by Mr. Steinlicht and seconded by Mr. Milos to approve the loan request as presented. Aye – All. Motion carried. (The loan request is attached hereto on Exhibit B and incorporated herein by this reference).

Revolving Loan Program – 12 Washington – Janice Heffron-Fogle

It was moved by Ms. Floyd and seconded by Mr. Steinlicht to approve the loan request as presented. Aye – All. Motion carried. (The loan request is attached hereto on Exhibit C and incorporated herein by this reference).

Revolving Loan Program – 5 Jackson – Shama Properties

It was moved by Ms. Floyd and seconded by Mr. Milos to approve the loan request as presented. Mr. Pike noted the loan documents for 5 Jackson should list, as owners, both Shama Properties and Alcina Brick. *Aye – All. Motion carried.* (The loan request is attached hereto on Exhibit D and incorporated herein by this reference).

ITEMS FROM CITIZENS NOT ON AGENDA

Mayor Toscana referenced the need to look to future bonded projects and discussed possible HP bond funding which Kevin Kuchenbecker and Mary Jo Nelson will be investigating for future discussions.

STAFF REPORT

Mr. Kuchenbecker reported on the following items:

- Provided an update on the Fort Pierre to Deadwood Trail Sign Project.
- Referenced Mr. Runge's monthly archives and archaeological report from Historic Preservation.
- Noted the soda fountain would probably be moved to the Deadwood Pavilioin in the near future.
- Stated Deadwood had been part of a case study in a master's thesis for Goucher College by Marian Cosmides.

COMMITTEE REPORTS:

Ms. Floyd noted she would be unable to attend the August 31, 2011 HPC Meeting.

Mr. Pike read a thank you letter from Tony Anderson the Historic Preservation Scholarship winner from 2011.

ADJOURNMENT:

It was moved by Mr. Milos and seconded by Ms. Floyd to adjourn the August 17, 2011 Historic Preservation Commission Meeting at 5:30 pm. Aye – All. Motion carried.

ATTEST:

Ronda Feterl
Chairman, Historic Preservation Commission
Virginia Peterson, Recording Secretary