

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, January 23, 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 Sign Commission
 - a. 606 Main Street – Badlands Gaming, LLC
 - b. 622 Main Street – Badlands Gaming, LLC
6. New Matters before the Deadwood Historic District Commission
7. New matters before the Deadwood Historic Preservation Commission
 - a. ArcGIS Training – Rob Mattox, GIS Coordinator
 - b. 4 Spring Street – Addition – Gary & Marlene Todd
8. Revolving Loan Fund/Retaining Wall Grant Update.
 - a. Retaining Wall Applications
 - b. Revolving loan disbursements
 - c. Retaining Wall disbursements
9. Items from Citizens not on agenda.
10. Committee Actions and Reports (*Committee Assignments on Back*)
11. Staff Report
12. Other business
13. Adjournment

Executive Session – Contractual Matters

CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, January 23, 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, January 23, 2008 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Meeting Announcement

Chairman Willie Steinlicht announced that the meeting on February 13, 2008 would begin at 4:30 pm. Mr. Steinlicht explained that Doug and Toddy Munson of Chicago Albumen Works would like to deliver a 30-minute presentation following the unveiling of the glass plates at 6:00 pm.

Historic Preservation Office Assistant

Mr. Steinlicht introduced the new Office Assistant for Historic Preservation, Virginia Peterson. Ms. Peterson stated that she grew up in Lead, South Dakota, was a graduate from Lead High School, and graduated from Augustana College in May of 2007. The Commission welcomed Ms. Peterson to the Historic Preservation Office.

Review Minutes

It was moved by Mr. Mike Olsen and seconded by Mr. Steve Olson to adopt a resolution to approve the minutes of January 9, 2008 with the following correction. On page 6, last paragraph, insert the word approve to the motion. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. M. Olsen and seconded by Mr. Derosier to adopt a resolution to approve the HP Operating Account in the amount of \$131,470.28. Aye - All. Motion carried.

Bonded Account:

It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to adopt a resolution to approve the HP Bonded Account in the amount of \$9,270.34. Aye – All. Motion carried.

OLD BUSINESS

None.

NEW MATTERS BEFORE THE DEADWOOD SIGN COMMISSION

604, 606 and 622 Main Street – Badlands Gaming, LLC

Matt Ramsey appeared before the Commission to explain the proposed signs for Lucky Nugget Casino. He explained they would be replacing one sign at 622 Main Street and would like to add a second sign that would hang from 604 Main Street, but would also take up lineal footage on 606 Main Street as well. He added that they have not made a final decision on their logo, but it would be one of the two that were presented. Ms. Feterl asked if it was the same size sign that the previous owner had, to which Mr. Ramsey said it was at the 622 Main Street location explaining the same wooden sign would just be refaced. Building Inspector, Keith Umenthum, said he had reviewed the request, but explained there had been a change since the staff report was typed and wanted to clarify that the sign at 622 Main Street is the original sign, which will be refaced. Mr. Umenthum added that 604 Main Street would require a variance because of square footage. *It was moved by Mr. M. Olsen and seconded by Ms. Feterl to approve the sign at 604 Main Street with a variance for the square footage. Aye – All. Motion carried. It was moved by Mr. M. Olsen and seconded by Mr. Pike to approve the sign at 622 Main Street with a variance for its placement and a variance for square footage. 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 DISTRICT COMMISSION

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

ArcGIS Training – Rob Mattox, GIS Coordinator

Kevin Kuchenbecker explained that Rob Mattox, GIS Coordinator, is requesting permission to attend ArcGIS training in Broomfield, Colorado with the total cost being \$3,119.30. He added that registration costs would be paid from the training line item in the GIS budget and travel costs would be paid from the general Historic Preservation Office budget. *It was moved by Mr. S. Olson and seconded by Mr. M. Olsen to approve the travel for Rob Mattox to Broomfield, Colorado in the amount of \$3,119.30 with travel to be covered under the Historic Preservation budget and registration under the GIS budget.* Mayor Toscana questioned why the cost for this training was so expensive, to which Mr. Kuchenbecker explained it was because it would be five days of training and it was actually two classes back-to-back. Ms. Feterl questioned what the dollar limit was for out-of-state travel, to which Mayor Toscana said it was \$1,500.00 per year, every other year, according to the City Policy Manual. Mayor Toscana added that the Historic Preservation Commission could make a recommendation and the City Commission would make the final decision. Aye – All. Motion carried.

4 Spring Street – Gary & Marlene Todd

Kevin Kuchenbecker said that this was an item that was acted on at a previous meeting. He added that it is a noncontributing house located in Large's Flat Historic Overlay Zone. He said the original approval was for a 5' x 12' addition to the left side of the house, but said they would like to change their request to a 5' x 20' addition. He added the proposed changes would not have an adverse effect on the historic character of the property or the district. *It was moved by Mr. M. Olsen and seconded by Mr. Pike to grant project approval to Gary and Marlene Todd at 4 Spring Street for a 5' x 20' addition. Aye – All.*

Motion carried. (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

REVOLVING LOAN FUND/RETAINING WALL GRANT UPDATE

Retaining Wall Applications

None.

Revolving Loan Disbursements

None.

Retaining Wall Disbursements

None.

Joy McCracken made note to the financial report as presented. She noted on the report available funds that could be lent out, total revenue and total loans. She also noted the delinquency report. She explained there were two construction loans that needed to be rolled over into permanent loans.

Bullock Hotel - Partial Land Release

Joy McCracken explained that Bullock Hotel Properties is working with the Department of Transportation to enhance the pedestrian crossway behind the Bullock Hotel. She stated that DOT would be installing lights into the street, so that if a pedestrian hits the crosswalk button the lights would come on, adding that it would be the first one in South Dakota. Ms. McCracken explained that in order for this to happen, Bullock Hotel Properties had to give up 163 square feet of property. She said that because there is a mortgage on the property they would need a partial release on that mortgage for the 163 square feet of property. *It was moved by Mr. Derosier and seconded by Mr. M. Olsen to approve the partial satisfaction of the lien release for the 163 square feet of land for the Bullock Hotel upon review and approval by City Attorney, Jason Campbell. Aye – All. Motion carried.*

ITEMS FROM CITIZENS NOT ON AGENDA:

Donna Kellar – House of Roses

Donna Kellar appeared before the Commission and explained that she is in the process of restoring the House of Roses. She said she applied for a grant for \$25,000.00. She wanted to know if she could answer any questions the Commission had. Mayor Toscana asked Ms. Kellar what the ultimate use of the house would be when finished, to which Ms. Kellar said she has had several ideas, but nothing has been decided at this point. She said one of the ideas is to donate it to the City of Deadwood one day and another idea would be to rent it out for weddings as is done at the Homestake Mansion in Lead, South Dakota.

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
Kevin Kuchenbecker explained that they met and one of the items discussed was the number of committees that Historic Preservation has, and the potential of downsizing the number of those committees. He said the committee talked about Grants, Recognition and Advocacy becoming one committee, stating that Grants and Recognition already meet side-by-side. He added they would like to leave Archaeology, Archives, Budgets, GIS and Cemeteries as is. He said Demolition by Neglect could be a committee as needed. He added Homestake Archives is in the process of renovation and they now have a steering committee. He said the Signage Committee would be dissolved.

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

Mr. Kuchenbecker said he had the opportunity to travel to Pierre to the State Affairs Committee meeting. He presented House Bill 1166 to the Commission, explaining he had the opportunity to testify and read his statement and would be returning to Pierre on Friday to further explain Deadwood's case.

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 5:25 pm to executive session for litigation matters.

ATTEST:

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