

**DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Tuesday, November 24, 2009 ~ 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. Approve Minutes
3. Voucher approval
4. Old or General Business
  - a. National Preservation Institute Workshop– Mike Runge
  - b. Preservation Thursday– 2010 Proposed Schedule– Kevin Kuchenbecker
5. New Matters before the Deadwood Historic District Commission
  - a. Case# 09076– 142 Sherman Street– Windows & Door– David Akrop Etal
  - b. Case# 09078– 696 Main Street– Plaque– Mike Willey
6. New matters before the Deadwood Historic Preservation Commission
  - a. Case# 09077– 3 Rodenhaus Avenue– Windows & Siding– Robin Gorder
  - b. Revolving Loan– Special Needs/Wood Windows– Robin Gorder
  - c. Revolving Loan– Special Needs/Siding Removal– Robin Gorder
  - d. Outside of Deadwood Grant Program– Deadwood Masonic Temple– Grants Committee
- Revolving Loan Fund/Retaining Wall Program Update.
  - a. Retaining Wall Applications
    - i. 3 Rodenhaus Avenue– Robin Gorder
  - b. Revolving loan disbursements
  - c. Retaining Wall disbursements
7. Items from Citizens not on agenda.
8. Committee Actions and Reports
9. Staff Report
10. Other business
11. Adjournment

**CITY OF DEADWOOD**  
**HISTORIC PRESERVATION COMMISSION**

**Tuesday, November 24, 2009**

**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:** Georgeann Silvernail and Leonard 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 Tuesday, November 24, 2009 at 5:00 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. Pike to approve the minutes from Wednesday, November 10, 2009. Aye – All. Motion carried.*

**Voucher Approval**

**Operating Account:**

*It was moved by Mr. M. Olsen and seconded by Mr. S. Olson to approve the HP Operating Account in the amount of \$58,219.37. Aye - All. Motion carried.*

**Bonded Account:**

*It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the HP Bonded Account in the amount of \$8,812.80. Aye – All. Motion carried.*

**OLD OR GENERAL BUSINESS**

**National Preservation Institute Workshop – Mike Runge**

Mr. Kuchenbecker requested permission for City Archivist, Mike Runge, to attend a week-long workshop hosted by the National Preservation Institute (NPI) in Tucson, Arizona from March 15-19, 2010. The two courses consist of *Conservation Strategies for Archaeologists* and *Archaeological Curation and Collections Management*. He said this would have to be approved by the Deadwood City Commission, but would be eligible under the travel policy, as the last time Mr. Runge traveled was in 2007. Under City Policy, staff is only allowed to travel out-of-state once every two years. Mr. Kuchenbecker added that if Mr. Runge registers early there would be a considerable cost savings. Ms. Feterl asked if Mr. Runge has taken online classes, to which Mr. Kuchenbecker said he has taken several. He added that two years ago

Mr. Runge traveled to Columbus, Ohio where he learned about digital meta-data. He said that they recently met with the curators from the Adams House and Museum, the Days of 1776 and the Library and Mr. Runge was able to bring to the table the information he learned two years ago, adding that that course is now paying off. The Commission felt it was also important for Mr. Runge to continue his online education as well. *It was moved by Ms. Feterl and seconded by Ms. Oberlander to make a recommendation to the City Commission to approve the travel expenditure for Mike Runge to attend the "2010 Conservation Strategies for Archaeologists" and "Archaeological Curation and Collections Management" from March 15-19, 2010. Aye – All. Motion carried.*

#### **Preservation Thursday – 2010 Proposed Schedule – Kevin Kuchenbecker**

Mr. Kuchenbecker reviewed the 2010 schedule for Preservation Thursday. He said they have been working with the Adams Museum and House on a variety of topics, as well as the Picnic on the Lawn. He added that he is always looking for suggestions to continue and improve this program.

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

Ms. Oberlander recused herself from the following item on the agenda.

#### **Case #09076 – 142 Sherman Street – Windows & Door – David Akrop Etal**

Mr. Kuchenbecker explained that the applicant has submitted an application for a Certificate of Appropriateness for 142 Sherman Street, a contributing structure located in the South Deadwood Planning Unit in the City of Deadwood, which was constructed in 1910. They are requesting permission to add a walk-in door and windows to the rear of the building to allow more natural light. He said they are currently working on the addition, which included an overhead door, but after getting into the project would like to make the requested change. The proposed change does not encroach upon, damage or destroy a historic resource, nor have an adverse affect on the character of the building or the historic character of the districts. *It was moved by Mr. Steinlicht and seconded by Mr. M. Olsen that based upon all the evidence presented the finding is that the property 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. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

Ms. Oberlander returned to the meeting at this time.

#### **Case #09078 – 696 Main Street – Plaque – Mike Willey**

Mr. Kuchenbecker explained that the applicant has submitted an application for a Certificate of Appropriateness for 696 Main Street; a contributing structure located in the Deadwood City Planning Unit in the City of Deadwood, which was constructed in 1889, 1905-06. The applicant is requesting permission to install a new bronze plaque. The existing plaque was recently removed because the plaque no longer correctly identified the bank, as the name of the bank is now First Interstate Bank and not First Western Bank. The plaque will be the same size and material as the former plaque. Mr. S. Olson asked if this should go before the sign committee, to which Mr. Kuchenbecker said it has gone before them, but it has been brought before Historic Preservation as well because it is directly attached to the building. He added that in the current sign ordinance it reads that within the local historic district the signs need to come before the Historic District Commission, but he will verify this issue with legal counsel. *It was moved by Mr. S. Olson 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 a Certificate of Appropriateness to First Interstate Bank at 696 Main Street as presented in Case #09078. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

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

#### **Case #09077 – 3 Rodenhaus Avenue – Windows & Siding – Robin Gorder**

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for 3 Rodenhaus Avenue; a contributing structure located in the Cleveland Planning Unit in the City of Deadwood, which was constructed circa 1900. The applicant requests permission to remove vinyl siding and replace it with cedar siding. Additionally, the applicant would like to replace the structure's current windows with new wooden windows with storms. He said he did look at the windows and a couple of them are in very poor condition. He added that the applicant is aware of the \$150.00 versus the \$100.00 in the wood window program. He also added that the Commission does not need to address any interior changes, but noted that the applicant would like to reconstruct the home with the original high ceilings. He said there is also some work needed at the rear of the structure, as the retaining wall is pushing against it. The applicant, Robin Gorder, was available for questions. *It was moved by Mr. M. Olsen 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. Aye – All. Motion carried.*

*It was moved by Mr. M. Olsen and seconded by Ms. Feterl to include the applicant, Robin Gorder, in the Special Needs Wood Windows Program at 3 Rodenhaus Avenue. Aye – All. Motion carried.*

*It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to include the applicant, Robin Gorder, in the Special Needs Siding Removal Program at 3 Rodenhaus Avenue. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

Mr. Steinlicht recused himself from the following item on the agenda.

#### **Deadwood Not-For-Profit Grant Program – Deadwood Masonic Temple – Grants Committee**

Mr. Kuchenbecker explained that this has gone through the Grants, Recognition, Advocacy and Public Education Committee, where in 2008 they awarded the Masonic Temple a \$3,500.00 grant to repair cornerstone and re-point stone work at the base of the building located at 715 Main Street. As they got into the project it was determined that tuck pointing in the amount of \$1,177.72 was necessary. The Grant Committee reviewed this and recommends approval. *It was moved by Ms. Feterl and seconded by Ms. Oberlander to recommend approval of the Masonic Temple request in the amount of \$1,177.72. Aye – Derosier, Feterl, Oberlander, M. Olsen and S. Olson. Mr. Pike recused himself from the vote. Motion carried.*

Mr. Steinlicht returned to the meeting at this time.

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

**Retaining Wall Application – 3 Rodenhaus Avenue – Robin Gorder**

Mr. Kuchenbecker explained that the retaining wall along the rear and side of the property is failing. The wall meets the general eligibility for location and meets the criteria for acceptance, which are portions of a historic wall, threatening a historic resource and life safety issues. *It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to accept Robin Gorder at 3 Rodenhaus Avenue into the Retaining Wall Grant Program. Aye – All. Motion carried.* Mr. M. Olsen asked Ms. Gorder that if time allowed, if she would please take pictures of the progress so they can see how it is recreated to its original state. Ms. Gorder said she would gladly do that.

**Delinquency Report**

Joy McCracken reviewed and explained the delinquency and financial reports. She pointed out that the Gilmore has been transferred over to the City who has entered into a contract with Pro-Rental Management who has been managing the property. She said she will be working with the City to see what the next steps will be. Mr. M. Olsen asked when this loan will come off the books. Ms. McCracken said it was her understanding from Finance Officer, Mary Jo Nelson, that the loan will be charged off and when it is disposed of the money will then come back to Historic Preservation. She further reported that Callahans is in bankruptcy and Blake Haverberg and Hickokø have both made a payment.

**Loan Request – 7 Emery Street – Floyd and Linda Miller**

Ms. McCracken explained that the Millers purchased this house in 1999 and have used almost all of the programs offered in the restoration of this project. She further explained that they currently have two loans; one for Special Needs/Vacant House in the amount of \$9,999 and one with a balance of \$1,349. They are now asking for the Special Needs/Siding Program at 0% interest with no payments required for 10 years. She said that because it is not owner-occupied the loan will be due and payable in 10 years. *It was moved by Mr. M. Olsen and seconded by Mr. Steinlicht to extend the loan in the amount of \$10,000, 0% interest with no payments required for 10 years to Floyd and Linda Miller at 7 Emery Street. Aye – All. Motion carried.*

**Retaining Wall Program – Language Changes**

Mr. Kuchenbecker noted that they are working with legal counsel on language changes to the Retaining Wall Program. Ms. McCracken said they also talked about asking the homeowner for their money up front.

**ITEMS FROM CITIZENS NOT ON AGENDA:**

None.

**Committee Actions and Reports:**

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Matt Pike and Mary Ann Oberlander.

No report.

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

Mr. M. Olsen reported on what took place at their last meeting:

They talked about the Rec Center archaeology. They are going to need to phase out the report of that dig over two or three years, so they are starting to look at how to do that so it is affordable, but still get it done. They will be coming forth with recommendations on how to proceed in January. They talked about the data recovery plan, and noted that Mr. Kuchenbecker will be working closely with the archaeologist who sits on the board of the State Historical Society. They will try to come up with a data recovery plan so that when something happens like it did at the Rec Center there will be steps to take and the order to take them.

Reported that the basement remodel is coming along and the compact storage shall arrive in December, but will not be installed until January.

Reported that they talked about the remains found on Taylor Avenue to be re-patriated with coordination and cooperation from both the Chinese community and the Rosebud Reservation in the spring. They will be looking at a re-burial in late May or early June of 2010. He said they need a new contact with the Rosebud Reservation, but they know the Chinese community wants a spiritual leader present for the re-burial. He added that it is unknown if the remains are Chinese, Native American or mixed race so they are trying to cover all bases.

Mike Runge has been working with Jason Writer on the Mathison scanning project, noting that they have been able to show how urban sprawl has hit Lawrence County.

The Lawrence County criminal records are almost done being entered into the system.

They received a donation from the B-disk-S recording company, which was in Deadwood as well as a donation of the Lariat Hotel sign, which is where Cadillac Jack's is located.

Fee schedule ordinance received its first reading.

Looked at procedures on how to lend City-owned objects that are not currently within the City's care; in particular, the Clowser collection. He said they have agreed to loan the Spalding gun from the Clowser Collection to Belle Fourche during the time that the museum is under construction. It will be done under a City loan agreement. Ms. Feterl asked if everything has been received from the Chinese collection, to which Mr. Kuchenbecker said it has, but it has not yet been completely inventoried.

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 said they have identified several different areas for the re-burial of the remains found on Taylor Avenue. He said one area being considered is the area where the water tank was located in the Cemetery, which is reasonably flat and high up on the hillside.

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 there a lot of fun things happening at the Adams House and Museum in December. The gift shop will be open November 27-29, 2009 from 10:00 am to 4:00 pm. They have closed the house for the winter. There will be a family gingerbread workshop at the Adams Museum on December 5, 2009. The weekend of December 5 & 6 and 12 & 13, 2009 there will be special displays at the Adams House. The Snoozeum was very successful.

Chamber of Commerce: Commissioners Darin Derosier and Willie Steinlicht.  
Mr. Steinlicht reported that the Chamber passed their 2010 budget.

Days of 076: Commissioner Mike Olsen.  
Mr. M. Olsen reported that the full board met and approved the changes to the floor plan of the new museum and approved the changes to the exhibit design. They are still short approximately \$700,000.00, so they will work on more grant applications to make up the shortfall. The shortfall also includes the campground and the bathrooms for the campground, but it is being bid as one project to keep costs down.

Mr. S. Olson reported that when the members of the Days of 076 attend the National Finals Rodeo they do a lot of networking to find funding from national corporate sponsors of rodeo to help fund the museum.

Mr. Steinlicht noted that the Days of 076 received the Badlands Circuit Rodeo of the Year for both North Dakota and South Dakota.

Neighborhood Housing Services: Commissioner Willie Steinlicht.  
No report.

Planning and Zoning: Commissioner Mike Olsen.  
Mr. M. Olsen reported that Planning and Zoning voted to recommend to the City Commission to change Section 15.32.040 of the sign ordinance to allow internally lit signs outside of the National Historic Landmark.

The Board of Adjustments approved a request for a variance of 18ø from the property line for the garage at 350 Williams Street.

They approved the final plat at Sampson Street, which was to split the lot in two.

They approved the final plat on Wabash Avenue for Ron Robley.

They approved the findings of fact for the variances at 24 McKinley Street.

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

Ms. Feterl thought there should be a sign placed in front of the Rec Center to recognize that a portion of the project is being funded by Historic Preservation. It was decided a sign would be placed.

Kevin Kuchenbecker reported on the following:

Made note of Mike Runge's monthly report.

Noted the 2009 Federal Legislative Update from the South Dakota Statewide Coordination meeting. He said he talked to them about the 20<sup>th</sup> anniversary of gaming. He said he also mentioned that he will probably be looking at them for assistance as they begin to plan for the celebration of the 50<sup>th</sup> anniversary of gaming.

**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 6:00 pm.

ATTEST:

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