

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, October 27, 2010 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to order– Chair Darin Derosier
2. Wall of Fame Program – Carlton O. Gorder & Harry Stone Berger
3. Approval of Minutes
4. Voucher Approval
5. Old or General Business
6. New Matters before the Deadwood Historic District Commission
  - a. Case# 10061 – 674 Main Street – Awning, Siding, Windows – Robert Lemley
7. New Matters before the Deadwood Historic Preservation Commission
  - a. Case# 10057 – 880 Main Street – Windows – James & Rhonda Van Den Eykel
  - b. Case# 10058 – 97 Williams Street – Foundation Repair – Rob Laurenz
  - c. Case# 10059 – 58 Terrace – Garage Demolition – Gail Engler
  - d. Case# 10060 – 1 Meverden Street – New Construction – Russ & Donna Smith
  - e. Not-For-Profit Grant – Deadwood Masonic Center – G.R.A.P.E. Committee
  - f. Republication of 1897 Deadwood promotional pamphlet – Archives budgeted item
  - g. Acceptance of donated items – A.A.A. Committee
8. Revolving Loan Fund/Retaining Wall Program Update
  - a. Retaining Wall Applications
  - b. Revolving loan Program/Disbursements
  - c. Retaining Wall Program/Disbursements
9. Items from Citizens not on agenda *(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. Staff Report *(Items will be considered but no action will be taken at this time.)*
12. Other business
13. Adjournment

## CITY OF DEADWOOD

### HISTORIC PRESERVATION COMMISSION

Wednesday, October 27, 2010

**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.

**Present Deadwood City Commission:** Mayor Francis Toscana, Commissioner Georgeann Silvernail and Commissioner Lenny Schroeder.

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**All motions passed unanimously unless otherwise stated.**

A quorum being present, Chairman Darin Derosier called the Deadwood Historic Preservation Commission meeting to order on Wednesday, October 27, 2010 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

#### **Wall of Fame Recognitions**

On behalf of the City of Deadwood and Deadwood Historic Preservation Commission, Mr. Kuchenbecker welcomed and thanked all those in attendance for the Wall of Fame Ceremony. He explained that the Deadwood Historic Preservation Commission has been recognizing individuals who have made significant contributions to the community at any time in the City's history. He went on to say that since 2005 they have recognized 14 individuals under many different categories such as the arts, athletics, humanities, business and trade, education and cultural affairs, governmental affairs, historic characters, professional and unsung heroes, and good hearts. He announced the 2010 inductees; Harry Stone Berger and Carlton O. Gorder. Mr. Kuchenbecker said the framed prints will go on exhibit at City Hall and a print will go to each family.

Mr. Kuchenbecker read the first Wall of Fame award for Harry Stone Berger. Mr. Berger's family was unable to attend, so Raul Ponce De Leon accepted the award and said a few words on their behalf.

Mr. Kuchenbecker read the second Wall of Fame award for Carlton O Gorder. Mr. Gorder's daughter accepted the award and spoke on behalf of the entire family. She said her family was very grateful and thankful for the recognition and award.

Mr. Kuchenbecker thanked the staff for helping put the awards together, especially City Archivist, Mike Runge, for all his time and effort put into the program. The meeting adjourned at 5:18 pm to honor the Wall of Fame inductees.

The meeting reconvened at 5:30 pm.

**Approval of Minutes**

*It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the minutes of October 13, 2010 as presented. Aye – All. Motion carried.*

**Voucher Approval**

Operating Account:

*It was moved by Mr. M. Olsen and seconded by Mr. Pike to approve the HP Operating Account in the amount of \$176,227.86. Aye - All. Mr. S. Olson abstained from the payments to Deadwood Home Center for 53 Lincoln only. Motion carried.*

Bonded Account:

*It was moved by Mr. M. Olsen and seconded by Mr. Pike to approve the HP Bonded Account in the amount of \$402.00. Aye – All. Motion carried.*

Ms. Feterl said it was her understanding that they were going to look for a different place to store the soda fountain, to which Mr. Kuchenbecker said that was brought to his attention and they are looking for another to place to store it or display it.

**OLD OR GENERAL BUSINESS**

None.

**NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION**

**Case #10061 – 674 Main Street – Awning, Siding, Windows – Robert Lemley**

Mr. Kuchenbecker explained that the applicant is requesting a Certificate of Appropriateness for work at 674 Main Street, a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood, which was constructed in 1879 with additions and rehabilitation in 1883 and 1937. He is requesting permission to remove the existing awning on the structure and replace it with a retractable canvas awning. Additionally, he would like to place lap siding on the structure and remove the existing double hung windows and replace them with energy efficient windows. Mr. Kuchenbecker said that after he talked with the contractor, HCW Construction, they modified the request because of the unknown condition and materials of the canopy. He said they have agreed to selectively remove portions of the existing materials to determine proper rehabilitation measures for the structure. He said they do not know if there is brick on the building and if so, the applicant would like to restore the brick rather than install lap siding. Therefore, the request is for a Certificate of Appropriateness to remove the canopy and portions of the upper façade to determine rehabilitation measures. *It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen, that based upon all the evidence presented, the finding is 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 grants a Certificate of Appropriateness for 674 Main Street to Robert Lemley. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

## **NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION**

### **Case #10057 – 880 Main Street – Windows – James & Rhonda Van Den Eykel**

Mr. Kuchenbecker explained that the applicants are requesting Project Approval for work at 880 Main Street, a non-contributing structure located in the Upper Main Street Planning Unit in the City of Deadwood, which was constructed in 1939. This is a Tudor-style home which has seen substantial alterations. The building is clad in non-historic, vertical wood siding, has modern casement windows and a very large two-story addition on the left elevation. Because of the loss of integrity caused by these changes, the building cannot currently contribute to the Deadwood National Historic Landmark District. The applicants are requesting permission to replace six (6) windows on the main floor living room area and two (2) windows on the upper level den area of the structure, which will improve energy efficiency of their home, and will also allow them to take advantage of tax incentives. *It was moved by Ms. Feterl and seconded by Mr. Pike, that based upon all the evidence presented, the finding is 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, grants Project Approval for Case #10057 at 880 Main Street. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

### **Case #10058 – 97 Williams Street – Foundation Repair – Rob Laurenz**

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for work at 97 Williams Street, a contributing structure located in the Highland Park Addition Planning Unit in the City of Deadwood, which was constructed circa 1890. The applicant requests permission to remove and repair the stone foundation on the structure located at 97 Williams Street. The foundation is failing on the south and east corner of the property. The finish will be made of stucco to match the existing finish. He said the wall is leaning and jeopardizing the structure. *It was moved by Mr. M. Olsen and seconded by Mr. S. Olson that based upon all the evidence presented, the finding is 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 grants Project Approval to Case #10058 at 97 Williams Street. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

### **Case #10059 – 58 Terrace – Garage Demolition – Gail Engler**

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for work at 58 Terrace, a non-contributing structure located in the Cleveland Planning Unit in the City of Deadwood, which was constructed circa 1895. The roof on the house is a modern addition, which extends over a large modern carport. Because of these and other modern alterations, the house has lost integrity and cannot contribute to the Deadwood National Historic Landmark at this time. The applicant is requesting permission to demolish a small garage behind an existing carport. Recent rain has washed away soil from the back of the building and it is now leaning toward the house located at 58 Terrace. Mr. Kuchenbecker further explained that on September 27, 2000 the Deadwood Historic Preservation Commission approved the removal of the shed (garage) addition located on the rear of the structure. *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen that based upon all the evidence presented, the finding is 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, grants Project*

**Approval to Case #10059, 58 Terrace. Aye – All. Motion carried.** (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

**Case #10060 – 1 Meverden Street – New Construction – Russ & Donna Smith**

Mr. Kuchenbecker explained that the applicants are requesting Project Approval for new construction at 1 Meverden Street located in the Large’s Gulch Planning Unit in the City of Deadwood. He explained that this previously came before the Commission on November 12, 2008 and was approved, but the applicants did not start the project due to health-related issues and the approval was only good for one year. The applicant is requesting permission to construct a new ranch-style home, which will have 8” cement siding, a concrete deck on the front and steel doors with windows. He added that an archaeological survey has been conducted and no significant cultural materials were noted. ***It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht that based upon all the evidence presented, the finding is 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, grants Project Approval to Case #10060, 1 Meverden Street. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit E and incorporated herein by this reference.)

Mr. Pike and Mr. Steinlicht recused themselves from the meeting for the next agenda item.

**Not-for-Profit Grant – Deadwood Masonic Center – G.R.A.P.E. Committee**

Mr. Kuchenbecker said that on October 12, 2010, the Grants, Recognition, Advocacy and Public Education Committee reviewed the grant request for additional tuck pointing work for the lower 15 to 20 feet of the Deadwood Masonic Center, which is in poor condition. Work will include replacement of several bricks in which the faces have begun to spall. The work is necessary for maintaining the overall integrity of the historic resource. The G.R.A.P.E. Committee recommends approval. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the Not-for-Profit Grant request in the amount of \$18,950.00 to the Deadwood Masonic Temple for additional tuck pointing and brick replacement. Aye – All. Motion carried.***

Mr. Pike and Mr. Steinlicht returned to the meeting at this time.

**Re-publication of 1897 Deadwood Promotion Pamphlet – Archives budgeted item**

Mr. Kuchenbecker said they are asking for \$800.00 from the Archives budget to reprint “Deadwood and the Black Hills: Photo-Gravures” by Max Fishel. This is a budgeted item. ***It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to recommend to the City Commission the expenditure of \$800.00 for the re-publication of the Deadwood and the Black Hills: Photo Gravures. Aye – All. Motion carried.*** Mr. Kuchenbecker noted that since the amount is under \$1,000.00, it would not have to go before the City Commission, but he would get approval from his Commissioner.

**Acceptance of Donated Items – A.A.A. Committee**

The City of Deadwood Archives is requesting permission to formally accept the following items into the City’s permanent collections:

**Tim Conrad Donation:** *South Dakota’s Black Hills and Badlands; Tourist Accommodations Directory; This Week thru the Black Hills (dated 1955); and Sharp Bits, Vol. 13 No. 4 May 1962.* These are documents Tim Conrad found in the wall of his home at 52 Lincoln Avenue.

**Lawrence County Equalization Appraiser Surveys:** Darlene Piekkola, Director of Lawrence County Equalization, donated a cabinet containing all of Deadwood's appraiser surveys and photographs of commercial and residential structures.

*It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to accept the donations from Tim Conrad and Lawrence County into the City's archival collections. Aye – All. Motion carried.*

Mr. Kuchenbecker added that two (2) wooden headboards have been retrieved. They have confirmed that one of the headboards belongs to Elizabeth Burns who was buried in St. Ambrose Cemetery. He said the second one is much deteriorated, so they cannot yet determine who it belongs to.

### **REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE**

#### **Retaining Wall Applications**

None.

#### **Revolving Loan Program/Disbursements**

*It was moved by Mr. Steinlicht and seconded by Ms. Oberlander to approve the Revolving Loan Fund cash disbursements in the amount of \$9,465.58. Aye – All. Motion carried.*

#### **Revolving Loan Retaining Wall Grant Disbursement – 1 Forest Avenue**

*It was moved by Mr. M. Olsen and seconded by Mr. Pike to approve the Retaining Wall Grant Disbursement in the amount of \$4,924.10 to Sabo Construction for 1 Forest Avenue. Aye – All. Motion carried.* Mr. Kuchenbecker said the wall is complete and has been inspected, but does not know if all the disbursements have been presented.

#### **Financial and Delinquency Report**

Ms. McCracken reviewed the financial and delinquency reports.

#### **Revolving Loan – Robin Gorder and James Gregory – 3 Rodenhaus**

Ms. McCracken explained that this request is for their portion of the retaining wall. She further explained that this has been a total rehabilitation project and this is for the large retaining wall behind their home. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to approve the loan to Robin Gorder and James Gregory at 3 Rodenhaus in the amount of \$19,948.98 for 180 months at 0% as presented. Aye – All. Motion carried.*

Ms. McCracken brought up another issue that came to her that afternoon. She said that many years ago Larry Shama and Gary Biggs entered into a partnership to do restoration on the Goldberg's building. She said that at one time there was \$265,000 invested in the project. She said that Gary Biggs has taken on responsibility of approximately \$60,000, with the notes being paid down to approximately \$110,000. She said that Mr. Shama has an opportunity to sell the building on a contract for deed. She said the mortgage balance is in first position. She said she would like permission to turn this over to City Attorney, Jason Campbell, who could give permission to enter into this contract for deed. After much discussion, Mr. S. Olson said this was not on the agenda; therefore, no action could be taken. Mr. Pike noted that there was a loan committee meeting on November 4<sup>th</sup>, 2010 and that maybe a special meeting could be called to

take action on this, subject to the attorney's review. It was decided that the issue should be turned over to the city attorney. No action was taken.

**ITEMS FROM CITIZENS NOT ON AGENDA** *(Items will be considered, but no action will be taken at this time.)*

Mayor Toscana announced that the Gillmore Hotel will be auctioned on Friday, October 29, 2010.

**Committee Actions and Reports**

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Willie Steinlicht and Mary Ann Oberlander.

No report.

Archaeology, Archives & Acquisitions: Commission representatives: Mike Olsen, Willie Steinlicht and Steve Olson.

Mr. M. Olsen reported on the following:

The Tree Ring Project will begin in November.

Mike Runge has installed an exhibit at the Rec Center on the history of the building and will be working on one of the history of the Swim Team.

The 2010 Oral Histories are complete. He reported that next year Mike Runge would like to do oral histories of swim team members, but would like to do them in groups.

Conversion of the VHS tapes is ongoing.

The Baggage Room has been painted.

Budget: Commission representatives: Ronda Feterl, Darin Derosier Matt Pike.

No report.

Cemetery/GIS: Commission representatives: Steve Olson, Mary Ann Oberlander and Mike Olsen.

Mr. S. Olson reported that the City Commission has approved the new street signs for Mt. Moriah.

Demolition by Neglect: Commission representatives: Mike Olsen, Steve Olson and Matt Pike.

No report.

Loans: Commission representatives: Ronda Feterl, Willie Steinlicht and Darin Derosier.

No report.

Policies & Procedures: Commission representatives: Entire HPC.

No report.

Adams Museum: Commissioner Mary Ann Oberlander.

Ms. Oberlander reported that the HARC has restarted their project. She said the Adams House will be having their Spirited Tours over the weekend.

Chamber of Commerce: Commissioners Darin Derosier and Willie Steinlicht.  
No report.

Days of '76: Commissioner Mike Olsen.

Mr. M. Olsen reported that they ran into a problem with one of the exterior doors, but it has been corrected. The exhibit floor plan that the builder had was incorrect, but that has also been corrected. Deborah Gangloff and he have chosen the photo images for the text panels.

Condit has decided they do not want to do the audio/visual stations, so an RFP will have to be issued and subcontracted out.

Neighborhood Housing Services: Commissioner Willie Steinlicht.  
No report.

Planning and Zoning: Commissioner Mike Olsen.  
No report.

Historic Preservation Staff: Kevin Kuchenbecker, HP Officer; Michael Runge, Archivist; Deanna Berglund, Administrative Assistant; Virginia Peterson, Administrative Assistant.

Mr. Kuchenbecker noted Mike Runge's monthly report for August, 2010.

**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 Derosier adjourned the meeting at 6:15 pm.

ATTEST:

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Darin Derosier  
Chairman, Historic Preservation Commission  
Ronda Morrison, Recording Secretary