

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 12, 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
 - a. 1906 Deadwood Mountain Drive – Mining Interpretation Plaza
 - b. Outside of Deadwood Grant – Extensions
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 12047 – 670 Main Street – Doors & Windows – Sturgis Black Hills Rally, LLC.
 - b. Case# 12048 – 667 Main Street – Siding & Windows – Kathie & Bruce Lyons
 - c. Case# 12049 – 629 Main Street – Door – Ken or Lynell Geinger
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 12043 – 17 Park Street – Awning – Leonard Schroeder
 - b. Case# 12044 – 115 Charles Street – Siding – Gordon Mack
 - c. Case# 12045 – 26 Fremont Street – Deck – Joe & Julie Opheim
 - d. Case# 12046 – 63 Taylor Avenue – Siding & Windows – John & Terry Rodiack
7. Revolving Loan Fund/Retaining Wall Program Update
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. 87 Sherman Street – Mike & Cheryl Chaput
 - 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

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, September 12, 2012

Present Historic Preservation Commission: Chair, Matt Pike, Vice-Chair, Willie Steinlicht, Lynn Namminga, George Milos, Laura Floyd, and Steve Olson. Historic Preservation Officer, Kevin Kuchenbecker was also present.

Absent: Anita Hansen.

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

All motions passed unanimously unless otherwise stated.

A quorum present, the Historic Preservation Commission Chair, Matt Pike, called the Deadwood Historic Preservation Commission meeting to order on Wednesday, September 12, 2012 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Approval of Minutes:

Mr. Pike asked for an amendment of wording under Case# 12037 as follows, "A few minutes into discussion, Commissioner Olson was excused for the remainder of the meeting." *It was moved by Mr. Milos and seconded by Mr. Steinlicht to approve the Minutes of Wednesday, August 29, 2012 as amended. Aye – Pike, Steinlicht, Namminga, Milos, and Floyd. Abstain – Olson. Motion carried.*

Voucher Approval:

Operating Account

It was moved by Mr. Milos and seconded by Ms. Floyd to approve the HP Operating Account in the amount of \$62,416.02. Aye – All. Motion carried.

Bonded Account

It was moved by Ms. Floyd and seconded by Mr. Olson to approve the HP Bonded Account in the amount of \$5,013.27. Aye – All. Motion carried.

Old or General Business:

1906 Deadwood Mountain Drive – Mining Interpretation Plaza

Mr. Kuchenbecker gave a brief update on the proposed project and said there was no action to be taken at this time.

Outside of Deadwood Grant - Extension

Mr. Kuchenbecker said the Verendrye Museum, Inc., City of Lead, Salem United Church, and Lawrence County Register of Deeds had been unable to finish their respective grants within their deadlines. Consequently, he said staff, along with the GRAPE Committee, recommends extending the deadline for completion of these four grants to December 31, 2012. (The Memorandum dated September 6, 2012 is attached hereto on Exhibit A and incorporated herein by this reference.) ***It was moved by Mr. Olson and seconded by Mr. Namminga to extend the Outside of Deadwood Grant completion deadlines for the Verendrye Museum, City of Lead, Salem United Church, and Lawrence County Register of Deeds to December 31, 2012 as outlined in the Memorandum dated September 6, 2012.*** Mr. Pike disclosed that he works for Lawrence County; however, he stated he has no direct, indirect, pecuniary, or non-pecuniary interest in the Register of Deeds. The Commission voiced no concerns regarding Mr. Pike's disclosure. ***Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

Case# 12047 – 670 Main Street – Doors & Windows – Sturgis Black Hills Rally, LLC.

Mr. Kuchenbecker noted the applicant's contractor, Robert Stroup, was present to answer any questions. He reviewed his staff report for permission to sand, stain, and preserve doors and windows as submitted. (The Staff Report is attached hereto on Exhibit B and incorporated herein by this reference.) Mr. Olson asked if work would include upper and lower windows or just lower windows. Mr. Stroup said the project would focus on the lower level windows at this time. ***It was moved by Mr. Namminga and seconded by Mr. Milos, 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# 12047, 670 Main Street, Sturgis Black Hills Rally, LLC as submitted. Aye – All. Motion carried.***

Case# 12048 – 667 Main Street – Siding & Windows – Kathie & Bruce Lyons

Mr. Kuchenbecker noted Mr. Robert Stroup, the applicant's contractor, was present to answer any questions. He reviewed his Staff Report for permission to replace a couple of door trim boards and siding, sand windows and siding and repaint using the same color scheme as submitted. (The Staff Report is attached hereto on Exhibit C and incorporated herein by this reference.) ***It was moved by Mr. Olson and seconded by Ms. Floyd, based upon the guidance found in DCO 17.68.050, that the exterior alteration proposed is congruous with the historical, archaeological, architectural, or cultural aspects of the district and moved to grant a Certification of Appropriateness to Case# 12048, 667 Main Street, Kathie & Bruce Lyons as submitted. Aye – All. Motion carried.***

Case# 12049 – 629 Main Street – Door – Ken or Lynell Geinger

Mr. Kuchenbecker reviewed his Staff Report for permission to remove an existing door and replace it with a six panel 36" x 7' steel door as submitted. All hardware and paint will match the existing door. (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. Milos, 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# 12049, 629 Main Street, Ken or Lynell Geinger as submitted.*** Mr. Olson asked if the existing door was original to the resource. Mr. Kuchenbecker said it was not. ***Aye – All. Motion carried.***

New Matters before the Deadwood Historic Preservation Commission

Case# 12043 – 17 Park Street – Awning – Leonard Schroeder

Mr. Kuchenbecker reviewed his Staff Report for permission to install a 4' x 8' awning on the side of the garage located at 17 Park Street as submitted. (The Staff Report is attached hereto on Exhibit E and incorporated herein by this reference.) Mr. Pike wanted it noted how appreciative the Commission is to the applicant for all of the work done on the resource to reverse adverse effects. ***It was moved by Mr. Olson 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# 12043, 17 Park Street, Leonard Schroeder as submitted. Aye – All. Motion carried.***

Case# 12044 – 115 Charles Street – Siding – Gordon Mack

Mr. Kuchenbecker reviewed his Staff Report for permission to replace siding and windows at 115 Charles Street. He explained he had met with the applicant to discuss options to the wide siding originally proposed by the applicant. He said the applicant had agreed to amend the application to install a 5" reveal smart siding rather than a 12" lap siding. Further, he said the applicant had agreed to maintain the window openings. Mr. Kuchenbecker also noted that it was staff's recommendation to accept Gordon Mack into the Special Needs Siding Removal Program. Mr. Kuchenbecker said the applicant is completing paperwork and staff will update all records to reflect the changes in application. (The Staff Report is attached hereto on Exhibit F and incorporated herein by this resource.) ***It was moved by Ms. Floyd and seconded by Mr. Namminga based upon all of 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# 12044, 115 Charles Street, Gordon Mack as amended.*** Mr. Olson thanked the applicant for his willingness to use a smaller reveal and noted it would look much more appropriate on the resource. ***Aye – All. Motion carried.***

It was moved by Ms. Floyd and seconded by Mr. Milos to accept Gordon Mack, 115 Charles Street, into the Special Needs Siding Removal Program. Aye – All. Motion carried.

Case# 12045 – 26 Fremont Street – Deck – Joe & Julie Opheim

Mr. Kuchenbecker reviewed his Staff Report for permission to remove the existing deck and stairs located at 26 Fremont Street and replace the deck and stairs with a new 10 x 39 redwood deck as submitted. (The Staff Report is attached hereto on Exhibit G 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# 12045, 26 Fremont Street, Joe & Julie Opheim. Aye – All. Motion carried.***

Case# 12046 – 63 Taylor Avenue – Siding & Windows – John & Terry Rodiack

Mr. Kuchenbecker reviewed his Staff Report for permission to repair, replace, and restore original siding; remove, repair and or replace ten storm windows at 63 Taylor Avenue as submitted. (The Staff Report is attached hereto on Exhibit H and incorporated herein by this reference.) Mr. Olson asked if the applicants are looking at wood windows. Mr. Kuchenbecker said if they come into the window program they will, but noted that even if they do not go with wood there will be no adverse effect as the existing windows are not wooden. ***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# 12046, 63 Taylor Avenue, John & Terry Rodiack. Aye – All. Motion carried.

Revolving Loan Fund:

HP Revolving Loan Disbursement

It was moved by Mr. Milos and seconded by Mr. Olson to approve the HP Revolving Loan Disbursement as presented in the amount of \$25,649.39. Aye – All. Motion carried.

Financial and Delinquency Report

Mr. Josh Christiansen reviewed the financial and delinquency report.

87 Sherman – Mike and Cheryl Chaput

It was moved by Mr. Milos and seconded by Ms. Floyd to approve the loan for Mike and Cheryl Chaput, 87 Sherman Street, as presented in the NeighborWorks report dated August 24, 2012. Aye – All. Motion carried. (The NeighborWorks Report is attached hereto on Exhibit I and incorporated herein by this reference.)

Staff Report:

Mr. Kuchenbecker reported on the following items:

- Two of the resources on the agenda were going to have inappropriate siding removed and replaced with appropriate siding material.
- Thanks to Anita Hansen, Georgeann Silvernail, and Mary Jo Nelson for traveling to Pierre for the annual Budget presentation.
- The HP Budget had been unanimously approved for the second year in a row, and the Deadwood City Commission had supplemented \$500,000 for 2013 for City Building roof repairs.
- Phase I and II of the St. Ambrose Cemetery Restoration Project are complete.
- Phase II of the Mount Moriah Street Sign Project is complete.
- Mr. Mike Runge, along with members of DHI and the Fassbender organization, attended a workshop on archival preservation.
- The CIP Committee is working toward a five year plan for the City of Deadwood.
- Decorative stop signs had been installed on Wall Street as part of a pilot project.
- Several retaining walls are moving forward.
- There would be a Real Estate Workshop in Deadwood on Wednesday, September 26, 2012 at the Masonic Temple.
- Thanks to Mr. Steinlicht and the Masonic Center Association for letting the State utilize the building for the upcoming Real Estate Center workshop.

Committee Reports:

Mr. Pike said he is very excited to be a part of the CIP Committee and is very impressed with the level of professionalism and dedication shown by all members of the Committee.

Mr. Pike thanked Mr. Kuchenbecker for working with the State to get a Realtor Workshop put together. He questioned if the workshop would cover how buyers and realtors can find out if a property is contributing or not and about preservation programs available through the Deadwood Historic Preservation Commission. Mr.

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Kuchenbecker said he would be at the workshop and would make sure that information is covered. Mr. Kuchenbecker also noted that he does get a lot of calls from realtors.

Mr. Pike thanked Mr. Kuchenbecker, Ms. Hansen, Ms. Nelson, and Ms. Silvernail for attending the budget meeting in Pierre and gave well wishes to Mr. Van Den Eykel's father.

Mr. Milos said the Chamber of Commerce along with South Dakota Tourism had just hosted 100 international travel writers. He also noted the Chamber will be working with DHI and Black Hills Central Reservations to promote Deadwood's museums.

Other Business:

Mr. Pike read a thank you letter from the Lead Country Club to the Historic Preservation Commission which is attached hereto on Exhibit J and incorporated herein by this reference. The letter thanked the Commission for their 2012 Outside of Deadwood Grant.

Adjournment:

There being no other business, the Deadwood Historic Preservation Commission Meeting of September 12, 2012 adjourned at 5:51 p.m.

ATTEST:

Matthew Pike
Chairman, Historic Preservation Commission
VPeterson, Recording Secretary