

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 13, 2008 ~ 4:30 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. 105 Sherman Street - Mechanical Screen - JR Raysor
5. New Matters before the Deadwood Historic District Commission
 - a. 614 Main Street – Awning – Badlands Gaming, LLC
 - b. 616-618 Main Street – Awning – Badlands Gaming, LLC
 - c. 622 Main Street – Awning – Badlands Gaming, LLC
 - d. 624 Main Street – Awning – Badlands Gaming, LLC
6. New matters before the Deadwood Historic Preservation Commission
 - a. Permission to participate in online training course – Mike Runge, Archivist
 - b. Permission to purchase laptop computer for Archives – Mike Runge, Archivist
 - c. Permission to purchase GIS Network Analyst software – Rob Mattox, GIS
7. Revolving Loan Fund/Retaining Wall Grant Update.
 - a. Revolving loan disbursements
 - b. Retaining Wall disbursements
8. Items from Citizens not on agenda.
9. Committee Actions and Reports (*Committee Assignments on Back*)
10. Staff Report
11. Other business
12. Adjournment

6:00 p.m. – Unveiling of Glass Plate Project

CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, February 13, 2008

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.

All motions passed unanimously unless otherwise stated.

A quorum being present, Chairman Willie Steinlicht called the Deadwood Historic Preservation Commission meeting to order on Wednesday, February 13, 2008 at 4:30 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

It was moved by Mr. M. Olsen and seconded by Mr. Derosier to adopt a resolution to approve the minutes of January 23, 2008. Aye –Derosier, Feterl, Olsen, Olson, Pike and Steinlicht. Abstain – Oberlander. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to adopt a resolution to approve the HP Operating Account in the amount of \$30,866.66. Aye - All. Motion carried.

Bonded Account:

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to adopt a resolution to approve the HP Bonded Account in the amount of \$9,199.00. Aye – All. Motion carried.

OLD BUSINESS

105 Sherman Street – Mechanical Screen – J.R. Raysor

Jim Raysor appeared before the Commission to discuss two issues. He stated they are approaching the final month of the design for the expanded Rec Center Project, and said they expect to have the design completed by March 7, 2008. He explained that as this is being done, they are looking for ways to save money because they need to cut some money from the budget. Mr. Raysor pointed out to the Commission a picture of the back of the Rec Center and the air intake structures that are currently on top of the roof. He then explained the artist's rendition of the same picture, noting the parapets were gone. He said they would bring the wall up and all the way across, raising it another three feet. He further added that on the roof they would mount the air intake inside a three-sided

parapet built into the existing roof structure. Kevin Kuchenbecker added that it would also match the existing masonry. Mr. Raysor said that they have contacted several masonry companies, noting that they do not want to replicate what is already there, but would like to compliment it.

Mr. Raysor stated the second issue he would like to discuss, is that they would like to remove the hip roofs from the back of the building and lay the roofs out flat, adding that it would also be a significant savings. Ms. Feterl questioned if there were any concerns with drainage on a flat roof, to which Mr. Raysor said there was not. He went on to explain that the insulation would be fiberboard and cut or sloped to the scuppers, which would go off the back of the roof. Mr. S. Olson added that if a flat roof is built correctly there is always some pitch to it.

Mr. S. Olson questioned the addition of the clerestory windows and the length, to which Mr. Raysor said they were in the original plan. Mr. Raysor explained that the discussion was whether the roof was a clerestory. Mr. Kuchenbecker reminded the Commission that when they talked about the mechanicals, the rendering showed as both clerestory and roof as glass. He stated that both sides would be glass, but it would be a metal roof and not glass, which would be less expensive and still would not have an adverse effect.

It was moved by Ms. Feterl and seconded by Ms. Oberlander to approve the design change to the backside of the building regarding the mechanical changes as presented. Aye – All. Motion carried.

It was moved by Ms. Feterl and seconded by Ms. Oberlander to approve the design changes to the proposed removal of the hip roofs on the two locations as presented. Aye – All. Motion carried.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

614 Main Street – Awning – Badlands Gaming, LLC

Mr. Kuchenbecker explained that the applicant has submitted an application for 614 Main Street, which is a noncontributing building and is asking to remove the awnings in the front of the building. Mr. David Beroza, representative of the Lucky Nugget, was present for any questions. He explained that they do not know if they are going to leave them down, but their idea is to request approval and also welcomed any comments as to whether there would be a preference to have them up or down. *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the removal of the awnings at 614 Main Street. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

616-618 Main Street – Awning – Badlands Gaming, LLC

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the Certificate of Appropriateness for Badlands Gaming, LLC for 616-618 Main Street for the removal of the awnings. Aye – All. Motion carried. Mr. Kuchenbecker noted a correction to the staff report; that the fire on these lots was in 1879 and not 1897. (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

622 Main Street – Awning – Badlands Gaming, LLC

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to grant the Certificate of Appropriateness for Badlands Gaming for 622 Main Street for the removal of the awnings and the repair of the transom windows. Aye – All. Motion carried. Mr. Kuchenbecker clarified that they are not, at this time, actually repairing the transom windows, but the area where transom windows were at one time. He added the building was stuccoed and that they were going back to what it was when the Prairie Edge was there. He said they might possibly explore removing the stucco to see what is behind there sometime in the future. (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

624 Main Street – Awning – Badlands Gaming, LLC

It was moved by Mr. M. Olsen and seconded by Mr. Pike to grant a Certificate of Appropriateness to Badlands Gaming at 624 Main Street for the removal of the awnings. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

Agenda Addition

It was moved by Mr. M. Olsen and seconded by Ms. Feterl to add the Removal of the Awning at 612 Main Street to the agenda as item 5e. Aye – All. Motion carried.

612 Main Street – Awning – Badlands Gaming, LLC

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to grant a Certificate of Appropriateness to Badlands Gaming at 612 Main Street for the removal of two (2) canopies over the doors. Aye – All. Motion carried.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Permission to Participate in Online Training Course – Mike Runge, Archivist

Mr. Kuchenbecker explained that Mike Runge is asking for permission to attend the online training course sponsored by Northern States Conservation Center. He added that it is a budgeted line item. *It was moved by Mr. M. Olsen and seconded by Ms. Feterl to grant permission to Mike Runge to take the MS209-Collections Management Policies for Museums and Related Institutions online workshop in the amount of \$425.00. Aye – All. Motion carried.*

Permission to Purchase Laptop Computer for Archives – Mike Runge, Archivist

Mr. Kuchenbecker explained that this is budgeted in the 2008 Archive Budget. He explained that the laptop would allow more flexibility while working in the basement, and that the price includes a docking station, extra memory and a carrying case. *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to recommend to the City Commission the acceptance of the bid by Golden West Technologies for a laptop computer for the Archives Department in the amount of \$2,866.00. Aye – All. Motion carried.*

Permission to Purchase GIS Network Analyst Software – Rob Mattox, GIS

Mr. Kuchenbecker explained that this would be an extension to GIS and was budgeted for 2008. He said they checked out a trial version where they were able to download for 90 days and determine how well it would work for the City. He added that he felt it would not only be advantageous for the Preservation Department, but the entire City as well. *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to recommend to the City Commission to purchase the ArcGIS Network Analyst extension for \$2,000.00, which is a budgeted item for 2008. Aye – All. Motion carried.*

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE

Revolving Loan Disbursements

It was moved by Ms. Feterl and seconded by Ms. Oberlander to approve the loan disbursements in the amount of \$32,276.18. Aye – All. Motion carried.

Delinquency Report

Joy McCracken explained the delinquency report to the Commission.

Loan Renewal

Ms. McCracken explained that there was one loan to renew for Randy and Teri Adler at 17 Selbie Street in the amount of \$23,198.38, with an interest rate from 0% to 5%. She added that they have been customers for several years with an excellent payment history. *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the renewal of the loan for Randy and Teri Adler at 17 Selbie Street in the amount of \$23,198.38 at a 5% interest rate. Aye – Derosier, Oberlander, Olsen, Olson, Pike and Steinlicht. Abstain – Feterl. Motion carried.*

ITEMS FROM CITIZENS NOT ON AGENDA:

None.

COMMITTEE ACTIONS AND REPORTS:

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), Mike Olsen and Willie Steinlicht.
Ms. Feterl stated that City Finance Officer, Mary Jo Nelson, would be finalizing the supplemental budget within the next few weeks. She said it appeared that approximately \$350,000.00 would be available to roll over to the 2008 budget, which would encompass the Selbie Street Retaining Wall and the roof for City Hall.

Cemetery: Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Matthew Pike
There will be a public meeting for the St. Ambrose Cemetery.

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

03/06/08

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

Loans: Commission representatives: Ronda Feterl (chair), Darin Derosier and Willie Steinlicht
No report was given.

Adams Museum: Commission representative: Mary Ann Oberlander.
No report was given.

Chamber: Commission representatives: Darin Derosier and Willie Steinlicht.
No report was given.

Representative to the Days of '76 Board: Commission representative: Steve Olson
Mr. Steve Olson stated the wall panels and the trusses are in for the storage facility. He explained that they have not started erecting them yet, but they have moved the snow from the foundation and are getting ready to do so very soon.

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:

Historic Preservation Officer, Kevin Kuchenbecker, reported on the following:

Mr. Kuchenbecker made note of the monthly GIS Report.

On March 4th, 2008 at 5:30 PM there will be a Public Meeting in the Commission Chambers with Dream Design International for input on the Preservation Master Plan for the St. Ambrose Cemetery. He explained that they are about halfway done with the evaluations of the retaining walls and about two-thirds complete with the recordation and evaluation of the monuments.

He stated that on February 20th 2008, the architect with the Pine View would be in town doing additional measuring.

He had a conversation today with the artist who is doing the design for the Shotcrete retaining wall at Deadwood Gulch.

He presented colors of the siding for the Days of '76 storage building from Lund and Associates.

OTHER BUSINESS:

None.

ADJOURNMENT:

03/06/08

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 5:05 pm to executive session for litigation matters.

ATTEST:

Willie Steinlicht
Chairman, Historic Preservation Commission
Ronda Morrison, Recording Secretary