

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, August 8, 2007

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

Absent Historic Preservation Commission: None.

A quorum being present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Wednesday, August 8, 2007 at 5:00 p.m. in the Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes – July 25, 2007

It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the minutes of the regular Historic Preservation Commission meeting conducted on Wednesday, July 25, 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 \$25,767.86.

Bonded Account:

None.

Additions, Deletions, Corrections to the Agenda

It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to add the proposed application for project approval at 99 Williams Street to the agenda.

NHS - 99 Williams Street

Mr. Kuchenbecker stated that due to the location of the retaining wall in reference to the house there are drainage issues that are causing problems with the siding of the house. The applicant, Neighborhood Housing Services (NHS) is proposing to replace the bottom three (3) rows of wood siding with a concrete board lap siding. *It was moved by Mr. Olsen, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Project Application to replace the bottom three (3) rows of wood lap siding with concrete board lap siding at 99 Williams Street, a contributing structure located in the Highland Park Overlay Zone, as proposed by NHS, applicant, as presented.*

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE:

Retaining Wall Applications

None.

Joy McCracken, Executive Director of Neighborhood Housing Services (NHS), presented the following information to the commission.

Revolving Loan Disbursements

It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Historic Preservation Revolving Loan Fund Cash Disbursements Journal totaling \$4,511.95 to the following: Lawrence County Register of Deeds, \$44.00; Jacobs Welding, \$1,043.68; Gerving Construction, \$2,803.41; and Missy Morse, \$620.86, as presented.

Retaining Wall Disbursements:

It was moved by Mr. Olsen, seconded by Mr. Derosier and carried unanimously to adopt a resolution to approve the Historic Preservation Retaining Wall Grant Disbursement totaling \$22,365.00 to Lehmen Construction, 29 Adams, as presented.

John and Sharon Martinisko - 29 Adams Street

It was moved by Mr. Olson, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve financing for John and Sharon Martinisko, 29 Adams Street as follows: loan funding in the principal amount of \$7,952.00 with an interest rate of five percent (5%) per annum.

Robert Nelson & Donald Nelson - 594 Main Street

It was moved by Mr. Derosier, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve financing for Robert Nelson and Donald Nelson, 594 Main Street as follows: loan funding in the principal amount of \$26,054.00 with an interest rate of six percent (6%) per annum.

OLD BUSINESS:

88 Charles Street Motion

It was moved by Mr. Pike, seconded by Ms. Feterl and carried unanimously to adopt a resolution to rescind the previous motions adopted at both the July 11 and July 25, 2007 meetings in regards to 88 Charles Street.

It was moved by Ms. Oberlander, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve the Sign Permit Application for 88 Charles Street, with a variance because the sign would not be located near an entrance, as proposed by Dr. Michael Guilbert, applicant and owner, as presented

Kiwanis' Prospector Bowl Request - Rod Galland

Mr. Rod Galland appeared before the commission at this time. He stated that five (5) years ago the Kiwanis redid the pamphlets for the Prospector Bowl providing information about the history of Ferguson Field. At that time the Historic Preservation Commission agreed to purchase the cost of the new cover plus provide annual support. Ms. Feterl asked Mr. Galland what the monies donated would be used for. Mr. Galland clarified that the monies would be used for the partial cost of printing the inside of the pamphlet. *It was moved by Mr. Olson, seconded by Olsen and carried unanimously to adopt a resolution to grant approval for the expenditure of \$1000 from the Public Education fund to support the Kiwanis' 2007 Prospector Bowl, as presented.*

HARC Building Rehabilitation Project - Architect Services - Mary Kopco

Mary Kopco appeared before the commission at this time to request funding for the architectural fee for phases 1 and 2 of the Homestake Adams Research Center Renovation (HARC) project. *It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to hire State Line architects in the amount of \$117,880.00 to complete phases 1 and 2 of the HARC project, as presented.*

316, 322 & 360 Main Street - Cadillac Jack Expansion - B.Y. Development

The Commission referred to an addendum to the formal staff, attached and made part of this record.

B.Y. Development requested that their proposal be continued at the next regular Historic Preservation Commission meeting to be held on August 22, 2007. *It was moved by Mr. Olsen, seconded by Ms. Oberlander and carried unanimously to continue the discussion of the proposed expansion at 316, 322, & 360 Main Street, Cadillac Jack's on August 22, 2007.*

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION:

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION:

Slime Plant Rehabilitation Project - Wayne Lund

Mr. Kuchenbecker stated that the owners and the architect would like to give their presentation and discuss any issues the commission may have, but asked that the commission not take any action but continue the discussion at a later meeting. He stated that he has been working with the architect extensively on design alternatives. The following representatives for the proposed Deadwood Mountain Grand Hotel & Casino were present: Wayne Lund, Cameron Lund, Ron Wheeler, George Mitchell, and Tim Conrad. Mr. Lund came forward at this time and provided the commission with a presentation highlighting the proposed new development at 30 Pine Street, the Slime Plant. Some of the issues that were addressed during the presentation was the design of the parking ramp, the entrance and exit routes, and the appearance of a large roof on the upper building.

Mr. Wheeler came forward at this time and explained that it is his belief that the past failures of this project were due to the lack of equity and the lengthy process of getting the project off the ground. He stated that he does not want this project to die before it gets started and asked that the commission expedite the approval process so they could move forward with excavation and the application process for a facade easement. The commission agreed with Mr. Wheeler's assessment and suggested that a special meeting be held to further discuss the proposed project and to address the before mentioned concerns with possible design alternatives.

It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to continue the discussion on the Slime Plant rehabilitation project at a special meeting to be held on Tuesday, August 14, 2007.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to table discussion on items 8a, 8b, and 8c and continue with items 8d, 8e, 8f and item 9.

42-44 Dunlop Avenue - Deck - Connie Holt

The commission referred to the staff report, Case No. , on file at City Hall, 108 Sherman St.

Mr. Kuchenbecker summarize the information provided in the staff report. He stated that this project came before the commission in 2006 and the applicant is only recently getting around to completing the project. However, since the time of project approval the application has expired and the applicant is requesting permission to move forward on the project. *It was moved by Mr. Olsen, seconded by Mr. Olson and carried unanimously to adopt a resolution to approve the Application for Project Approval to enclose under the steps on the side of the house for lawn equipment storage at 42-44 Dunlop located in the Large's Flat Historic Overlay Zone, as proposed by Connie Holt, applicant and property owner, as presented.*

788 Main Street - Windows - Lyman Toews

The commission referred to the staff report, Case No. 07056, on file at City Hall, 108 Sherman St.

Mr. Kuchenbecker summarized the information provided in the staff report. Mr. Olsen asked Mr. Toews why he intended to change two of the windows from single-double hung to double-double hung. Mr. Toews responded that he was attempting to let in more light, but is willing to do what ever the commission recommends. Mr. Olsen stated that he felt that the windows should be replaced with single-double hung. *It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to*

adopt a resolution to approve the Application for Project Approval for replacement of five (5) windows, with the exception of windows 4 & 5 be changed to single-double hung, at 788 Main Street, a non-contributing structure located in the Deadwood City Historic Overlay Zone, as proposed by Lyman Toews, applicant and property owner, as presented.

52 Lincoln Avenue - Siding, Windows - Tim Conrad

The commission referred to the staff report, attached and made a part of record.

Mr. Kuchenbecker summarized the information provided in the staff report. *It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to adopt a resolution to approve the Application for Project Approval to repair/replace existing cedar siding with matching cedar lap siding and replace the windows in the bay window with identical wood windows at 52 Lincoln Avenue, a contributing resource located in the Deadwood National Historic Landmark District, as proposed by Tim Conrad, applicant and property owner, as presented.*

It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to accept 52 Lincoln Avenue, Tim Conrad, into the Special Needs/Siding Program, as presented.

It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to accept 52 Lincoln Avenue, Tim Conrad, into the Special Needs/Windows Program, as presented.

ITEMS FROM CITIZENS NOT ON AGENDA:

26 Sampson Street - New Residential Structure - Terry Hall

The commission referred to the staff report, attached and made part of this record.

Mr. Kuchenbecker summarized the information provided in the staff report. He then introduced Terry and Linda Hall, applicants and property owners. Mr. Kuchenbecker stated that the commission denied the previous design for project approval due to the massing of the roof and, since that time the Hall's have made changes to the design and have resubmitted their application for project approval.

Mr. Hall came forward at this time and stated that the original drawing of the house was out of proportion. He explained that the roof is only 26' and he is not opposed to adding dormers. Mr. Olsen asked Mr. Kuchenbecker if he felt that the new design addressed the concerns of the roof mass. Mr. Kuchenbecker stated that he believes that the revision looks better and is more proportional than the previous design. He went on to say that the addition of the dormers breaks up the massing of the roof line. *It was moved by Mr. Derosier, seconded by Mr. Olson and carried unanimously to approve the Application for Project Approval and a Phase 1 archeological survey to be completed, for the new residential structure at 26 Sampson Street, vacant lots 3, 4 & 5 located in the Large's Flat Historic Overlay Zone, as proposed by Terry Hall, applicant and owner, as presented.*

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION:

It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to remove from the table items 8a, 8b, and 8c.

HPC Supplemental Budget Review & Recommendation

It was moved by Mr. Olson, seconded by Mr. Olsen and carried unanimously to adopt a resolution to continue the discussion on the supplemental Historic Preservation budget for 2008 due to some discrepancies in the addition.

Open RFP's for St. Ambrose Cemetery Master Plan

Mr. Kuchenbecker opened the box containing the RFP's. The first proposal was from Wyss and Associates, the second from Dream Design International. *It was moved by Mr. Olsen, seconded by Mr. Pike and carried unanimously to take no action at this time and allow the Cemetery Committee to review the RFP's and provide a recommendation to the commission.*

RFP Architectural Survey

It was moved by Ms. Feterl, seconded by Mr. Olsen and carried unanimously to adopt a resolution to accept Mr. Kuchenbecker's request to bid out the proposed architectural survey to be completed in 2008 of the City of Deadwood, as presented.

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
No report was given.

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
No report was given

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
No report was given.

Representative to NHS: Commission representative: Willie Steinlicht
No report was given.

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

Historic Preservation Staff:

Mr. Kuchenbecker stated that the Deadwood Historic Preservation Office is requesting approval to enter into a separate contract with Chicago Albumen Works to complete an additional glass plate, as well as design light panels to house all of the completed glass plates. *It was moved by Mr. Olsen, seconded by Ms. Feterl and carried unanimously to adopt a resolution to approve the expenditure of \$21,500.00 as part of the supplemental budget line item to Chicago Albumen Works for completion of an additional glass plate and light panels, with a contract to be drawn up by City Attorney Jason Campbell.*

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 7:25 p.m.

ATTEST:

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