

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, October 8, 2008 ~ 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
5. New Matters before the Deadwood Historic District Commission
 - a. Engine House discussion – Chuck Turbiville
 - b. 30 Pine Street – Side addition – Tentextkota, LLC
6. New matters before the Deadwood Historic Preservation Commission
 - a. Wild Bill Exhibit – Yankton trip – Mike Runge
 - b. Collections Appraisal of Paper Documents – Nov. 13-15, 2008 – Mike Runge
 - c. 22 Cliff Street – Entry Door – Eric Fowler
 - d. 15 Jackson Street – Door(s) – Matthew Ramsey
 - e. 316 Williams Street – Front Porch – Pete & Amy Kirchhevel
 - f. 360 Main Street – New Construction – BY Development, Inc.
7. Revolving Loan Fund/Retaining Wall Program Update.
 - a. Retaining Wall Applications
 - b. Revolving loan disbursements
 - c. Retaining Wall disbursements
8. Items from Citizens not on agenda.
9. Committee Actions and Reports
10. Staff Report
11. Other business
12. Adjournment

**City of Deadwood
Historic Preservation Commission
Wednesday, October 8, 2008**

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

Absent Historic Preservation Commission: Mary Ann Oberlander.

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, October 8, 2008 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Review Minutes

It was moved by Mr. Derosier and seconded by Mr. S. Olson to approve the minutes from Wednesday, September 24, 2008. *Aye –Derosier, Feterl, S. Olson, Pike and Steinlicht. Abstain – M. Olsen. Motion carried.*

Voucher Approval

Operating Account:

It was moved by Mr. M. Olsen and seconded by Mr. Derosier to approve the HP Operating Account in the amount of \$68,732.49. Aye – All. Motion carried.

Bonded Account:

None.

Thank You Letters

Chairman Steinlicht reported on the following:

The Deadwood Jam Committee sent a letter thanking the Commission for their support.

The Hot Springs Community sent a newspaper clipping of the grant presentation.

The Kiwanis sent a letter thanking the Commission for their support of the Prospector Bowl.

Mr. Steinlicht passed around a picture of the grant presentation at Buffalo Gap.

Matt Pike reported that James Raysor would be resigning from the Jam Committee. The entire Commission publicly thanked Mr. Raysor for his years of service on that board.

OLD BUSINESS

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

Engine House Discussion – Chuck Turbiville

Lead-Deadwood Economic Development Director, Mr. Chuck Turbiville, appeared before the Commission saying that he approached the Deadwood City Commission about a couple of potential buyers for the Engine House. He said one of the first things that needed to be determined was if there was a federal grant that needed to be paid back, and it has been determined that at this time it does not. However, they need to send to the Department of Transportation in Washington a list of things that would be required by any new buyer to preserve the historic integrity of the building. He said he is requesting that a committee be appointed to work with the City Commission to present him with a list of things that will actually be required, such as no more doors, no altering of the façade, needs a new roof, etc. He said he could then send the list to the Department of Transportation to get their blessing, and also use the list when the time comes to appraise the property, stating that if the buyer would have to put a considerable amount of money into the building it would have a bearing on the selling price, as well as the appraisal price. Mr. Turbiville said those recommendations would be brought back before the Historic Preservation Commission for approval, taken back to the City Commission for their approval, and then sent to the Department of Transportation in Washington for their approval. He said once this is done, the City Commission would need to make the decision whether or not to declare the building surplus. He would then have it appraised and try to find a buyer. Kevin Kuchenbecker added that any action taken to surplus the building would also have to be reviewed by the State Historic Preservation Board. Mr. Pike, Ms. Feterl and Mr. M. Olsen were appointed to the committee.

30 Pine Street – Side Addition – Tentexkota, LLC

Kevin Kuchenbecker explained that the applicants are requesting a Certificate of Appropriateness for the addition of a stairway on the south side of the existing structure, as well as a 3.5' raise in the exterior grade of the structure located at 30 Pine Street to accommodate access. This will be a storeroom for the kitchen area. This is located in the South Deadwood Planning Unit and was constructed in 1906. The proposed work and changes will not encroach upon, damage or destroy the resource, nor will it have an adverse effect on the character of the building or the character of the district. The architect for the project was present for questions. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to grant a Certificate of Appropriateness to Tentexkota, LLC at 30 Pine Street as presented in Case #08088. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.) Mr. Steinlicht asked when the final drawings for the project would be ready, to which the architect said probably in February 2009.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Wild Bill Exhibit – Yankton Trip – Mike Runge

Kevin Kuchenbecker reminded the Commission that the Hickok Collection has been on display at the Territorial Museum in Yankton. He said Mike Runge is requesting permission to travel to Yankton on October 14th and 15th, 2008 to pick up the exhibit. Mr. Derosier asked if this could be shipped instead, to which Mr. Kuchenbecker explained that there are seven (7) large frames with documents. Ms. Feterl felt a fee needed to be established to have other entities pay for the costs of getting collections to and from these display sites, as they are not being charged to display the collections. Mr. M. Olsen said that in the "Art World" the borrowing institution pays for transportation costs and insurance. *It was moved by*

Mr. Derosier and seconded by Mr. M. Olsen to approve the expenditure not to exceed \$400.00 for Mike Runge to travel to Yankton to pick up the Wild Bill Hickok Exhibit. Aye – All. Motion carried.

Collections Appraisal of Paper Documents – November 13-15, 2008 – Mike Runge

Kevin Kuchenbecker explained that Mike Runge has contacted Dr. Sheila Seiglar, an independent paper conservator, to inventory the City's paper collections and write a conditions report. Ms. Seiglar has worked for the Gerald R. Ford Conservation Center in Omaha, Nebraska. He said this is a budgeted item and they are requesting permission to contract with her and bring her to Deadwood on November 13-15, 2008. Ms. Feterl requested that City Attorney, Jason Campbell, draft the contract. ***It was moved by Ms. Feterl and seconded by Mr. M. Olsen to enter into a contractual agreement with Dr. Sheila Seiglar for the collections of paper and completion of a paper document to be completed by legal counsel. Aye – All. Motion carried.***

22 Cliff Street – Entry Door – Eric Fowler

Kevin Kuchenbecker explained that the applicant is requesting Project Approval for the installation of a steel entry door at the front of the structure located at 22 Cliff Street, which is located in the Cleveland Planning Unit constructed in 1986. This is a noncontributing resource. The proposed work and changes will not encroach upon, damage or destroy the resource, nor have an adverse effect on the character of the structure or the district. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to grant Project Approval to Eric Fowler at 22 Cliff Street as presented in Case #08089.*** Ms. Feterl asked if the "Office Space for Rent" sign that is currently on the building has been approved, to which Mr. Kuchenbecker said he did not know if it had been or not, but knew it did not go through Historic Preservation. He added that Building Inspector, Keith Umenthum, spoke with Mr. Fowler because the project had proceeded without the proper permit, so the work was stopped. He said they were charged an investigation fee and came in for the building permit. He said that Mr. Umenthum said the banner would be coming down, as they have rented the office space. ***Mr. M. Olsen amended the motion to include that it would be contingent upon the removal of the banner, if indeed it were against City ordinance. Mr. S. Olson seconded the amended motion. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

15 Jackson Street – Door(s) – Matthew Ramsey

Kevin Kuchenbecker explained that the applicant is requesting Project Approval for the replacement of a tri-fold garage door with a new patio door in front of the structure located at 15 Jackson Street, which is in the Ingleside Planning Unit and constructed circa 1941. This is a contributing structure. The applicant proposes to replace the existing wooden tri-fold garage door with a new brown patio door to accommodate additional living quarters in the former garage area. The existing doors are in fair condition; however, they are not weatherproof for living space. The proposed work and changes will encroach upon, damage and destroy the resource; however, will not have an adverse effect on the character of the building or the historic district. The applicant, Matt Ramsey, was present for questions. Mr. Kuchenbecker said he spoke with a representative for the applicant, who said the cost of replicating the present doors would not be feasible, as the price came in at \$6,000 to \$15,000. Mr. Kuchenbecker said the original doors could be saved and stored for future use if the alteration was ever reversed. Mr. Ramsey said he is still looking for a door to closely match the existing door. He also said the door sits back under the structure and did not feel the change would be noticeable from the road. Mr. Ramsey added that the garage is too small to park a car in, as it was built when cars were much smaller than they are now. ***It was moved by Mr. Pike and seconded by Mr. Derosier to grant Project Approval to Matt***

Ramsey at 15 Jackson Street, based upon Case #08087. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.) Mr. S. Olson suggested that Mr. Ramsey check with a company called Jeld-Wen.

316 Williams Street – Front Porch – Pete & Amy Kirchhevel

Kevin Kuchenbecker said the applicants are requesting Project Approval to reconstruct the front porch at 316 Williams Street, which is located in the Forest Hill Planning Unit and built circa 1880. The applicant proposes to construct the front porch to what appears to be close to original, based on a 1973 black and white photograph from the Lawrence County Equalization assessment records. He said the project, as proposed, does not encroach upon, damage or destroy the resource, nor have an adverse effect on the historic character of the building or the district. ***It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to grant Project Approval to Pete & Amy Kirchhevel at 316 Williams Street as presented in Case #08083. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

360 Main Street – New Construction – BY Development, Inc.

Mr. Kuchenbecker asked that this item be continued to the meeting on October 29, 2008 to allow all parties to review the staff report. ***It was moved by Mr. Pike and seconded by Ms. Feterl to continue this item to the meeting on October 29, 2008. Aye – All. Motion carried.***

Revolving Loan Fund – Disbursements

It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the Revolving Loan Fund disbursements in the amount of \$32,781.05. Aye – All. Motion carried.

Mr. Josh Christiansen reviewed the Delinquency Report.

Items from Citizens Not on Agenda:

Mr. Carlton Spindler asked about the citizen group that did not want to sell the Engine House and why it was being brought forth again. Mr. Steinlicht explained that the citizen group was concerned that it was not advertised so that anyone could bid on it, and now the proper steps are being taken.

Committee Actions and Reports:

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

Archives: Commission representatives: Mike Olsen (chair), Steve Olson, and Matthew Pike
Mr. M. Olsen reported that Mike Runge gave a report on his projects. He also reported that the remaining windows from the Methodist Church are being offered to the Days of '76 Museum.

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

Cemetery: Commission representatives: Steve Olson (chair), Mary Ann Oberlander and Matthew Pike

Mr. S. Olson reported on the following:

They received an email from Mike Bender on the St. Ambrose master plan and said their assessment work has been completed. He said Mr. Bender wants to meet with the Cemetery Committee to review the draft Master Plan.

They received the preliminary report on the remains of the individual that was discovered when the retaining wall collapsed on Taylor Avenue. He said the individual was a male about 30 years of age of non-Caucasian persuasion and was possibly Native American or Chinese.

They discussed the need for an ordinance for St. Ambrose Cemetery, as there is currently not one in place. He said they would be working to establish an ordinance for the Cemetery.

Some changes will be forthcoming for the Headstone Grants.

The headstones that were damaged at Mt. Moriah are in for evaluation and assessment to determine the damage to the stones. Mr. S. Olson publicly thanked the law enforcement individuals that were involved in the investigation, as they did an outstanding job in the recovery of the headstone that was stolen. The Commission gave special thanks to Detective Greg Nelson and the law enforcement from Custer County. Mr. M. Olsen suggested having a replica made of the Chinese headstone, so the original can be housed in a more secure location.

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

Grants, Recognition, Advocacy & Public Education: Commission representatives: Ronda Feterl (chair), Willie Steinlicht and Mary Ann Oberlander.
Ms. Feterl reported the next Wall of Fame presentations would follow the meeting on October 29, 2008.

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

Adams Museum: Commissioner Mary Ann Oberlander.
No report.

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

Days of '76: Commissioner Steve Olson.
Mr. S. Olson reported that the Days of '76 is in the process of doing a floor space evaluation to determine what the requirements would be for each of the collections so they can start on the interior design of the building.

Neighborhood Housing Services: Commissioner Willie Steinlicht.
No report.

Planning and Zoning: Commissioner Mike Olsen.

Mr. M. Olsen said he was unable to attend the last two Planning and Zoning meetings, but will read the minutes of those meetings and give a report on October 29, 2008.

Demolition By Neglect: Commissioner Matthew Pike (chair) and Steve Olson.

No report.

Policies and Procedures: Commission representatives: Matthew Pike (chair) plus entire HPC

No report.

Historic Preservation Staff:

Mr. Kuchenbecker reported on the following:

On October 23, 2008, for Preservation Thursday, the Lead-Deadwood High School Debate Team will host a discussion on the Value of Historic Preservation.

He said he received a call from the Episcopal Church who received a grant and wanted to know if anyone wanted to attend the check presentation in Rapid City.

He has been in correspondence with Winter & Co. regarding the Design Guidelines.

Other Business:

Mr. Carlton Spindler thanked Mr. M. Olsen on his efforts regarding the Methodist Church windows.

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 5:50 pm.

ATTEST:

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