

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, August 22, 2007 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order –Chair Willie Steinlicht
2. Review minutes.
3. Voucher approval.
4. Old Business
 - a. Demolition by Neglect update – Pineview Building – Brad Estes
5. New matters before the Deadwood Sign Commission
 - a. 54 Sherman Street – Banners – Adams Museum
6. New Matters before the Deadwood Historic District Commission
7. New matters before the Deadwood Historic Preservation Commission
8. Revolving Loan Fund/Retaining Wall Grant Update.
 - a. Retaining Wall Applications
 - b. Revolving loan disbursements
 - c. Retaining Wall disbursements
9. Items from Citizens not on agenda.
10. Committee Actions and Reports (*Committee Assignments on Back*)
11. Other business
12. Adjournment

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, August 22, 2007

Present Historic Preservation Commission: Darin Derosier, Ronda Feterl, Mary Ann Oberlander, Steve Olson, Matt Pike and Willie Steinlicht. Historic Preservation Officer Kevin Kuchenbecker was also present.

Absent Historic Preservation Commission: Mike Olsen.

A quorum being present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Wednesday, August 22, 2007 at 5:00 p.m. in the Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes – August 8, 2007

It was moved by Mr. Derosier, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve the minutes of the regular Historic Preservation Commission meeting conducted on Wednesday, August 8, 2007 as presented.

Review Minutes – August 14, 2007

It was moved by Mr. Olson, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve the minutes of the special Historic Preservation Commission meeting conducted on Tuesday, August 14, 2007 as presented.

Voucher Approval

Operating Account:

It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the HP Operating Account in the amount of \$72,756.06.

Bonded Account:

None.

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

54 Sherman Street - Banners - Adams Museum

Chairman Steinlicht stated that the Adams Museum is requesting permission to place two (2) new banners on the Adams Museum building. The banners measure 4 feet by 16 feet and will replace the existing banners. *It was moved by Mr. Derosier, seconded by Mr. Pike and carried unanimously to adopt a resolution to approve the Sign Permit Application for two (2) banners to be placed on the south & east sides of the Adams Museum from September 4, 2007 to September 3, 2008, as well as, waive the sign permit application fee for the Adams Museum, a non-profit organization, as presented.*

Additions, Deletions, Corrections to the Agenda

It was moved by Mr. Olson, seconded by Ms. Feterl and carried unanimously to adopt a resolution to add the proposed sign permit application for the Deadwood Chamber of Commerce to the agenda.

Deadwood Chamber - Banners - Kool Deadwood Nites

It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the Sign Permit Application for twenty-one (21) banners, located through out Deadwood, for the Deadwood Chamber of Commerce during Kool Deadwood Nites, August 23 -26, 2007, as presented.

It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to adopt a resolution to waive the sign permit application fee for the Deadwood Chamber, a non-profit organization.

OLD BUSINESS:

Demolition by Neglect Update - Pineview Building - Brad Estes

Brad Estes appeared before the commission at this time to provide a current status report on the Pineview Building. Estes stated that he spoke with the structural engineer and he expects to have the plans done by the end of the week. At that time, the architect will review the proposed designs. It is Mr. Estes hope that construction on the project can begin by October 1, 2007. The commission requested that Mr. Estes return on Wednesday, September 26, 2007 to provide another update on the project.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

None.

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

Retaining Wall Applications

None.

Revolving Loan Disbursements

It was moved by Ms. Feterl, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Historic Preservation Revolving Loan Fund Cash Disbursements Journal totaling \$7,106.49 to the following: Lehmen Construction, \$4,080.00; Lawrence County Register of Deeds, \$22.00; and RCS Construction, \$3,004.49, as presented.

Retaining Wall Disbursements:

It was moved by Mr. Olson, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Historic Preservation Retaining Wall Grant Disbursement totaling \$43,995.51 to RCS Construction, 17 Fillmore, as presented.

ITEMS FROM CITIZENS NOT ON AGENDA:

90 Charles Street - Taco Johns - Lori Collins

Lori Collins appeared before the commission at this time with updated design plans. She stated that she has been working with an architect, but the design is not much different then the original. Mr. Kuchenbecker presented the commission with a picture of a Taco Johns in Cody, WY and stated that it is his belief that the commission would like to see something similar. Mr. Derosier stated that the structure in Cody is about three (3) times the footprint of Ms. Collins' building. Ms. Collins agreed and inquired as to the location of the cooling system. She explained that her cooling unit must be located on the roof, which does

not allow for a peaked roof, as shown on the structure in Cody. *It was moved by Mr. Derosier, seconded by Ms. Feterl to adopt a resolution to approve the Application for Project Approval to remodel the structure at 90 Charles Street, a non-contributing structure located in the Cleveland Historic Overlay Zone, as proposed by Taco Johns, as presented.*

Ms. Feterl asked Ms. Collins if she had attempted to discuss other design options with corporate Taco Johns. Lori stated that she just recently spoke with the corporate office and they told her that they would "hate to see you go into default". She went on to say that corporate was waiting for the city to deny her project before they were willing to work with her on another design. City Attorney Jason Campbell asked Ms. Collins if she felt that she had exhausted all possibilities in seeking out design alternatives. Ms. Collins stated that she believes that she has. *Hearing no further discussion, upon roll call vote being taken thereon, the motion passed with the following commissioners voting AYE: Oberlander, Feterl, Steinlicht, and Derosier; the following commissioners voting NO: Pike and Olson.* Mr. Campbell then asked each commissioner that voted "aye" if the reason being was because they felt that Ms. Collins had exhausted all of her options. Each commissioner clarified that that was indeed the case.

Carlton Spindler - Plaque of Recognition

Mr. Spindler approached the commission proposing that a historic marker be placed in the parkway of lower main street to recognize the 25th anniversary of the Cub Scout Pack 15 and Boy Scout Troop 15's planing of 40-50 green ash trees. The commission recommended that Mr. Spindler meet with the Recognition Committee to discuss his ideas and get some direction on moving forward with the project.

COMMITTEE ACTIONS AND REPORTS:

Advocacy: Commission representatives: Ronda Feterl (chair), Mike Olsen and Willie Steinlicht
No report was given.

Archeology: Commission representatives: Mike Olsen (chair), Darin Derosier and Willie Steinlicht
No report was given.

Archives: Commission representatives: Mike Olsen (chair), Steve Olson, and Matthew Pike
No report was given.

Budget: Commission representatives: Ronda Feterl (chair) and Mike Olsen
No report was given.

Cemetery: Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Matthew Pike
Mr. Olson stated that the next meeting will be held on Wednesday, August 29 to discuss St. Ambrose.

Demolition by Neglect: Commission representatives: Mike Olsen (chair) and Steve Olson
No report was given.

GIS: Commission representatives: Steve Olson (chair), Mary Ann Oberlander, and Matthew Pike
No report was given.

Grants: Commission representatives: Mary Ann Oberlander (chair), Ronda Feterl and Willie Steinlicht
No report was given.

Homestake Archives: Commission representatives: Ronda Feterl (chair) and Mike Olsen
No report was given.

Loans: Commission representatives: Ronda Feterl (chair), Darin Derosier and Willie Steinlicht

No report was given.

Policies and Procedures: Commission representatives: Matthew Pike (chair) plus entire HPC
No report was given.

Signage: Commission representatives: Willie Steinlicht (chair) and Darin Derosier
No report was given.

Recognition: Commission representatives: Mary Ann Oberlander (chair) and Ronda Feterl
No report was given.

Representative to the Adams Museum: Commission representative: Mary Ann Oberlander
Ms. Oberlander stated that the Adams Museum audit was complete. She explained that there is a new law that will be coming into effect and may require the museum to have their accounting done by a CPA prior to having an audit.

Representative to the Chamber: Commission representatives: Darin Derosier (chair) and Willie Steinlicht
No report was given.

Representative to the Days of '76 Board: Commission representative: Steve Olson
Mr. Olson stated that the Days of '76 fundraising is going well.

Representative to NHS: Commission representative: Willie Steinlicht
Chairman Steinlicht stated that NHS received \$5100.00 from the DGA golf tournament.

Representative to Planning & Zoning: Commission representative: Mike Olsen
No report was given.

Historic Preservation Staff:

Mr. Kuchenbecker stated that he met with the architect for the HARC building and explained that an asbestos survey needed to be completed. *It was moved by Ms. Feterl, seconded by Mr. Derosier and carried unanimously to adopt a resolution to grant the expenditure of \$2500.00, from the bonded account, for an asbestos survey to be done by Sharon & Associates on the HARC building.*

Mr. Kuchenbecker requested \$1300.00 to complete a geo-tech survey of the HARC building to determine if there has been any structural settling. Ms. Feterl stated that she believed that the survey had already been done. Mayor Toscana and Commissioner Silvernail concurred. *It was moved by Mr. Derosier, seconded by Mr. Pike and carried unanimously to adopt a resolution to grant the expenditure of \$1300.00, from the bonded account, to American Technical Services for a geo-technical engineering survey to be done on the HARC building, contingent upon further research to determine whether or not the survey has already been completed.*

Mr. Kuchenbecker presented the commission with a draft of the Request for Proposal (RFP) for the archives collections/repository expansion. He is requesting that the commission review the RFP and grant him permission to proceed contingent upon their comments to be provided to Mr. Kuchenbecker by Friday, August 24. *It was moved by Ms. Feterl, seconded by Mr. Pike and carried unanimously to adopt a resolution to allow Mr. Kuchenbecker to send the RFP out for bid contingent upon the commission's comments and suggestions.*

OTHER BUSINESS:

None.

ADJOURNMENT:

Hearing no further business to come before the commission at this time and no objections from the commission or the audience, Chairman Steinlicht adjourned the meeting at 5:55 p.m.

ATTEST:

Willie Steinlicht
Chairman, Historic Preservation Commission
Heather Pleinis, Recording Secretary